



# Window Replacement Work Scope

72 Sycamore Street





# Invitation to Bid

## **Project: Historic Window 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 all existing windows 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 while preserving and enhancing its historic architectural character. The existing windows are non-historic vinyl replacement units, and all original historic windows have previously been removed.

Replacement windows shall be historically compatible and closely reflect the building's original appearance based on available architectural evidence, and precedent research. The south (front) elevation will receive wood window assemblies, while the remaining elevations will receive aluminum-clad window units designed to closely match the appearance and proportions of the wood windows. Based on the building's architectural style and available historic precedent, either one-over-one or two-over-two double-hung sash configurations are considered appropriate, with the Base Bid utilizing a one-over-one configuration and alternate pricing requested for a two-over-two configuration.

The Owner seeks proposals from qualified contractors experienced in historic rehabilitation who can provide complete window systems, including field measurements, shop drawings, product data, installation, flashing, sealing, weatherproofing, and all incidental work necessary to deliver a complete, weather-tight, fully operational installation that is compatible with the historic character of the building and suitable for review by applicable historic preservation agencies.

### Existing Conditions:

The building currently contains replacement vinyl windows. Basement windows have existing openings. First through third floor windows are one-over-one vinyl double-hung units. Original historic windows no longer exist. Existing sills are primarily stone with several concrete replacement sills. Contractors shall verify all field conditions prior to fabrication.

## Replacement Window Types

### Double Hung Wood Windows (South Elevation):

- Frames and sash shall be fabricated from vertical grain Douglas Fir, Sapele Mahogany, or Accoya, or another Owner-approved species with comparable durability and stability.
- Wood shall be kiln dried, free of defects, and suitable for exterior architectural applications.
- All exposed wood surfaces shall receive the manufacturer's complete factory finishing system consisting of primer and two finish coats unless otherwise approved.
- Finish color shall be selected by the Owner.
- One-over-one double-hung windows.
  - Alternate No. 1: Provide an additive or deductive alternate for two-over-two double-hung windows.

### Double Hung Aluminum-Clad Windows (East, West, and North Elevations):

- Exterior aluminum cladding shall be a minimum 0.050-inch extruded aluminum. Roll-formed aluminum cladding will not be accepted.
- Factory-applied fluoropolymer finish (70% PVDF/Kynar or approved equal).
- Finish color shall be selected by the Owner.
- One-over-one double-hung windows.
  - Alternate No. 1: Provide an additive or deductive alternate for two-over-two double-hung windows.

### Basement & Storefront Windows

- Existing basement window openings shall remain in place and shall not be enlarged or reduced unless otherwise approved by the Owner. New replacement windows shall be fabricated to fit the existing masonry openings.
- On the **south (front) elevation**, all basement windows shall be constructed of wood. This includes the two existing storefront window openings located at the basement level of the south façade. The **storefront windows** shall be wood-framed and glazed with tempered



insulated glass where required by applicable building codes. The appearance of the storefront windows shall be compatible with the historic character of the building and coordinated with the adjacent wood window assemblies.

- Basement windows located on the **east, west, and north elevations** may be aluminum-clad units. These windows shall be sized to fit the existing openings and shall match the general proportions and appearance of the overall window replacement program while providing a complete, weather-tight installation.

## Contractor Scope:

Provide all labor, materials, equipment, demolition, disposal, field measurements, flashing, insulation, sealants, trim, hardware, installation, adjustments, cleanup, and incidental work necessary for a complete installation.

### Submittals

Submit manufacturer literature, finish samples, glass specifications, hardware information, warranties, and detailed shop drawings. Drawings shall include frame depth, jamb dimensions, sash profiles, meeting rail dimensions, stile widths, muntin profiles (if applicable), sill details, and head/jamb sections.

Information shall be sufficient for the Owner or Architect to prepare scaled wall-section drawings showing the proposed windows within the existing masonry openings.

## Materials:

Insulated Low-E glazing unless otherwise approved. All glazing shall comply with applicable building codes, including safety glazing where required. Hardware shall be durable architectural grade. Factory finishes shall be uniform and manufacturer warranted.

### Glass Requirements

Unless otherwise noted, all windows shall include:

- Double-pane insulated glazing.
- Low-E coated glass.
- Argon gas-filled insulating cavity.
- Warm-edge non-metallic spacer system.
- Black spacer bars unless otherwise approved by the Owner.



- Safety glazing where required by code.
- Maximum visible glass area consistent with historic profiles.

### Flashing, Sealants & Insulation

Provide self-adhered flashing membrane, backer rod and ASTM C920 silicone sealant, low expansion polyurethane foam insulation, and complete weather barrier integration. All installations shall be weather-tight.

### Hardware & Weatherstripping

Provide heavy-duty architectural-grade locks, matching lifts, durable balances, compression weatherstripping at jambs, meeting rails and sills, and replaceable weatherstripping components. Finish shall be selected by the Owner

## Historic Review:

No windows shall be ordered or fabricated until the Owner and all applicable historic preservation review agencies have approved the shop drawings and product information.

### Historic Profile Requirements

Replacement windows shall replicate the proportions and appearance of traditional nineteenth-century wood windows.

Historic detailing shall include narrow frame profiles, traditionally proportioned meeting rails, appropriate stile and rail dimensions, putty-glazed appearance or simulated putty glazing, and exterior profiles compatible with the historic precedent.

Each bidder shall provide dimensioned profile drawings including head, jamb, sill, meeting rail, top rail, bottom rail, stile, and muntin profiles (where applicable). Drawings shall be sufficiently detailed to allow review by the Owner and historic preservation agencies.

## References



**Figure 9:** Conjectural drawing (by Jennifer Walkowski) depicting 50-52/72-74 Sycamore Street during the era between the 1840s and 1870s based on extant architectural evidence, documentary information, and comparable contemporary buildings in Buffalo and throughout NY State. Local examples include, clockwise from bottom left: 89-93 West Eagle Street; houses at the corner of East Huron and Oak; houses at the corner of Franklin and West Huron; houses at southwest corner of Niagara and Georgia; 141 Court Street.<sup>66</sup>

## Installation:

Protect adjacent historic masonry and interior finishes. Coordinate wood-to-stone and wood-to-concrete sill transitions. Maintain existing opening sizes unless otherwise directed. Install in accordance with manufacturer recommendations and accepted preservation practices.

### Installation Standards

Install windows in accordance with manufacturer recommendations, applicable building codes, and accepted historic preservation practices. Maintain existing masonry openings, protect adjacent masonry, coordinate installation with existing stone and concrete sills, and ensure all windows are square, plumb, level, and fully operational.

### Cleaning & Protection

Protect adjacent finishes, remove labels and films, clean all glass, remove debris daily, repair damage caused by the work, and leave the project broom clean.



## Pricing & Warranty:

### Warranty

Provide a minimum twenty (20) year insulated glass warranty, ten (10) year manufacturer warranty on window units, and two (2) year workmanship warranty from the installing contractor.

### Alternate Pricing

Base Bid: One-over-one double-hung windows.

Alternate No. 1: Provide an additive or deductive alternate for two-over-two double-hung windows. The Owner reserves the right to accept either configuration based upon historic review and funding.

### Bid Form

Each bid shall include:

- Manufacturer
- Product Series
- Wood Species
- Aluminum Cladding Thickness
- Glass Package
- Lead Time
- Warranty
- Total Base Bid
- Alternate No. 1 Price
- Acknowledgment of all Addenda

### Unit Price Schedule

Provide unit prices for:

- Replacement of deteriorated wood buck
- Masonry opening repair
- Sill replacement
- Additional flashing
- Replacement insulated glass unit
- Replacement operable sash
- Replacement fixed sash



### .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
- 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.

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..

**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](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 of partnership.



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

**NAMES OF PARTNERS OR PRINCIPALS**

**LEGAL RESIDENCE**

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**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