



Roof Replacement Work Scope

72 Sycamore Street





Invitation to Bid

Project: Roof Replacement

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 competitive bids for the replacement of the existing roofs at 72 Sycamore Street, a historic multi-story building in Buffalo, New York.

The objective of this project is to improve the building's energy performance, weather resistance, and long-term durability.

The Owner seeks proposals from qualified contractors experienced in historic rehabilitation who can provide complete roof system.

The project consists of the complete replacement of two existing low-slope roof systems. There is no asbestos remediation needed:

- Main Roof
- First-Floor Addition Roof

Both roof areas shall be treated as independent flat roof systems. Although the first-floor addition roof is in significantly worse condition than the upper roof, both roofs shall be completely torn off and replaced with new roofing systems as part of this contract. The Contractor shall provide all labor, materials, equipment, permits, supervision, temporary weather protection, and disposal necessary to furnish complete, watertight roof assemblies.

NOTE: The roof does not contain any asbestos material. Environmental report provided.



Contractor Scope:

The Contractor shall furnish all labor, supervision, materials, equipment, tools, permits, temporary protection, and incidentals necessary to complete the work described herein in a professional and workmanlike manner.

The work includes the complete removal and replacement of the existing roofing systems on both the main roof and the first-floor addition roof. Both roofs shall be fully torn off to the structural roof deck and replaced with new insulation, cover board, roofing membrane, flashings, edge metal, and all associated accessories required to provide complete, watertight roofing assemblies.

The Contractor shall coordinate all work to minimize disruption to building occupants & neighbors, protect the building from weather throughout construction, and perform all work in accordance with the current New York State Building Code, applicable local codes, manufacturer installation requirements, OSHA regulations, and National Roofing Contractors Association (NRCA) best practices. The completed roofing systems shall be free of defects and installed to qualify for the specified manufacturer's warranty.

Demolition

- Remove all existing roofing materials down to the structural roof deck.
- Remove all existing insulation.
- Remove all flashing, edge metal, coping, pitch pockets, pipe boots, drain flashings, sealants, termination bars, and deteriorated accessories.
- Dispose of all materials legally off-site.
- Protect occupied portions of the building from water intrusion throughout construction.
- Provide temporary waterproofing at the end of each workday and whenever weather conditions require.

Roof Decks

- Inspect the structural roof deck after demolition.
- Notify the Owner of any deteriorated decking or structural deficiencies.
- Replace deteriorated decking only upon Owner authorization.
- Roof deck shall be clean, dry, and structurally sound prior to installation.

Insulation

- Install ASTM C1289 polyisocyanurate insulation.
- Minimum compressive strength: 20 psi.
- Provide tapered insulation to achieve positive drainage.
- Minimum finished slope: 1/4 inch per foot.



- No ponding water shall remain more than 48 hours after rainfall.

Cover Board

- Install 1/2-inch high-density gypsum cover board over insulation.

Roofing Membrane

- Provide a complete new roofing system consisting of one of the following unless otherwise approved by the Owner:
 - 60-mil fully adhered TPO (preferred).
 - 60-mil mechanically attached TPO.
 - 60-mil EPDM.
 - Two-ply SBS modified bitumen.
 - Install in strict accordance with manufacturer requirements.

Flashings

- Provide new flashings at all roof perimeters, parapets, curbs, penetrations, drains, scuppers, expansion joints, equipment supports, and wall intersections.
- Do not reuse existing flashings.

Roof Drains

- Verify all roof drains are operational.
- Replace drain strainers and install new drain inserts where required.
- Install new membrane flashing assemblies.

Edge Metal

- Provide new fascia, coping, gravel stop, drip edge, counterflashing, and termination bars.
- Use minimum 24-gauge prefinished steel or 0.040-inch aluminum.

Roof Penetrations

- Replace all pipe boots, pitch pockets, equipment flashings, and sealants.

Walk Pads

- Install reinforced walk pads from roof access points to all serviceable equipment.

Fasteners

- Use only manufacturer-approved fasteners.
- Provide wind uplift fastening pattern appropriate for project location.
- Use stainless steel fasteners where corrosion exposure is anticipated.



Warranty

- 20-year Manufacturer's No Dollar Limit (NDL) warranty.
- 2-year contractor workmanship warranty.

Submittals

- Submit product data, shop drawings, insulation layout, flashing details, edge metal details, fastener pattern, manufacturer approval letter, warranty information, and proof of insurance.

Execution

- Install in accordance with manufacturer requirements and NRCA best practices.
- Finished roof shall be free of wrinkles, fishmouths, blisters, open seams, and ponding water.

Cleanup

- Remove debris daily.
- Protect adjacent property.
- Magnetically sweep for fasteners.
- Leave roof drains clean and project broom clean.

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 31, 2026, 5pm
- Anticipated Notice to Proceed: September 15, 2026
- Estimated start: September 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
- Approved Construction Drawings

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.

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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