



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, 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 625 William Street Buffalo NY

<p>The Old Criterion Building 625 William Street Buffalo NY 14206</p> <p>Award \$300,000</p>	<p>Priority 1 This option would include all the noted masonry scope in Option 2 with a complete roof tear-off and replacement with an EPDM roof.</p> <p>Note: No environmental testing has been done here yet.</p>	<p>Priority 2 At each elevation, remove all existing metal and clay tile copings retaining any intact clay tiles for future reuse. Remove all modified bitumen flashings that return up the parapet walls. Install new modified bitumen flashing at all four sides of the building with new metal coping. After a closer inspection of the roof, patch existing roofing material where possible. Regarding the masonry, as a temporary measure to arrest the deterioration of the walls, repoint the top 10' of the existing brick at each elevation. This will address the areas adjacent to the roof where water has been entering the building. Repointing of the remaining brick and rebuilding of bowed brick areas must also be considered essential to stabilizing the building. Significantly spalled brick areas should be replaced at each elevation. Per the structural engineer, interior brick at the top of the structural pilasters should be repointed and/or rebuilt. The penthouse walls and roof should be further inspected for open joints and missing material. The open roof access door at the penthouse should be closed and secured with weathertight construction to prevent any further water damage to the interior of the building. At the main concrete roof deck, the plywood decking and wood joists should be removed and replaced with appropriately sized metal decking as described by the structural engineer. scopes to consider adding to the stabilization phase include: Repoint entire west elevation. Repoint entire north elevation. Replace all spalled bricks or per elevation. Rebuild all bowed areas of brick. Clean efflorescence and graffiti from brick.</p>
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