



October 19th, 2023

Preservation Buffalo Niagara (PBN) is seeking contractor bids for the following work scopes outlined below as part of the East Side Avenues Commercial Building Stabilization Program.

Overview of our bid and program requirements:

- Financial support for rehabilitation under this program is not to exceed \$150,000 for real property stabilization.
- Each building has a prioritized stabilization work scope outlined below.
- Each property also has an attached architectural report prepared by Flynn Battaglia to describe the building details, photos, and work scope.
- Contractors are welcome to bid on individual work items or as a whole.
- We **highly recommend** a walkthrough of the property with a PBN staff member prior to bid submittal.
- All contract bids are due **Wednesday , November 15th at 3pm** and must be made out to Preservation Buffalo Niagara at 617 Main Street Buffalo NY 14203.

For more information and/or if you have questions, please direct inquiries to Constance Strother, East Side Preservation Specialist, at ESCBSF@pbnsaves.org or 716-852-3300. Email communication is preferred.

Contractor Requirements:

Any contractor interested in participating in an NYS ESD-funded project must be able to provide:

- Valid City of Buffalo Contractor License
- General Liability Insurance and evidence of Worker's Compensation and Disability Insurance
- Compliance with Anti-Discrimination and Employment Practices
- Compliance with EPA Lead-Based Paint Regulations (when applicable)
- Compliance with Anti-Kickback regulations
- Compliance with any applicable Arbitration Agreements
- Compliance with ESD Anti-Bribery Certification forms upon payment
- References

Contractors should note that each NYS ESD funded project is required to provide evidence of seeking a minimum of three qualified bids per project scope. Contracts will be held by ESD's nonprofit Local Program Administrators (LPAs) on behalf of property owners. Payment will be administered to contractor through the LPA's.



PRIORITIZED WORKSCOPE for 1517 Genesee Street Buffalo NY

<p>Juneteenth Building HQ 1517 Genesee Street Buffalo, NY 14211</p> <p>Award \$150,000</p>	<p>Priority 1 <u>Recommendations:</u></p> <ul style="list-style-type: none"> • Replace the existing modified bitumen roofing membrane with a new EPDM roof. • New tapered rigid insulation and cover board should also be installed to direct water to the scupper/gutter locations, with new metal counterflashing at each parapet including upper through wall flashing. <p><u>Description:</u> North roofing membrane, approximately 2,600 SF <u>Critical Issues:</u> The roofing membrane has not been replaced in at least 25 years.</p>	<p>Priority 2 <u>Recommendations:</u></p> <ul style="list-style-type: none"> • Rebuild the top portion of the load-bearing masonry wall, with in-kind brick and reinstall salvaged stone parapet wall caps. Repair or replicate stone as required). • Install new roofing if existing material cannot be reused. • Install lead cap joint covers between all stone coping. • Add alternate to clean stone coping of black roofing tar. <p><u>Description:</u> Exterior load-bearing masonry wall, approximately 400 SF <u>Critical Issues:</u> The top of the load-bearing masonry wall deteriorated from water infiltration likely caused by open joints between the stone coping and failing parapet flashing. As a result, the mortar loss caused the failure of the wall system at the parapet with stone and brick falling into the street and exposing the inner wythes of brick and structural steel beyond.</p>	<p>Priority 3 <u>Recommendations:</u></p> <ul style="list-style-type: none"> • Replace the existing modified bitumen roofing membrane with a new EPDM roof. New rigid insulation and cover board should also be installed including counterflashing at each parapet. <p><u>Description:</u> Lower (center and south) roof membrane, approximately 1,600 SF. <u>Critical Issues:</u> The roof membrane has not been replaced for at least 25 years</p> <p><u>Recommendations:</u></p> <ul style="list-style-type: none"> • Rebuild and repoint a portion of the brick at this location, including the soldier brick header and steel lintels at the second-floor level windows. • The stone parapet wall caps above this area should be reset as required. <p><u>Description:</u> Exterior load-bearing masonry wall, approximately 425 SF <u>Critical Issues:</u> Lack of adequate drainage has caused water infiltration resulting in an outward bow to the west exterior wall at the center roof.</p>
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Preservation

BUFFALO NIAGARA

			<p><u>Recommendations:</u></p> <ul style="list-style-type: none">• Clear existing roof drain at the main roof and clean out downspout drainage system to ensure proper flow with no obstructions.• Clear scupper at the south wall of the main roof.• Provide a downspout at the lower roof scupper.• Provide drainage from the southernmost roof. May require a new scupper at the west wall and downspout. <p><u>Description:</u> Roof drain and downspouts</p> <p><u>Critical Issues:</u> The roof does not have adequate drainage. The west exterior wall at the lower roof has water infiltration which is causing the exterior wall to bow outward.</p>
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