



## **COUNTY OF ERIE**

**MARK C. POLONCARZ  
COUNTY EXECUTIVE**

### **DIVISION OF PURCHASE**

**To:** All Using Departments

**From:** Jamie Kucewicz, Buyer

**Date:** September 17, 2025

**Subject:** WINDOW WASHING

**Bid No.:** 221326-002

**Effective Dates:** Extended through December 31, 2027

**Vendor Information:** NIAGARA WINDOW CLEANING & JANITORIAL CORP.  
3911 Bowen Road #22  
Lancaster, NY 14086

**Telephone:** (716) 818-5863

**Contact:** David Cich

**Pricing:** per attached document



## COUNTY OF ERIE

### DIVISION OF PURCHASE

September 12, 2025

Niagara Window Cleaning & Janitorial Corp.  
3911 Bowen Road #22  
Lancaster, NY 14086  
Attn: David Cich

**Re: Bid 221326-002 "Window Washing"**

Dear Mr. Cich,

The County of Erie wishes to extend this agreement for an additional 2 years through December 31, 2027, under the same prices, terms and conditions as the original agreement.

Extension is provided for per paragraph 26, Page 5 of 6 of the "Instructions to Bidders". This offer is for your immediate consideration and acceptance. Please indicate below whether you agree to extend or do not wish to extend. Please respond **within seven days upon receipt of this request**.

After approval and execution by the County, a fully signed copy will be returned to you for your files.

☒ Yes, I agree to extend      ☐ No, I do not wish to extend

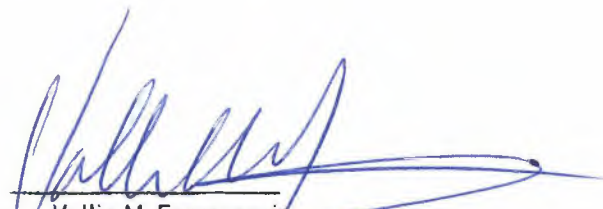
Company Name: Niagara Window Cleaning & Janitorial Corp

Representative (Please print): David J. Cich Title: President

Signature: David J. Cich Date: 9/12/2025

Sincerely,

James D. Kucewicz  
Buyer

  
Vallie M. Ferraraccio  
Director of Purchase  
9/16/2025  
DATE



**COUNTY OF ERIE**  
**MARK C. POLONCARZ**  
**COUNTY EXECUTIVE**  
**DIVISION OF PURCHASE**  
**INVITATION TO BID**

Bids, as stated below, will be received and publicly opened by the Division of Purchase in accordance with the attached specifications. FAX bids are unacceptable. Bids must be submitted in a sealed envelope to

County of Erie  
Division of Purchase  
Attention: JAMES D. KUCEWICZ, BUYER (716) 858-6336  
95 Franklin Street, Room 1254  
Buffalo, New York 14202-3967

**NOTE:** Lower left-hand corner of envelope **MUST** indicate the following:

BID NUMBER: 221326-002

OPENING DATE: DECEMBER 14, 2021

TIME: 11:00 AM

FOR: WINDOW WASHING

NAME OF BIDDER: Niagara Window Cleaning & Janitorial Corp

If you are submitting other Invitations to Bid, each bid must be enclosed in a separate envelope.

Following EXHIBITS are attached to and made a part of the bid specifications, and part of any agreement entered into pursuant to this Invitation to Bid:

- ☒ EXHIBIT "A" - Assignment of Public Contracts
- ☒ EXHIBIT "B" - Purchases by Other Local Governments or Special Districts
- ☐ EXHIBIT "C" - Construction/Reconstruction Contracts
- ☐ EXHIBIT "D" - Bid Bond (Formal Bid)
- ☐ EXHIBIT "E" - Bid Bond (Informal Bid)
- ☒ EXHIBIT "EP" - Equal Pay Certification
- ☒ EXHIBIT "F" - Standard Agreement
- ☒ EXHIBIT "G" - Non-Collusive Bidding Certification
- ☒ EXHIBIT "H" - MBE/ WBE Commitment
- ☒ EXHIBIT "IC" - Insurance CLASSIFICATION "A"
- ☐ EXHIBIT "P" & EXHIBIT "PBI" - Performance Bond
- ☐ EXHIBIT "Q" - Confined Space Program Certification
- ☒ EXHIBIT "PW" - NYS Prevailing Wage
- ☒ EXHIBIT "V" - Vendor Federal Compliance Certification

(Rev 1/00)

ERIE COUNTY OFFICE BUILDING, 95 FRANKLIN STREET, BUFFALO, NEW YORK 14202 (716) 858-6336

**County of Erie**  
DIVISION OF PURCHASE  
**NON-COLLUSIVE BIDDING CERTIFICATION**

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his knowledge and belief

(1) the prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor;

(2) unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly to any other bidder or to any competitor; and

(3) no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition

**NOTICE**

(Penal Law, Section 210.45)

IT IS A CRIME, PUNISHABLE AS A CLASS A MISDEMEANOR UNDER THE LAWS OF THE STATE OF NEW YORK, FOR A PERSON, IN AND BY A WRITTEN INSTRUMENT, TO KNOWINGLY MAKE A FALSE STATEMENT OR TO MAKE A FALSE STATEMENT OR TO MAKE A STATEMENT WHICH SUCH PERSON DOES NOT BELIEVE TO BE TRUE

**BID NOT ACCEPTABLE WITHOUT FOLLOWING CERTIFICATION:**

Affirmed under penalty of perjury this 24<sup>th</sup> day of November 2021

TERMS \_\_\_\_\_ DELIVERY DATE AT DESTINATION \_\_\_\_\_

FIRM NAME Niagara Window Cleaning & Janitorial Corp

ADDRESS 3911 Bowen Rd #22

Lancaster New York ZIP 14086

AUTHORIZED SIGNATURE David J. Cich

TYPED NAME OF AUTHORIZED SIGNATURE David J. Cich

TITLE President TELEPHONE NO 716-818-5863

## Page 2 of 6 Pages

Ship Via \_\_\_\_\_  
Date Required at Destination \_\_\_\_\_

[illegible]

**NOTE:** Bid results cannot be given over the phone. All requests for bid results should be submitted in writing or faxed to:

**ERIE COUNTY DIVISION OF PURCHASE**  
Freedom of Information Officer  
95 Franklin Street, Rm. 1254  
Buffalo, NY 14202  
FAX # 716/858-6465

NAME OF BIDDER Niagara Window Cleaning & Janitorial Corp

(Rev 9/95)

ERIE COUNTY OFFICE BUILDING 95 FRANKLIN STREET BUFFALO NEW YORK 14202 (716) 858-6395

Maintenance Specifications for Window Washing and Cleaning Services  
for the term, January 1, 2022 through December 31, 2023

**ARTICLE I GENERAL – All Buildings**

The following specifications are for window washing services to be provided to various county buildings as herein described.

- 1001 Work to be performed as per specifications.
- 1002 The contractor shall comply with all laws, rules and regulations of the State of New York Dept. of Labor and the County of Erie.
- 1003 All work will be done to the complete satisfaction of each facility's supervisor
- 1004 One Award will be made for all buildings listed.
- 1005 Successful bidders will be required to submit Certificates of Insurance
- 1006 Vendor will provide all supplies, tools and materials and must remove all foreign substances at the time of window washing at no extra charge, e.g. holiday decorations, paper, tape etc.
- 1007 Itemized billing is to be done after facility has been completed
- 1008 The county reserves the right to terminate (60 day written notice ) for any reason or suspend any part of the services described herein when conditions change, operation of a County facility is reduced or discontinued or other similar circumstances take place. In the event of such termination or suspension, payments for services shall suspend without penalty

**ARTICLE II Scope of Work**

- 2001 Facilities to be serviced (all located in City of Buffalo except where indicated)

New County Hall, 25 Delaware Avenue  
Rath Building, 95 Franklin Street  
Old County Hall, 92 Franklin Street  
Sheriff's Offices & Erie County Holding Center, 10-40 Delaware Avenue  
120-134 West Eagle Street  
77 West Eagle Street  
Lincoln Building, 110 Franklin Street  
Jesse Nash Health Center, 608 William Street  
Erie County Medical Mall, 1500 Broadway  
Fire Training Academy, 3359 Broadway, Cheektowaga, NY 14227  
Public Safety Campus, 45 Elm Street  
Family Court Building, One Niagara Plaza  
Medical Examiner's Office, 501 Kensington Avenue  
Public Health Lab, 503 Kensington Avenue  
Buffalo & Erie County Public Library, 1 Lafayette Square

- 2001.1 The contractor for 25 Delaware and 95 Franklin will provide a crew of experienced window cleaners familiar with high rise building cleaning and window washing. Crew must have the ability to maintain two-way radio or cell phone communication to obtain help in the case of emergencies. The successful bidder will provide NYS DOL approved life lines, harnesses, and safety equipment. **Use of Bosun's chair not allowed on any facility.**

2001.2 25 Delaware Ave. contractor to provide Astro Hoist to operate platform. 95 Franklin St. contractor to provide Delta III Beam system with a Tractel Grip hoist to comply with current DOL approval. Delta III Beam and Power Climber PC3 NYS Approval #10064. Special Approval #6268A For use with the County's platform. Any contractor bidding this specification must provide and apply for approval with New York State with stamped engineered drawings for a system to operate the platform and inspection by D.O.L. Erie County will not incur any costs associated with a DOL approval process.

2001.3 Contractor to be responsible for repairs to the equipment. Services to be at the contract hourly labor rate at 95 Franklin St. and 25 Delaware Ave. locations. Repairs to be made on a T&M basis. Quote for repairs to be submitted to the County for approval prior to any repairs being made. Contractor must have a minimum of 10yrs. experience in the operation, repair and maintenance of power scaffolds. All repair and maintenance work performed on power scaffold is to conform to NYS Code for Window Washing and Power Scaffolds, CR21, 101, SAC-1 and any other rules and regulations of the State of New York. The contractor will be responsible to correct, in a timely manner, any power scaffold violations as cited by the NYS Dept. of Labor.

2001.4 The contractor will submit with his bid, a list of employees qualified to operate this type of scaffold. The contractor will also provide this list of qualified personnel to the State of New York Dept. of Labor and keep this list up to date if personnel changes are made.

2001.5 The window washers for all buildings listed above shall sign a building log at each location when starting work and when leaving. The lead window washer will sign log entry, and state the date and time on the job, the time leaving and the work accomplished. Logbooks will be provided by the contractor and left with the building engineer or watch attendant as designated by the Buildings & Grounds Division.

2002 Contractor will be responsible for the ownership / rental of JLG type portable man lifts or scaffolds to gain access to above listed buildings. Contractor's employees shall have current certification by the rental company, to operate this equipment.

# NIAGARA WINDOW CLEANING & JANITORIAL CORP.

3911 BOWEN RD #22

LANCASTER NY 14086

Job site: 95 FRANKLIN STREET AND 25 DELAWARE AVE 11/24/2021

TO: COUNTY OF ERIE

List of trained personal for window cleaning scaffold and maintenance on

Scaffolds for 95 Franklin Street and 25 Delaware Ave

David Cich Sr

David Cich Jr

Martin Peacock

Jose Rivera

Eric Strauch

Eric Strauch Jr



### Article III Schedule of Window Cleaning

#### A.) New County Hall, 25 Delaware Avenue:

1. Wash all exterior windows, including frames from ground floor to 7<sup>th</sup> floor. Work to be done in months of April and September of each year.

$$\text{Two (2) cleanings per year} \times \$ \underline{7300.00} / \text{mo.} = \$ \underline{14600.00} / \text{yr.}$$

2. Wash all interior windows including frames, ground floor to 7<sup>th</sup> floor. Work to be done in the month of February of each year.

$$\text{One (1) cleaning per year} \times \$ \underline{2600.00} / \text{mo.} = \$ \underline{2600.00} / \text{yr.}$$

3. Wash all entrances (interior and exterior) on ground floor – all frames and door glass. Work to be done once a month each year.

$$\text{Twelve (12) cleanings per year} \times \$ \underline{70.00} / \text{ea.} = \$ \underline{840.00} / \text{yr.}$$

Total annual cost of items 1, 2 and 3 above \$ 18040.00

#### B.) Rath Building, 95 Franklin Street:

1. Wash all exterior windows, including frames, from 1<sup>st</sup> floor to 4<sup>th</sup> floor. Work to be done in the months of April and September of each year.

$$\text{Two (2) cleanings per year} \times \$ \underline{5200.00} / \text{mo.} = \$ \underline{10400.00} / \text{yr.}$$

2. Wash all interior windows including frames, from 1<sup>st</sup> to 16<sup>th</sup> floor. Work to be done in the month of February of each year.

$$\text{One (1) cleaning per year} \times \$ \underline{5800.00} / \text{mo.} = \$ \underline{5800.00} / \text{yr.}$$

3. Wash all exterior windows including frames on 6<sup>th</sup> floor to 16<sup>th</sup> floor. Work to be done in the months of April and September of each year.

$$\text{Two (2) cleanings per year} \times \$ \underline{9900.00} / \text{mo.} = \$ \underline{19800.00} / \text{yr.}$$

4. Wash both sets of window wall glass above entrance doors, interior and exterior, including frames. Work to be done in the months of April and September of each year.

$$\text{Two (2) cleanings per year} \times \$ \underline{750.00} / \text{mo.} = \$ \underline{1500.00} / \text{yr.}$$

Total annual cost of items 1,2,3,4, above \$ 37500.00

#### C.) Old County Hall, 92 Franklin Street:

1. Wash all exterior windows including frames from 1st floor to 4<sup>th</sup> floor. Work to be done in April and September of each year.

$$\text{Two (2) cleanings each year} \times \$ \underline{5800.00} / \text{mo.} = \$ \underline{11600.00} / \text{yr.}$$

2. Wash all interior windows including frames. Work to be done in February of each year.

$$\text{One (1) cleanings per year} \times \$ \underline{2100.00} / \text{mo.} = \$ \underline{2100.00} / \text{yr.}$$

3. Wash all entrances, interior and exterior on 1<sup>st</sup> floor including frames and door glass. Work to be done once a month each year.

$$\text{Twelve (12) cleanings per year} \times \$ \underline{45.00} / \text{ea.} = \$ \underline{540.00} / \text{yr.}$$

Total annual cost of items 1,2 and 3 above \$ 14240.00

D.) Sheriff's Offices & Erie County Holding Center, 10-40 Delaware Avenue - ground floor only

- 1 Wash interior and exterior windows and frames, front doors, vestibule glass & frames - Sheriff's offices, 10 Delaware Work to be done in April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{200.00} / \text{mo} = \$ \underline{400.00} / \text{yr}$$

- 2 Wash interior and exterior windows including frames, front door vestibule glass and frames for Holding Center Visiting area facing Delaware Ave. only Work to be done in April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{100.00} / \text{mo} = \$ \underline{200.00} / \text{yr}$$

Total annual cost of items 1 and 2 above \$ 600.00

E.) 120 West Eagle St.

- 1 Wash all windows including frames, inside and outside, including entrance door glass Work to be done in April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{1100.00} / \text{mo} = \$ \underline{2200.00} / \text{yr}$$

F.) 134 West Eagle Street

- 1 Wash all windows including frames, inside and outside including entrance door glass Work is also to include windows in the light court on the interior of the 4<sup>th</sup> and 5<sup>th</sup> floor Work to be done in April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{2900.00} / \text{mo} = \$ \underline{5800.00} / \text{yr}$$

G.) 77 West Eagle Street

- 1 Wash all windows including frames, inside and outside, including entrance door glass Work to be done in the months of April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{2400.00} / \text{mo} = \$ \underline{4800.00} / \text{yr}$$

H.) Lincoln Building, 110 Franklin Street

- 1 Wash all exterior windows 1<sup>st</sup> floor thru 3<sup>rd</sup> floor Work to be done in the months of April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{550.00} / \text{mo} = \$ \underline{1100.00} / \text{yr}$$

- 2 Wash all interior windows 1<sup>st</sup> floor thru 3<sup>rd</sup> floor Work to be done in the month of February of each year

$$\text{One (1) cleaning per year} \times \$ \underline{500.00} / \text{mo} = \$ \underline{500.00} / \text{yr}$$

I.) Jesse Nash Health Center, 608 William Street

- 1 Wash all windows including frames inside and outside, including entrance door glass Work to be done in the month of April of each year

$$\text{One (1) cleaning per year} \times \$ \underline{500.00} / \text{mo} = \$ \underline{500.00} / \text{yr}$$

J.) Erie County Medical Mall, 1500 Broadway

- 1 Wash all windows including frames, inside and outside, including entrance door glass. Work to be done in the month of April of each year

$$\text{One (1) cleaning per year} \times \$ \underline{800.00} / \text{mo} = \$ \underline{800.00} / \text{yr}$$

K.) Fire Training Academy, 3359 Broadway

- 1 Wash all windows including frames, inside and outside, including entrance door glass. Work to be done in the month of April of each year

$$\text{One (1) cleaning per year} \times \$ \underline{700.00} / \text{mo} = \$ \underline{700.00} / \text{yr}$$

L.) Public Safety Campus, 45 Elm Street

- 1 Wash all interior windows including frames work to be done in the month of February of each year

$$\text{One (1) cleaning per year} \times \$ \underline{3000.00} / \text{mo} = \$ \underline{3000.00} / \text{yr}$$

- 2 Wash all exterior windows including frames. Work to be done in the months of April or May of each year

$$\text{One (1) cleaning per year} \times \$ \underline{4100.00} / \text{mo} = \$ \underline{4100.00} / \text{yr}$$

M.) Family Court Building, One Niagara Plaza, Buffalo 14202

- 1 Wash all exterior windows including frames. Work to be done in the months of April and September of each year

$$\text{Two (2) cleanings per year} \times \$ \underline{3800.00} / \text{mo} = \$ \underline{7600.00} / \text{yr}$$

- 2 Wash all interior windows including frames. Work to be done in the month of February of each year

$$\text{One (1) cleaning per year} \times \$ \underline{1300.00} / \text{mo} = \$ \underline{1300.00} / \text{yr}$$

- 3 Wash all entrance doors (interior and exterior) including frames and door glass, side and transom lights. Work to be done once per month each year

$$\text{Twelve (12) cleanings per year} \times \$ \underline{35.00} / \text{mo} = \$ \underline{420.00} / \text{yr}$$

Total annual cost of items 1,2,3 above \$ 9320.00

N.) Medical Examiner's Office, 501 Kensington Avenue

- 1 Wash all windows including frames, inside and outside, including entrance door glass. Work to be done in the month of April of each year

$$\text{One (1) cleaning per year} \times \$ \underline{325.00} / \text{mo} = \$ \underline{325.00} / \text{yr}$$

O.) Public Health Lab, 503 Kensington Avenue

- 1 Wash all windows including frames, inside and outside, including entrance door glass. Work to be done in the month of April of each year

$$\text{One (1) cleaning per year} \times \$ \underline{550.00} / \text{mo} = \$ \underline{550.00} / \text{yr}$$

P.) Buffalo & Erie County Public Library, 1 Lafayette Square

- 1 Wash all exterior windows including frames. Work to be done in Spring of each year

One (1) cleanings each year x \$ 3500.00 / mo = \$ 3500.00 / yr

- 2 Wash all interior windows including frames. Work to be done in Spring of each year

One (1) cleanings per year x \$ 2100.00 / mo = \$ 2100.00 / yr

- 3 Wash all entrances, interior and exterior on Ellicott Street and Washington Street public entrances including frames and door glass. Work to be done once a quarterly

Four (4) cleanings per year x \$ 800.00 ea = \$ 3200.00 / yr

Specific dates and times will be arranged with Central Library Maintenance supervisor

Total annual cost of items 1,2,3 above \$ 8800.00

TOTAL ANNUAL COST FOR ALL SITES LISTED ABOVE: \$ 112875.00 / yr

Hourly Rate for Maintenance Labor / Scaffold Operator

Occasionally the Building & Grounds Division requires a scaffold operator to work with outside contractors (glaziers, caulkers, masons, etc.) to gain access to building exterior. Please quote an hourly rate for this service.

\$ 65.00 / hr