



Invitation to Bid

Project: Air Monitoring Services

Location: 72 Sycamore St., Buffalo, NY 14203

Owner: Preservation Buffalo Niagara

Project Name: Quirk House Project

Project Number: EPF 211312

SHPO Number: 21PR08573

Project Summary: Preservation Buffalo Niagara is soliciting bids from qualified NYS-licensed air monitoring contractors for Phase 1B asbestos abatement work at 72 Sycamore Street, a historic four-story masonry building undergoing renovation for nonprofit office use.

This bid is limited exclusively to air monitoring and does not include structural shoring or framing.

Scope of Work:

Abatement work will be performed in the following areas of the building:

- Entire basement level
 - Walls
 - Ceilings
 - Flooring assemblies
- Portion of the first floor adjacent to the rear wall only
 - Walls
 - Ceilings
 - Flooring assemblies



Contractors shall refer to the project drawings for the exact limits of first-floor abatement. (Page Demo-Phase 1, Asbestos Demo Phase 1)

Independent third-party air monitoring is required for the duration of all asbestos abatement work. The air monitoring firm shall be qualified and independent from the abatement contractor and shall perform monitoring in accordance with all applicable federal, New York State, and local regulations.

Air monitoring will include background sampling prior to the start of work, continuous area monitoring during active abatement, and final clearance sampling at completion. The Contractor shall coordinate access and scheduling with the air monitoring consultant so monitoring can occur whenever regulated abatement activities are underway.

Abatement work shall not begin without required air monitoring in place. Containment areas shall remain in place until clearance air testing is successfully completed and written clearance documentation is issued.

All air monitoring reports and clearance documentation shall be provided as part of the project closeout.

Regulatory Compliance:

All work shall comply with:

- NYS Department of Labor Asbestos Control Program
- OSHA regulations
- EPA requirements
- Erie County Health Department requirements

Schedule:

- **Site walk (optional):** By appointment
- **Bid submission deadline:** March 31, 2026
- **Anticipated Notice to Proceed:** April 2, 2026
- **Estimated start:** April 30, 2026
- **Completion requirement:** within two weeks of start date



Bid Submission Requirements, Bids must include:

- Company name, address, contact name, phone and email.
- Proof of status as a MWBE, if applicable
- Lump sum price for complete scope
- Unit prices for changes
- Proposed schedule (start and duration).
- Evidence of licensing and registration to perform plumbing work in City of Buffalo/NY State.
- Proof of insurance: general liability, and City of Buffalo required coverage limits.
- All bidders for each must be registered with the NYS Dept of Labor Registry and must provide their registration number in their bid.
<https://dol.ny.gov/public-work-contractor-and-subcontractor-registry-landing>

Bonding & Insurance

- Proof of valid insurance compliant with City of Buffalo requirements or greater. Must name **72 Sycamore Preservation LLC** as additional insured.

Evaluation Criteria:

Bids will be evaluated on price, demonstrated experience and qualifications, schedule, and completeness of submission. Owner reserves the right to accept or reject any or all bids and to waive informalities.

Site Conditions & Access

- The building is a 4-story historic structure; contractor must take care to protect historic fabric and coordinate any work affecting the exterior with Owner.
- Site access, staging, and parking: street parking, and available grass lot adjacent to 72 Sycamore
- Contractor to secure and protect site, provide safe work zone, and comply with OSHA and local safety rules.
- On-site lockbox for independent access, code to be provided



Owner & Contact:

Preservation Buffalo Niagara
444 Forest Ave, Buffalo, NY 14213
Haley Hartmans, Construction Manager
716-510-8328
hello@haleyhartmans.com

Attachments:

- Property Survey
- Permit drawings, submitted to the City of Buffalo on 12.31.25

Questions & Site Visit

All technical questions must be submitted in writing to the Project Contact by 3.28.26. Site visits by appointment; contact above to schedule.

Disclosures

Preservation Buffalo Niagara has been and will continue to be an equal opportunity organization. All qualified Minority and Women-Owned Business Enterprise (MWBE) suppliers, contractors and/or businesses will be afforded equal opportunity without discrimination because of race, religion, national origin, sex, age, disability, sexual preference or Vietnam Era Veterans status.

This project is funded in part by a grant from the NYS Office of Parks, Recreation and Historic Preservation through Title 9 of the Environmental Protection Act of 1993. Under Article 15A, Executive Law, the State of New York is committed to providing Minority and Women Owned Business (MWBE) equal opportunity to participate in government contracts. Though there are no required goals for MWBE participation in this grant funded project, the successful bidder will be required to make a Good Faith Effort in the utilization of MWBE's and furnish reports showing the participation of various business enterprises of subcontractors and suppliers on the contract.

This property has been determined to possess historic architectural significance and is listed in the National Register of Historic Places.



The contractor shall recognize that all aspects of the property may potentially contribute to this significance and the contractor shall not judge the relative significance of any features nor the impact of any or all proposed work; this responsibility shall rest solely with the architect. Consequently, no deviations from the contract documents shall be performed and no features or materials shall be altered, removed, reused, or taken from the premises, without the written approval of the architect as being consistent with the requirements of the contract documents. All work shall be consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties.