



Scope of Work – Three-Story Staircase Handrail Restoration 836 River Street, Troy NY 12180

Provide all labor, materials, equipment, fabrication, installation, fastening hardware, and incidentals necessary to repair and restore the existing three-story staircase and provide a complete, safe, and code-compliant handrail and guard system.

The intent is to preserve and match the existing historic character of the staircase while restoring missing or damaged components. Contractor may use a combination of commercially available reproduction stair parts and custom-fabricated components as necessary to match the existing profiles and detailing.

Commercially available components similar to those offered by Vintage Woodworks may be used as a basis for matching the existing staircase:

[Vintage Woodworks – Interior Stair Parts - https://www.vintagewoodworks.com/instdpa.html](https://www.vintagewoodworks.com/instdpa.html)

You may choose to mill your own, or source material from any vendor you prefer. This is just one of many acceptable vintage material vendors.

Work Includes

- Supply and install matching wood balusters as required to complete the three-story railing system.
- Repair and restore existing handrails and newel posts.
- Repair or replace damaged or missing gallery receivers and gallery nosings.
- Fabricate/source and install tread-end nosings for any missing treads.
- Fabricate/source and install missing straight handrail sections
- Fabricate/source and install approximately 3 ascending handrail turns.
- Fabricate/source and install 1 handrail end plate at the upper wall termination.
- Provide all additional fittings, blocking, fastening, transitions, and related components necessary for a complete three-story handrail and guard system.
- Match existing profiles, dimensions, and architectural detailing as closely as practical while complying with applicable code requirements.
- Sand new and repaired woodwork and leave ready for paint or clear finish.
- Remove debris and leave the work area clean.

Field Verification and Code Compliance

All quantities and dimensions are approximate and shall be field verified by the contractor prior to submitting a proposal.

The completed staircase handrail and guard system shall be safe, secure, continuous where required, and compliant with applicable building code requirements. Where existing historic conditions conflict with current code requirements, the contractor shall notify the Troy Community Land Bank before proceeding with work that would materially alter the existing appearance.

PROPOSALS ARE DUE NO LATER THAN Monday November 2, 2026





