



Invitation to Bid

Project: Masonry Repair – Phase 1 & 2

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 masonry contractors for Phase 1 & 2 masonry repair at 72 Sycamore Street, a historic four-story masonry building undergoing renovation for nonprofit office use.

This bid is limited exclusively to masonry work and does not include structural shoring or framing.

Phase 1 – Structural Masonry Repair:

Rear (North-Facing) Wall Reconstruction

- Reference Documents:
 - Architectural Drawings – Demo Phase 1
 - Structural Details – Sheets S-0 and S-1

The Mason shall review all drawings in full prior to bidding and commencing work.

Scope of Work

- **Wall Reconstruction:**
 - Rebuild the existing rear north wall as indicated on Structural Sheets S-0 and S-1.
 - Remove and replace two (2) courses of existing brick.

- Install new 8" CMU backup wall construction in place of the removed brick wythes.
- Existing exterior brick wythe shall remain and be repaired in place as a brick veneer.
- **Structural Integration:**
 - Provide all necessary ties, anchors, reinforcing, and flashing as detailed in structural drawings.
 - Ensure proper bonding between new CMU and retained veneer.
- **Coordination Requirements:**
 - Coordinate sequencing with the Asbestos Abatement Contractor and Carpentry/Framing Contractor providing temporary and/or permanent shoring.
 - Masonry work shall not commence until abatement clearance has been issued and shoring is fully installed and inspected.
- **Temporary Protection:**
 - Protect adjacent historic materials.
 - Provide weather protection as necessary during reconstruction.

Phase 2 – General Masonry Repairs & Restoration

Per Elevations – Sheets A-3 and A-4

Chimneys

- Repoint 100% of West face of chimneys.
- Repoint 50% of North face of chimneys.
- Repoint 50% of South face of chimneys.
- 100% repointing and reconstruction at chimney bases

West Elevation

- Reconstruct brick at top of wall
- Reconstruct brick at third-floor opening and above existing lintel.
- Reconstruct approximately 25% of west façade masonry, primarily at uppermost portion.
- Repoint open vertical joints in areas of prior moisture penetration.
- Carefully remove existing coatings without damaging underlying brick or stone.
- At basement level, infill openings with brick and stone to match existing.
- Remove window and frame in their entirety, infill (create a reveal) with brick/stone to match existing

- Create new masonry opening for new entry door (centered on window openings above)
- At side door, replace missing outer course of brick to match existing
- Carefully remove paint from stone lintels and sills.
- Reattach existing metal fire escape system.
- At West side façade: carefully remove existing coatings without damaging underlying brick and stone. Paint was found to be lead-based. Use lead-safe methods for removal, refer to report for more information.

South Elevation

- Carefully remove existing coatings without damaging underlying brick and stone. Paint was found to be lead-based. Refer to report for more information.
- Re-coat the entirely on the brickwork on the façade with new vapor-permeable coating or natural coating.
 - Color to be selected from manufacturer's full range. Complete mock-up at start.

East Elevation

- Perform masonry repairs at approximately 10% of elevation.

North Elevation

- Repoint approximately 5% of façade brickwork where joints are deteriorated (2nd & 3rd floors)
- Carefully remove paint from stone lintels and sills
- Carefully remove paint from stone foundation
- Remove existing basement level window and infill to match existing
- Remove existing infill and infill to match existing surrounding brick/stone
- From grade to first floor roof, repoint brick 100%, extend repointing scope 1'-0" around corner onto West elevation
- Carefully remove graffiti
- Reconstruct collapsing brick arch at basement level window and collapsing section of brick above, along edge of concrete wall

Entire Building

- Carefully remove ivy in its entirety from all elevations without damaging masonry.
- Clean and prepare surfaces as needed for proper mortar adhesion.
- Refer to Sheets A-3 and A-4 for exact locations and quantities.



General Requirements (All Phases)

- Mortar to match historic composition, color, tooling profile, and compressive strength.
- All brick and stone replacements shall match existing in size, texture, and color.
- Perform mock-up for approval prior to full production repointing.
- Protect adjacent historic fabric at all times.
- Comply with all applicable historic preservation standards.

Contractor Responsibilities:

- Obtain all required permits and notifications
- Provide waste disposal manifests
- Clean work-site of work-related debris upon completion
- Submit final clearance documentation upon completion

Schedule:

- **Site walk (optional):** By appointment
- **Bid submission deadline:** August 14, 2026, 5pm
- **Anticipated Notice to Proceed:** August 21, 2026
- **Estimated start:** August 31, 2026
- **Completion requirement:** within approximately 12 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
- Two part price, one for each phase
- Unit prices for changes
- Proposed schedule (start and duration).
- Evidence of licensing and registration to perform masonry 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>



- Prevailing wage requirements to not apply to this project, as the property is owned and operated by a nonprofit organization.

Bonding & Insurance

- Proof of valid insurance compliant with City of Buffalo requirements or greater. Must name **72 Sycamore Preservation LLC** as additional insured.
- Upon selection, all contractors and subcontractors must provide proof of Workers' Compensation and Disability Benefits Insurance Coverage for employees, or proof of exemption from the New York State Workers' Compensation Board.

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
- Stohl Environmental Report



Questions & Site Visit

All technical questions must be submitted in writing to the Project Contact. 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.

Bidders must have a minimum of 5 years successful experience in completion of similar projects for State, National or locally registered landmarks." after the sentence (near the end of the bid), "This property has been determined to possess historic architectural significance and is listed in the National Register of Historic Places.

Historic Preservation Acknowledgement: This property has been determined to possess historic (e.g., architectural, engineering, artistic) 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.



Vendor Responsibility Questionnaire: Upon selection, for all contracts that equal or exceed \$100,000, the contractor will be required to submit to the State a Vendor Responsibility Questionnaire: Construction – For Profit. The questionnaire can be found online at http://www.osc.state.ny.us/vendrep/forms_vendor.htm

**NON-COLLUSIVE BIDDING CERTIFICATION REQUIRED BY
SECTION 139-D OF THE STATE FINANCE LAW**

SECTION 139-D, Statement of Non-Collusion in bids to the State:

BY SUBMISSION OF THIS BID, BIDDER AND EACH PERSON SIGNING ON BEHALF OF BIDDER CERTIFIES, AND IN THE CASE OF JOINT BID, EACH PARTY THERETO CERTIFIES AS TO ITS OWN ORGANIZATION, UNDER PENALTY OF PERJURY, THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF:

[1] The prices of this bid have been arrived at independently, without collusion, consultation, communication, or agreement, for the purposes of restricting competition, as to any matter relating to such prices with any other Bidder or with 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.

A BID SHALL NOT BE CONSIDERED FOR AWARD NOR SHALL ANY AWARD BE MADE WHERE [1], [2], [3] ABOVE HAVE NOT BEEN COMPLIED WITH; PROVIDED HOWEVER, THAT IF IN ANY CASE THE BIDDER(S) CANNOT MAKE THE FOREGOING CERTIFICATION, THE BIDDER SHALL SO STATE AND SHALL FURNISH BELOW A SIGNED STATEMENT WHICH SETS FORTH IN DETAIL THE REASONS THEREFORE:

[AFFIX ADDENDUM TO THIS PAGE IF SPACE IS REQUIRED FOR
STATEMENT.]

Subscribed to under penalty of perjury under the laws of the State of New York, this _____ day of _____, 20____ as the act and deed of said corporation or partnership.



IF BIDDER(S) (ARE) A PARTNERSHIP, COMPLETE THE FOLLOWING:

NAMES OF PARTNERS OR PRINCIPALS

LEGAL RESIDENCE

IF BIDDER(S) (ARE) A CORPORATION, COMPLETE THE FOLLOWING:

NAME

LEGAL RESIDENCE

President:

Secretary:

Treasurer:

President:

Secretary:

Treasurer:



Identifying Data

Potential Contractor _____

Address _____

Street

City, Town, etc.

Telephone _____

Title _____

If applicable, Responsible Corporate Officer

Name _____

Title _____

Signature _____

Joint or combined bids by companies or firms must be certified on behalf of each participant.

Legal name of person, firm or corporation

Legal name of person, firm or corporation

By _____
Name

Name

Title

Title

Address _____
Street

Address _____
Street

City State

City State