

REQUEST FOR BIDS

THE TROY COMMUNITY LAND BANK

June 16, 2025

834 River Street

**TROY COMMUNITY LAND BANK
415 River Street (Suite 101)
Troy, New York 12180**

INTRODUCTION

The Troy Community Land Bank ('TCLB' or 'The Land Bank') is seeking bids for the rehabilitation of 834 River Street in Troy, New York.

I. OBJECTIVE

TCLB seeks to rehabilitate 834 River Street. Contractors are to provide an individual lump sum or item by item bid for the project.

II. SCOPE OF WORK

The Troy Community Land Bank has prepared a scope of work for 834 River Street in Troy, NY.

The objective of this project is to rehabilitate the structure.

A. GENERAL SCOPE OF WORK FOR ALL BUILDINGS*

**(In addition to / supported by the Owner-Contractor Agreement for a Fixed Contract Sum.)*

The term "Contractor" is to be understood to mean the Contractor submitting this particular bid proposal.

1. All General Conditions items necessary for this work:
 - a. Daily clean-up of work areas and break areas as well as final cleanup.
 - b. Full-time supervision, on-site, by the primary Contractor.
 - c. All invoices to be submitted on AIA invoice forms.
2. Progress meetings will be held as needed to review the project progress to date, to outline and coordinate upcoming work, to discuss project safety, quality and any "problem areas", and to address any other matters affecting the project.
 - a. Contractor is responsible for all work staging access, scaffolding, lifts, temporary scaffolding, shoring, supports, guys, braces, etc.
 - b. Contractor is to furnish and install any necessary temporary coverings to protect work and all existing facilities and property, including dust protection as necessary unless otherwise indicated in the specific scope of work. Contractor shall return work areas to the same condition it was found at the beginning of the project.

- c. Contractor shall execute the work by means of workmanship that meets or exceeds industry standards. Any work that is found to be out of compliance with this requirement and/or the project specifications shall be repaired or removed and replaced as directed by The Project Manager at no additional cost.
- d. Contractor is responsible for all cutting and patching required for installation of scope of work.
- e. Contractor to provide all Project close-out documentation at the time of Project Substantial Completion, identified in the Owner-Contractor Fixed Price Contract.

B. SPECIFIC SCOPE OF WORK FOR EACH BUILDING

This work shall include all labor, supervision, material, tools, equipment, shop drawings, submittals, layout, scaffolding, ladders, hoisting, transportation, permits, engineering, support functions, insurance, and any other items or services necessary the proper execution and completion of the work, whether temporary or permanent, in accordance with all bid package items and other related documents as indicated herein. The project scope includes but is not limited to the following:

The Properties

Individual Scope-of-work packets have been established for each building and are included as attachments herewith. A Brief summary is as follows:

St. #	Street	Hgt/type	Notes
834	River Street	3 story Brick	1. SEE ATTACHED SCOPE OF WORK

III. SCHEDULE

A. General Scheduling Requirements

It is the essence and intent of this contract that the work be performed this season, completed and invoiced prior to November 29, 2025. By submitting a proposal, the contractor agrees that this schedule is acceptable.

Once the contract is awarded, the Contractor shall establish a work schedule and review it with TCLB and the Architect.

B. Contract Dates

Issue RFP	Monday June 16, 2025
Site Visitation (Mandatory)	Thursday June 26, 2025 at 9am-11:00 a.m.
Questions to TCLB.	Wednesday July 2, 2025
Proposal due Date	Thursday July 10, 2025 at 12:00 p.m.
Award Date	Thursday July 17, 2025
Begin Project	Immediately
Project Completion	Prior to November 29, 2025

IV. PAYMENTS & INVOICING

Invoices will be submitted to the Troy Community land bank, ATTN: Brad Lewis, 415 River Street, Troy NY 12180.

V. PROPOSAL SUBMISSION

A. Interested firms must respond to this RFP in order to be considered.

B. Method of Proposal Submission.

1. Proposals shall be submitted on the forms provided herein, properly executed and with all items filled out. No changes can be made to the wording of the Bid Form. Unauthorized conditions, limitations or provisions attached to the proposal shall be cause for rejection of the bid proposal.
2. Proposals can be submitted electronically via the Bid Form to paul.donnelly@troycommunitylandbank.org on or before 12 :00 p.m on Thursday July 10, 2025 OR
3. Proposals can be Mailed or hand delivered to Troy Community Land Bank. 415 River Street, Troy NY on or before 12 :00 p.m on July 10th, 2025
4. Late proposals will not be accepted or considered.
5. Fax proposals will not be accepted.

C. TCLB reserves the right to reject any or all bids, to waive any informalities in the bids. TCLB reserves the right to award the buildings to different contractors if it is determined to be in their best interest to do so.

D. Proposal material will be treated as proprietary and become the property of TCLB. TCLB reserves the right to accept or reject any and all proposals, or separable portion of offers, and waive technicalities, irregularities and omissions if it is in the best interest of the Land Bank..

E. Proposals must remain firm and effective for 90 days from the date they are received by TCLB.

F. All costs associated with the preparation of the proposal are the responsibility of the bidder.

VI. REQUIRED DISCLOSURES

A. Each Respondent shall complete and execute **Exhibits A-E** to this RFP. For each Exhibit, each Respondent must disclose, if applicable:

1. Its inability or unwillingness to meet any requirement of this RFP. Specific exceptions or additions should be included as an attachment to the Exhibit.
2. If it is listed on the State of New York's Debarment List;
3. If it is ineligible under any applicable law or regulation to be awarded the contracts because of occupational safety and health law violations;
4. All unresolved and pending arbitrations and litigation matters in which the Respondent or any of its principals (regardless of place of employment) has been involved within the last ten (10) years;
5. All criminal proceedings in which the Respondent or any of its principals (regardless of place of employment) has ever been the subject; and
6. Each instance in which it or any of its principals (regardless of place of employment) has ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard, or to have committed any other offense arising out of the submission of Proposals or bids or the performance of work on public works projects or contracts. A Respondent's acceptability based on these disclosures lies solely in ACDA/ACLB's discretion.

B. LEGAL STATUS

Each Respondent shall submit a completed Legal Status Form that is attached as **Exhibit B** to this RFP. If a Respondent is a corporation, limited liability company or other business entity that is required to register with the New York Secretary of State's Office, it must have a current registration on file with that office and be in good standing in its jurisdiction of incorporation. TCLB may, in its sole discretion, request acceptable evidence of any Respondent's legal status. TCLB further reserves the right to require indemnifications and guaranties within the contracts and lease from principals and/or parent companies of the provider.

C. PRESUMPTION OF RESPONDENT'S FULL KNOWLEDGE

Each Respondent is responsible for having read and understood each document in this RFP and any addenda issued by TCLB. A Respondent's failure to have reviewed all information that is part of or applicable to this RFP shall in no way relieve it from any aspect of its Proposal or the obligations related thereto. Each Respondent is further deemed to be familiar with and is required to comply with all federal, state and local statutes, regulations, ordinances, codes and orders that in any manner relate to this RFP or the performance of the work described herein. By

submitting a Proposal, each Respondent represents that it has thoroughly examined and become familiar with the scope of work outlined in this RFP, and it is capable of performing the work and executing the contracts necessary to achieve TCLB objectives.

D. COMPLIANCE WITH IMMIGRATION LAWS

By submitting a Proposal, each Respondent confirms that it has complied, and during the term of the contracts and the lease contemplated by this RFP will comply, with the Immigration Reform and Control Act (“IRCA”) and that each person the Respondent employs and/or provides services through under the contracts and the lease will at all times be authorized for employment in the United States of America. Each Respondent confirms that it has properly completed Employment Eligibility Verification, Form I-9, for each person who will be assigned to work on the Project or perform services under the contracts and that it will require each subcontractor of the Respondent, if any, to confirm that it has a properly completed Form I-9 for each person who works on the Project or performs services under the contracts. The selected Respondent shall defend, indemnify, and hold harmless TCLB and its respective employees, officers, officials, agents, volunteers and independent contractors, including any of the foregoing sued as individuals (collectively, the “Indemnified Parties”), against any and all proceedings, suits, actions, claims, damages, injuries, awards, judgments, losses or expenses, including fines, penalties, punitive damages, attorney’s fees and costs, brought or assessed against, or incurred by, the Indemnified Parties related to or arising from the obligations under IRCA imposed upon the selected Respondent or any of its subcontractors. The selected Respondent shall also be required to pay any and all attorney’s fees and costs incurred by the Indemnified Parties in enforcing any of the selected Respondent’s obligations under this provision, whether or not a lawsuit or other proceeding is commenced, which obligation shall survive the termination or expiration of the contracts and the lease.

E. ADVERTISING

The selected Respondent shall not name TCLB in its advertising, news releases, or promotional efforts without TCLB’s prior written approval. If it chooses, the selected Respondent may list TCLB in a statement of references or similar document required as part of its response to a public procurement. TCLB’s permission to the selected Respondent to do so is not a statement about the quality of the selected Respondent’s work or TCLB’s endorsement of the selected Respondent.

F. *NON-COLLUSION BIDDING CERTIFICATE*

Each Respondent shall submit a completed Non-Collusion Bidding Certificate that is attached as **Exhibit C**

to this RFP.

G. IRAN DIVESTMENT ACT

Each Respondent shall submit an executed Iran Divestment Act Certification that is attached as **Exhibit E** to this RFP.

H. VENDOR RESPONSIBILITY

All Respondents to this RFP must be “responsible,” which in this context means that they must have the requisite financial ability, organizational capacity and legal authority to carry out its obligations under this RFP, and in addition must demonstrate that both the Respondent and its principals have and will maintain the level of integrity needed to contract with New York State entities such as TCLB. Further, the Respondent must show satisfactory performance of all prior government contracts. Accordingly, all contracts and any other related agreements to be entered into between TCLB and the selected Respondent, if any, shall include clauses providing that the selected Respondent remain “responsible” throughout the term of such contract(s), that TCLB may suspend such contract(s) if information is discovered that calls into question the responsibility of the contracting party, and that TCLB may terminate such contract(s) based on a determination that the contracting party is non- responsible.

I. INDEMNIFICATION

The selected Respondent shall defend, indemnify and save harmless TCLB, its employees and agents, from and against all claims, damages, losses and expenses (including without limitations, reasonable attorneys’ fees) arising out of, or in consequence of, any negligent or intentional act or omission of the selected Respondent, its employees or agents, to the extent of its or their responsibility for such claims, damages, losses and expenses.

By responding to this RFP, all Respondents shall defend, indemnify and save harmless TCLB and its employees and agents, from and against all claims, damages, losses and expenses (including without limitations, reasonable attorneys’ fees) arising out of, or in consequence of, such Respondent’s use of any proprietary information in their respective Proposals.

J. AFFIRMATIVE ACTION

As required by Executive Law § 312, and in compliance with TCLB’s procurement policy, any contractor awarded a procurement contract in excess of \$25,000 for services rendered to TCLB must acknowledge this affirmative action policy and agree to implement the same by making

every reasonable effort to award any subcontracts (none of hereby authorized) to MBEs and WBEs and to utilize minority and labor in the performance of any agreement that is awarded to the contractor. Specifically, any contractor awarded a contract in excess of \$25,000 dollars will be expected to abide by the following provisions:

- A. The contractor will not discriminate against employees or applicants for employment because of race, creed, color, national origin, sex, age, disability or marital status, and will undertake or continue existing programs of affirmative action to ensure that minority group members and women are afforded equal employment opportunities without discrimination. For purposes of this section, affirmative action shall mean recruitment, employment, job assignment, promotion, upgradings, demotion, transfer, layoff, or termination and rates of pay or other forms of compensation.
- B. At the request of the contracting agency, the contractor shall request each employment agency, labor union, or authorized representative of workers with which it has a collective bargaining or other agreement or understanding, to furnish a written statement that such employment agency, labor union or representative will not discriminate on the basis of race, creed, color, national origin, sex, age, disability or marital status and that such union or representative will affirmatively cooperate in the implementation of the contractor's obligations herein.
- C. The contractor shall state, in all RFPs or advertisements for employees, that, in the performance of the MWBE Threshold Contract, all qualified applicants will be afforded equal employment opportunities without discrimination because of race, creed, color, national origin, sex, age, disability or marital status

K. NON-DISCRIMINATION POLICY

In accordance with Article 15 of N.Y. Executive Law (also known as the Human Rights Law) and all other State and Federal statutory and constitutional non-discrimination provisions, the Contractor agrees that neither it nor any of its subcontractors shall, by reason of age, race, creed, color, national origin, sexual orientation, military status, sex, disability, predisposing genetic characteristics or marital status refuse to hire or employ or to bar or to discharge from employment such individual or to discriminate against such individual in compensation or in terms, conditions or privileges of employment.

characteristics or marital status refuse to hire or employ or to bar or to discharge from employment such individual or to discriminate against such individual in compensation or in terms, conditions or privileges of employment.

- A. Contractor shall not discriminate in its activities and operations in connection with this Agreement on the basis of age, race, creed, ethnicity, color, religion, sex, sexual orientation, national origin, disability, marital status or any other basis that is prohibited by the United States federal, state, or local law or regulation. Grantee expressly agrees not to use Grant Proceeds for any purpose or in any manner that could be deemed to violate the Fair Housing Act, 42 U.S.C. § 3601 et seq., or the Equal Credit Opportunity Act, 15 U.S.C. § 1691 et seq., or any regulation promulgated thereto.
- B. Contractor shall require any Subcontractor, or Sub-Subcontractor receiving Grant Proceeds to comply with the obligations set forth in this section, including by providing their express agreement not to use Grant Proceeds for any purpose or in any manner that could be deemed to violate the Fair Housing Act, 42 U.S.C. § 3601 et seq., or the Equal Credit Opportunity Act, 15 U.S.C. § 1691 et seq., or any regulation promulgated thereto.

L. SECTION HEADINGS

The section headings and titles used in this RFP are for convenience only and in no way modify the scope or intent of any provision contained in this RFP.

M. REQUIRED DOCUMENTS

The Proposal submission must include the following documents completed and executed by the Respondent:

- A. Exhibit A Initial Disclosure Form;
- B. Exhibit B Legal Status Form;
- C. Exhibit C Non-Collusion Bidding Certificate;
- D. Exhibit D Bidder Hold Harmless Agreement; and
- E. Exhibit E Iran Divestment Act Certification.

N. ADDITIONAL TERMS AND CONDITIONS

1. All materials submitted in response to this RFP will become the property of the Land Bank.
2. Submission of a proposal in response to this RFP shall constitute an offer on the part of the successful proposer to execute a Contract substantially as described herein.
3. News releases or other public announcements relating to this RFP shall not be made by any party receiving this RFP without the prior written approval of the Land Bank.
4. All proposals submitted to the Land Bank in response to this RFP may be disclosed in accordance with the standards specified in the Freedom of Information Law, Article 6 of the Public Officers Law of the State of New York ("FOIL"). An individual or firm submitting a proposal may provide in writing, at the time of its submission, a detailed description of the specific information contained in its submission which has been determined is a trade secret and which, if disclosed, would substantially hard such proposers competitive position. This characterization shall not be determinative, but will be considered by the Land Bank when evaluating the applicability of any exemptions in response to a FOIL request.

PROPOSAL EVALUATION

A. Proposals will be reviewed by members of the TCLB. Evaluation and selection will be based upon the following criteria (not listed in any particular order):

- Completeness of response
- Conformance to specified requirements, terms and conditions, etc.
- Price
- Ability to meet delivery requirements or project schedule
- Technical capability
- Past experience

O. QUESTIONS

Questions regarding this RFP must be submitted to Paul Donnelly

Email: paul.donnelly@troycommunitylandbank.org

BID FORM -

Having carefully examined and considered the Bid Package sent dated ____/____/_____.
The following price is submitted for all work covered by the bid documents.

834 River Street - PLEASE ALSO USE SCOPE OF WORK BID WORKSHEET. Itemize as you see fit!	\$
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**SIGNING BELOW SIGNIFIES ACCEPTANCE TO ALL TERMS AND CONDITIONS.
NO OTHER DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS SHALL
APPLY UNLESS AGREED TO IN WRITING BY THE AUTHORIZED SIGNATORIES
OF BOTH PARTIES.**

Submitted by:

Company Name

Email Address

Signature

Phone Number

Printed Name

Date

Business Address

EXHIBIT A INITIAL DISCLOSURE FORM

This form must be signed and returned with proposal

1. Exceptions to the RFP (Please check one of the following)

_____ This Proposal does not take exception to any requirement of the RFP, including but not limited to any of the terms of any contracts that are a part of this RFP

_____ This Proposal does take exception to requirements of the RFP or terms of any contracts contemplated thereby. The specific exceptions are listed in a separate attachment.

2. State Debarment List

Is the Respondent on the State of New York's Debarment List?

_____ Yes

_____ No

3. Occupational Safety and Health Law Violations

Has the Respondent or any firm, corporation, partnership or association in which it has an interest

(1) been cited for three (3) or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three-year period preceding the Proposal (provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction) or (2) received one or more criminal convictions related to the injury or death of any employee in the three-year period preceding the Proposal ?

_____ Yes If "yes," attach a sheet fully describing each such matter.

_____ No

4. Arbitration/Litigation

Has either the Respondent or any of its principals (regardless of place of employment) been involved for the most recent ten (10) years in any resolved or pending arbitration or litigation?

_____ Yes If "yes," attach a sheet fully describing each such matter.

_____ No

5. Criminal Proceedings

Has the Respondent or any of its principals (regardless of the place of employment) ever been the subject of any criminal proceedings?

_____ Yes If "yes," attach a sheet fully describing each such matter.

_____ No

6. Ethics and Offenses in Public Projects or Contracts

Has the Respondent or any of its principals (regardless of the place of employment) ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard or to have committed any other offense arising out of the submission of Proposals or bids or the performance of work on public works projects or contracts?

_____ Yes If "yes," attach a sheet fully describing each such matter.

_____ No

NOTE:

THIS DOCUMENT, IN ORDER TO BE CONSIDERED A VALID PROPOSAL MUST BE SIGNED BY A PRINCIPAL OFFICER OR OWNER OF THE BUSINESS ENTITY THAT IS SUBMITTING THE PROPOSAL. SUCH SIGNATURE CONSTITUTES THE RESPONDENT'S REPRESENTATIONS THAT IT HAS READ, UNDERSTOOD AND FULLY ACCEPTED EACH AND EVERY PROVISION OF EACH DOCUMENT COMPRISING THE RFP, UNLESS AN EXCEPTION IS DESCRIBED ABOVE.

Firm Name:___Address_____

Signed By:___Title _____

Date:___Telephone # __

* The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.

Signature

EXHIBIT B LEGAL STATUS FORM

This form must be signed and returned with the Proposal

Please fully complete the applicable section below, attached a separate sheet if you need additional space, and sign this form. This form must be signed and returned with the Proposal.

For purposes of this disclosure, "permanent place of business" means an office continuously maintained, occupied and used by the Respondent's regular employees regularly in attendance to carry on the Respondent's business in the Respondent's own name. An office maintained, occupied and used by a Respondent only for the duration of a contract will not be considered a permanent place of business. An

Please Check One:

Sole Proprietorship: <input type="checkbox"/>	Limited Liability Company: <input type="checkbox"/>	Corporation: <input type="checkbox"/>	Partnership: <input type="checkbox"/>
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If a Sole Proprietorship

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?

Yes ☐ **No** ☐

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business" below.

Street Address:

City:	State:	ZIP Code:
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Mailing Address (if different from Street Address):

City:	State:	ZIP Code
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Owner's Full Legal Name:

Number of years engaged in business under "Sole Proprietor" or Trade Name:

If a Corporation

Respondent's Full Legal Name:

Does the Respondent have a "permanent place of business" in New York, as defined above?

Yes ☐ **No** ☐

If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business" below.

Respondent's Full Legal Name:

Street Address:

City:	State:	ZIP Code:
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Mailing Address (if different from Street Address):

City:	State:	ZIP Code:
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Owner's Full Legal Name:		
Number of years engaged in business:		
Name of Current Officers:		
Chief Executive Officer:		
President:		
CFO/Treasurer:		
Secretary:		
If a Limited Liability Company		
Respondent's Full Legal Name:		
Does the Respondent have a "permanent place of business" in New York, as defined above? Yes <input type="checkbox"/> No <input type="checkbox"/>		
If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business" below.		
Street Address:		
City:	State:	ZIP Code:
Mailing Address (if different from Street Address):		
City:	State:	ZIP Code:
Owner's Full Legal Name:		
Number of years engaged in business:		
Number of Current Manager(s) or Member(s):		
If a Partnership		
Respondent's Full Legal Name:		
Does the Respondent have a "permanent place of business" in New York, as defined above? Yes <input type="checkbox"/> No <input type="checkbox"/>		
If yes, please provide full street address (Not a P.O. Box) of that "permanent place of business" below.		
Street Address:		
City:	State:	Zip Code:
Mailing Address (if different from Street Address):		
City:	State:	Zip Code:

Owner's Full Legal Name:
Number of years engaged in business:
Names of Current Partner(s):

Disclosure Form Authorization

Firm Name: _____ **Address** _____

Signed By: _____ **Title** _____

Date: _____ **Telephone #** _____

The signatory must be an authorized representative of the Respondent with full power and authority to execute this Disclosure Form.

EXHIBIT C

NON-COLLUSION BIDDING CERTIFICATE

The undersigned Respondent acknowledges and agrees that the attached response and offer submitted by Respondent is submitted in connection with the Proposal provided to the Troy Community Land Bank. By submission of this Proposal, each Respondent and each person signing on behalf of any Respondent certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

The prices set forth within this Proposal have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Respondent or with any competitor;

Unless otherwise required by law, the prices which have been quoted in this proposal have not been knowingly disclosed by the Respondent and will not knowingly be disclosed by the Respondent prior to opening, directly or indirectly, to any other Respondent or to any competitor; and

No attempt has been made or will be made by the Respondent to induce any other person, partnership or corporation to submit or not to submit, a Proposal for the purpose of restricting competition.

In compliance with this invitation for bids, and subject to the conditions thereof, the undersigned offers and agrees that the District may rely upon both the within representations and the indemnifications set forth within the hold harmless agreement attached hereto as **Exhibit D.**

Firm Name: _____

Authorized Signor Signature: _____

Address: _____

Phone: _____

Authorized Signor (Please print): _____

State of New York) ss.:

County of)

On the ____ day of _____ in the year 2025, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

Notary Public

EXHIBIT D
BIDDER HOLD HARMLESS AGREEMENT

_____ (“Bidder”) hereby agrees that it will indemnify and save harmless the Troy Community Land Bank from and against all losses from claims, demands, payments, suits, actions, recoveries and judgments of every nature and description brought or recovered against the Troy Community Land Bank by reason of any omission or act of the Bidder, its agents, employees, subcontractors in connection with that certain NON-COLLUSION BIDDING CERTIFICATE submitted herewith, to the extent permissible by law. This indemnification shall include all costs and disbursements incurred by the Troy Community Land Bank in defending any suit, including attorneys’ fees. Furthermore, at the option of the Troy Community Land Bank as the case may be, the Bidder shall provide defense for and defend all claims, demands and causes of action referred to above, and bear all other costs and expenses related thereto.

Firm Name: _____

Authorized Signor Signature: _____

Address: _____

Phone: _____

Authorized Signor (Please print): _____

State of New York) ss.:

County of)

On the ____ day of _____ in the year 2025, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

Notary Public

EXHIBIT E

IRAN DIVESTMENT ACT CERTIFICATION

By submitting a Proposal in response to this RFP or by assuming the responsibility of a contract awarded hereunder, Bidder/Contractor (or any assignee) certifies that it is not on the "Entities Determined To Be Non-Responsive Bidders/Offerers Pursuant to The New York State Iran Divestment Act of 2012" list ("Prohibited Entities List") posted on the OGS website at:

<http://www.ogs.ny.gov/about/regs/docs/ListofEntities.pdf> and further certifies that it will not utilize on such Contract any subcontractor that is identified on the Prohibited Entities List. Additionally, Bidder/Contractor is advised that should it seek to renew or extend a Contract awarded in response to the RFP, it must provide the same certification at the time the Contract is renewed or extended.

During the term of the Contract, should the Troy Community Land Bank receive information that a person (as defined in State Finance Law §165-a) is in violation of the above-referenced certifications, the Troy Community Land Bank will review such information and offer the person an opportunity to respond. If the person fails to demonstrate that it has ceased its engagement in the investment activity which is in violation of the Act within 90 days after the determination of such violation, then the Troy Community Land Bank shall take such action as may be appropriate and provided for by law, rule, or contract, including, but not limited to, seeking compliance, recovering damages, or declaring the Contractor in default.

The Troy Community Land Bank reserves the right to reject any bid, request for assignment, renewal or extension for an entity that appears on the Prohibited Entities List prior to the award, assignment, renewal or extension of a contract, and to pursue a responsibility review with respect to any entity that is awarded a contract and appears on the Prohibited Entities list after contract award.

Firm Name: _____

Authorized Signor Signature: _____

Address: _____

Phone: _____

Authorized Signor (Please print): _____

State of New York) ss.:

County of)

On the ____ day of _____ in the year 2025, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or person upon behalf of which the individual acted, executed the instrument.

Notary Public

834 River Street – Scope of Work (Construction RFP)

Project Overview:

834 River Street is a 3-story residential structure that is largely intact and almost habitable. This project will rehabilitate the building into three separate apartment units. The existing electrical and heating systems are partially functional and will be reused or repaired where feasible. All work shall comply with stamped architectural plans and applicable codes.

General Notes:

All work shall be performed in accordance with stamped architectural drawings (to be provided) and in compliance with the City of Troy building code, New York State Residential and Building Code, and applicable historic and environmental standards as well as HCR. Interior walls between units and exterior walls must meet a minimum 1-hour fire rating as required by code. Roof is in good shape and is not in need of repair.

1. General Carpentry & Framing:

- Interior layout modifications per architectural plans to establish three legal dwelling units. (RI/D)
- Installation of partition walls and unit separations as needed. (RI/D)
- Ensure unit entries meet fire separation and egress requirements. Modify as needed per plans. (RI/D)
- Remove all drop ceilings throughout the building. Raise ceiling height above the top of the windows in each room to expose full window height. Install framing to support new ceilings at this raised level. (RI/D)
- Inspect and repair any common stairwell or basement stair framing. Replace treads, stringers, or hand rails as needed to meet code. (RI/D)
- Demolish Kitchens and Bathrooms (RI/D)
- Remove all debris (RI/D)
- Replace windows as needed number of windows. TBD at bid walkthrough. (Finish)
- Installation of new doors and Trim (Finish)

ROUGH IN/DEMO PRICE \$_____

FINISH PRICE \$_____

TOTAL \$_____

2. Plumbing:

- Installation of rough-in/final plumbing for new kitchens and new bathrooms and laundry (per existing footprint and plans).
- Provision of laundry venting and water/sewer connections for each unit.
- Inspection and repair of existing supply and waste lines as needed.
- Test, repair, and/or install a new supply line to serve each plumbing fixture, including the main.

- Test/repair and/or install new sewer line to each plumbing fixture, including the main.
- Install and provide hot water tanks and plumbing fixtures for bathrooms and kitchens per design guidelines.

ROUGH IN PRICE \$_____ FINISH PRICE \$_____

TOTAL \$_____

3. HVAC (Radiator Baseboard):

- Install three new boilers in the basement, one per residential unit.
- Test and repair existing baseboard radiator system/pipes for functionality and safety.
- Add thermostatic controls for each unit per mechanical plans.

TOTAL \$_____

4. Electrical:

- Test and verify all existing panels for safety and code compliance. Panels may need to be upgraded to accept AFCI breakers with new circuits.
- Install new devices (switches and outlets) light fixtures throughout all three units per layout.
- Install new circuits as needed per architectural plans.
- Install new interconnected smoke detector and c.o. detectors
- Reuse of existing wiring and service components is permitted where safe, code-compliant, and cost-effective (contractor to confirm all reused systems are inspected, tested and certified). Most wiring is in working order. Lights and outlets are live and working on all floors.
- Adjust wiring and junction boxes to accommodate new ceiling height. If re-running wiring is cost prohibitive, blank plate covers may be used to terminate existing ceiling boxes where code-compliant.
- Inspections to be done by 3rd party inspectors paid for by contractor.
- Install new kitchen circuits as specified by plans. Install new washer/dryer outlets, dishwasher outlets, hot water tank circuits, etc.
- Install 3 circuits for the boilers.
- Install bathroom vent and provide vent pipe to the exterior
- Install new stainless steel hood vents directly vented to the exterior of the building

ROUGH IN PRICE \$_____ FINISH PRICE \$_____ TOTAL \$_____

5. Kitchens & Bathrooms (3 of each):

- Install and provide new kitchen cabinetry, countertops, sinks.
- Install new bathroom fixtures (tub, vanity, towel bar, toilet paper holder
- Rough in plumbing to be done by plumber. Final fixtures to be installed by plumber

TOTAL \$_____

6. Flooring:

- Repair subfloors as needed.
- Install new durable, cost-effective hardwood flooring throughout all living spaces.
- floor tile/grout and waterproofing).

TOTAL \$_____

7. Painting

- Paint all interior walls, ceilings, doors, trim, and kitchen cabinets.
- Painting all common area walls, ceilings, doors, trim.
- Wall colors and paint manufacturer specs are in finish guidelines

TOTAL \$_____

8. Exterior and Safety:

- Exterior masonry or facade repairs (TBD by site conditions during site walkthrough).

TOTAL \$_____

9. Appliances (Provision and installation of):

- (3) stackable washers and dryers, provided and installed
- (3) stainless steel 24" dishwashers, provided and installed
- (3) stainless steel 30" 18 cubic feet refrigerators, provided and installed
- (3) Stainless Steel 30" electric range, provided and installed

TOTAL \$_____

10. Sheetrock

- Install sheetrock on the ceilings and in new laundry closet per building code and plans.
- Repair sheetrock as needed due to demolition (+-500 sq ft)
- Tape and sand to a level 4 finish

TOTAL \$_____

11. Sprinklers:

- Sprinklers to be designed by others if needed.

12. Insulation

- Provide and install R-49 insulation above the 3rd floor ceiling.
- Provide and install insulation in areas of demo where applicable, behind tub (~400 sqft)

TOTAL \$_____

Coordination & Requirements:

- Contractor must attend one mandatory site walkthrough.
- Contractor shall be responsible for all required permits.
- Coordinate inspections with the City of Troy and comply with SEQRA and SHPO approvals.

834 River Street Rehabilitation Project

To all prospective bidders:

The Troy Community Land Bank invites proposals from qualified contractors to perform work at 834 River St. We recognize that some firms may have expertise in particular trades or scopes, and we encourage you to submit bids only for the portions of the work where your team is most qualified.

All work must follow the Land Bank's published project schedule and meet our established finish guidelines. Adherence to these expectations is critical to ensure successful and timely completion.

A mandatory bid walkthrough will take place on **Wednesday, June 26th**, where we will tour the property and be available to answer questions regarding scope, existing conditions, and project timelines.

We are seeking dependable, skilled partners committed to delivering quality work on schedule.

This project involves the full renovation of 834 River Street in Troy, NY.

The building will be rehabilitated to create three residential units.

This project involves the full rehabilitation of a 3-story building located at 834 River Street in Troy, NY.

Scope of Work

The project includes, but is not limited to, the following work areas:

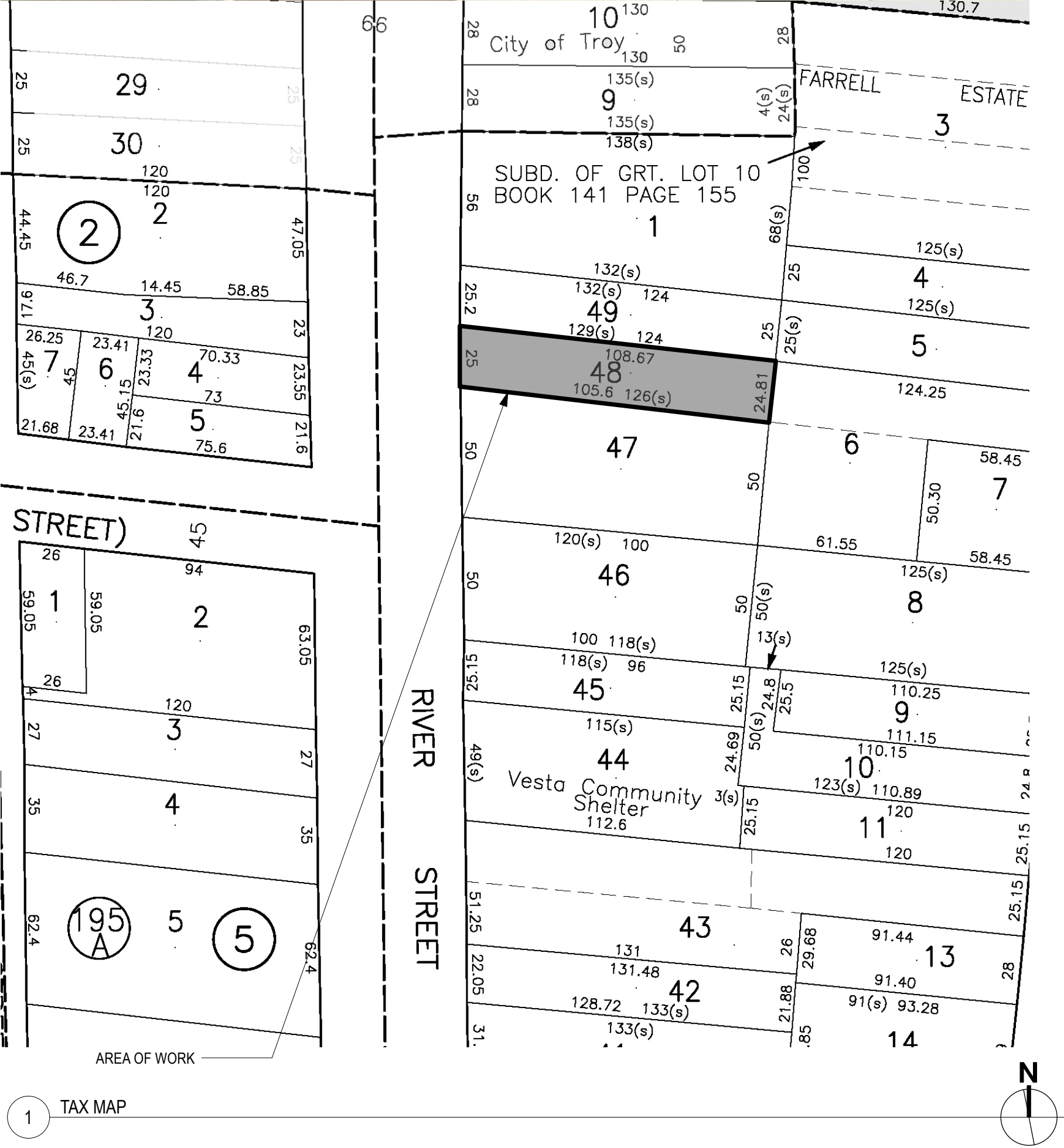
- - Foundation and site work (non-critical path)
- - Framing and new partition walls for three residential units
- - Complete plumbing, HVAC, and electrical rough-ins for all three units
- - Insulation and drywall throughout
- - Full build-out of three kitchens and three bathrooms
- - Interior finishes including flooring, painting, trim, and cabinetry
- - Installation of appliances including refrigerators, stoves, and dishwashers
- - Exterior brick repairs and paint (non-critical path)
- - Fire and safety system installation per code

Project Schedule

The following schedule outlines key phases of work and is structured to achieve project completion by December 1, 2025. Foundation and siding work may occur in parallel and are not on the critical path.

Phase	Start Date	End Date	Duration
Mobilization & Demo	Aug 4, 2025	Aug 13, 2025	1.5 weeks
Foundation Repairs	Aug 4, 2025	Sep 5, 2025	5 weeks
Framing & Structural	Aug 14, 2025	Aug 29, 2025	2 weeks
Rough-In Stage & Insulation	Sep 1, 2025	Sep 26, 2025	4 weeks
Drywall	Sept 29th, 2025	Oct 10, 2025	2 weeks
Finishes Stage	Oct 13, 2025	Nov 21, 2025	6 weeks
Punch List & Final Inspections	Nov 24, 2025	Nov 28, 2025	1 week
Project Complete	Dec 1, 2025		
Sprinkler system	Aug 4, 2025	Nov 28 th , 2025	To be done in conjunction with other trades

BUILDING ALTERATION - 834 RIVER STREET



DRAWING INDEX	
G-01	COVER
G-02	EXISTING PHOTOS
D-100	DEMOLITION PLANS
D-101	DEMOLITION PLANS
A-100	PROPOSED BASEMENT PLAN
A-101	PROPOSED GROUND FLOOR & SECOND FLOOR PLAN
A-102	THIRD FLOOR & ROOF PLAN
A-200	ELEVATIONS
A-200	ELEVATIONS
A-600	DETAILS
A-601	SCHEDULES
E-100	ELECTRICAL & LIGHTING PLANS
E-101	ELECTRICAL & LIGHTING PLANS

SCOPE OF WORK:
1. RENOVATION TO EXISTING 3 FAMILY BUILDING - NO CHANGE IN USE.
2. MINOR INTERIOR LAYOUT MODIFICATIONS PER PLANS.
3. NO EXTERIOR WORK TO FRONT FACADE, REPAIRS ONLY.
4. MECHANICAL WORK ON SEPARATE PERMIT.

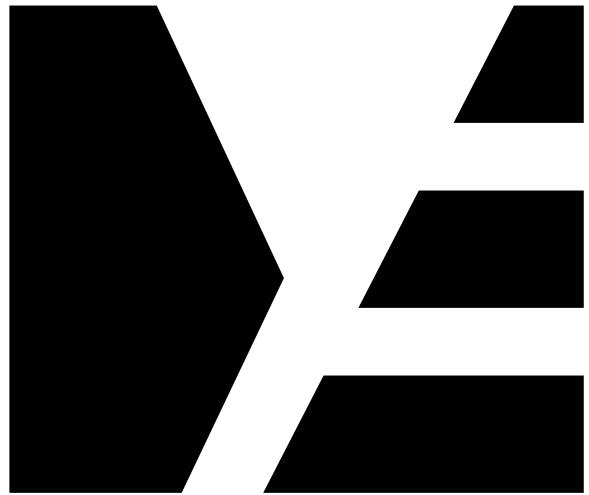
LOCATION	
LOCATION:	834 RIVER STREET TROY, NY 12180
ZONING DISTRICT:	R4
TAX MAP:	90.62-3-48

REFERENCED CODES:
2020 RESIDENTIAL BUILDING CODES AS ADOPTED BY NEW YORK STATE, INCLUDING EXISTING BUILDING CODE (EBC), BUILDING CODE (IBC), FIRE CODE (IFC), ENERGY CONSERVATION CODE (EECC), NEW YORK STATE (NYS) 2020, 2016 & 2017 UNIFORM CODE SUPPLEMENTS, AND NYS 2016 ENERGY CODE SUPPLEMENT.

CLASSIFICATION & USE
R-3 : THREE FAMILY RESIDENTIAL

ABBREVIATIONS	
ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACTUAL
ADDN	ADDITION
ADJ	ADJUSTIBLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APA	AMERICAN PLYWOOD ASSOCIATION
ASF	ABOVE SUB-FLOOR
AT	ACOUSTIC TILE
AVG	AVERAGE
AWN	AWNING
BD	BOARD
BDRM	BEDROOM
BFE	BOTTOM OF FOOTING ELEVATION
BLD'G	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BM	BEAM
B.M.	BENCHMARK
BO	BOTTOM OF
B/S	BOTH SIDES
BTWN	BETWEEN
BTU	BRITISH THERMAL UNITS PER HOUR
CAB	CABINET
CDX	CD PLYWOOD, EXT GLUE
CHIM	CHIMNEY
CL	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CSMT	CASEMENT
CT	CERAMIC TILE
D	CLOTHES DRYER
DIA	DIAMETER
DBL	DOUBLE
DH	DOUBLE HUNG
DIM	DIMENSION
DN	DOWN
DR	DOOR
DW	DISHWASHER
DWG	DRAWING
E	EAST
EL	ELEVATION
ELEC	ELECTRIC
ENCL	ENCLOSURE
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EXT	EXTERIOR
EXTG	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FO	FACE OF
FDN	FOUNDATION
FIN	FINISH (ED)
FL	FLOOR (ING)
FT	FOOT/FEET
FTG	FOOTING
FOF	FACE OF FRAMING
F.O.FIN	FACE OF FINISH
FP	FIREPLACE
FRMGX	FRAMING
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALLBOARD
HDWR	HARDWARE
HDR	HEADER
HW	HOT WATER
ID	INTERIOR DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
KO	KNOCK OUT
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LIF	LOCATE IN FIELD
LOC	LIMIT OF CONTRACT
LT	LIGHT
LTG	LIGHTING
LVL	LAMINATED VENEER LUMBER
LIN	LINEN
MAT'L	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MDO	MEDIUM DENSITY OVERLAY PLYWOOD
MFG	MANUFACTURER
MIN	MINIMUM
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OPG	OPENING
PL	PLATE
PLAS	PLASTIC
PLWD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
PTS	PLUGGED/TOUCH-SANDED PLYWOOD
QTY	QUANTITY
R	RISER
RD	ROUND
REF	REFRIGERATOR
REQ'D	REQUIRED
RT	RIGHT HAND
RO	ROUGH OPENING
RT	RAFTER
SDL	SIMULATED DIVIDED LIGHT
SHWR	SHOWER
SHT	SHEET
SIM	SIMILAR
STD	STANDARD
STL	STEEL
SUBFL	SUBFLOOR
SYM	SYMBOL
T	TREAD
TEL	TELEPHONE
TBA	TO BE ANNOUNCED
TBD	TO BE DETERMINED
TO	TOP OF
T.O.FINFL	TOP OF FINISH FLOOR
TOL	TOP OF LEDGE
TOS	TOP OF SLAB
T.O.SUBFL	TOP OF SUBFLOOR
TOW	TOP OF WALL
TYP	TYPICAL
TV	TELEVISION
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VIF	VERIFY IN FIELD
W.	WITH

GENERAL NOTES
1. Before commencing all work, the contractor shall file all required insurance certificates, obtain all required permits, and pay all fees required by the governing agencies.
2. All work shall conform to the requirements of the Building Code, Fire Department Rules and Regulations, utility company requirements, and the best trade practices. All wood to be used shall be fire-rated.
3. Minor details not usually shown or specified, but required for proper construction of any part of the work shall be included as if they were indicated in the drawings.
4. The contractor shall coordinate all work procedures with the stipulation of the local authorities.
5. The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The contractor shall design and install adequate shoring and bracing for all structural and removing tasks. The contractor shall have sole responsibility for any damage or injuries caused by or during the execution of work.
6. The contractor shall lay out his own work, and shall provide all dimensions required for the other trades: plumbing, electrical, etc.
7. Plumbing work shall be performed by the persons licensed in their trades, who shall arrange for and obtain all required permits, inspections, and required sign offs.
8. All new Electrical work, modifications, repairs, etc. shall be performed by persons licensed in their trades, who shall arrange for and obtain all required permits, inspections and required sign offs.
9. The contractor shall do all cutting, patching, repairing as required to perform all the work indicated on the drawings, and all other work that may be required to complete the job.
10. The contractor is to post all required permits on site prior to any work performed.
11. The contractor shall have all materials proposed for demolition be tested for possible asbestos and/or lead content before they are disturbed. Asbestos and lead containing materials can only be disturbed, removed or abated by properly trained and certified personnel as per applicable codes, rules and regulations.



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ARCHITECTURE . DESIGN . DEVELOPMENT

6 ST PAULS PL
TROY, NY 12180
838.386.1563



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PROJECT

BUILDING ALTERATION
834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25
REVISION:

DRAWING TITLE

COVER

DRAWING NUMBER

G-01



1 FRONT ELEVATION - EXISTING PHOTOS



2 REAR & SIDE ELEVATION - EXISTING PHOTOS



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PROJECT

BUILDING ALTERATION

834 RIVER STREET
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DATE: 05/19/25

REVISION:

DRAWING TITLE

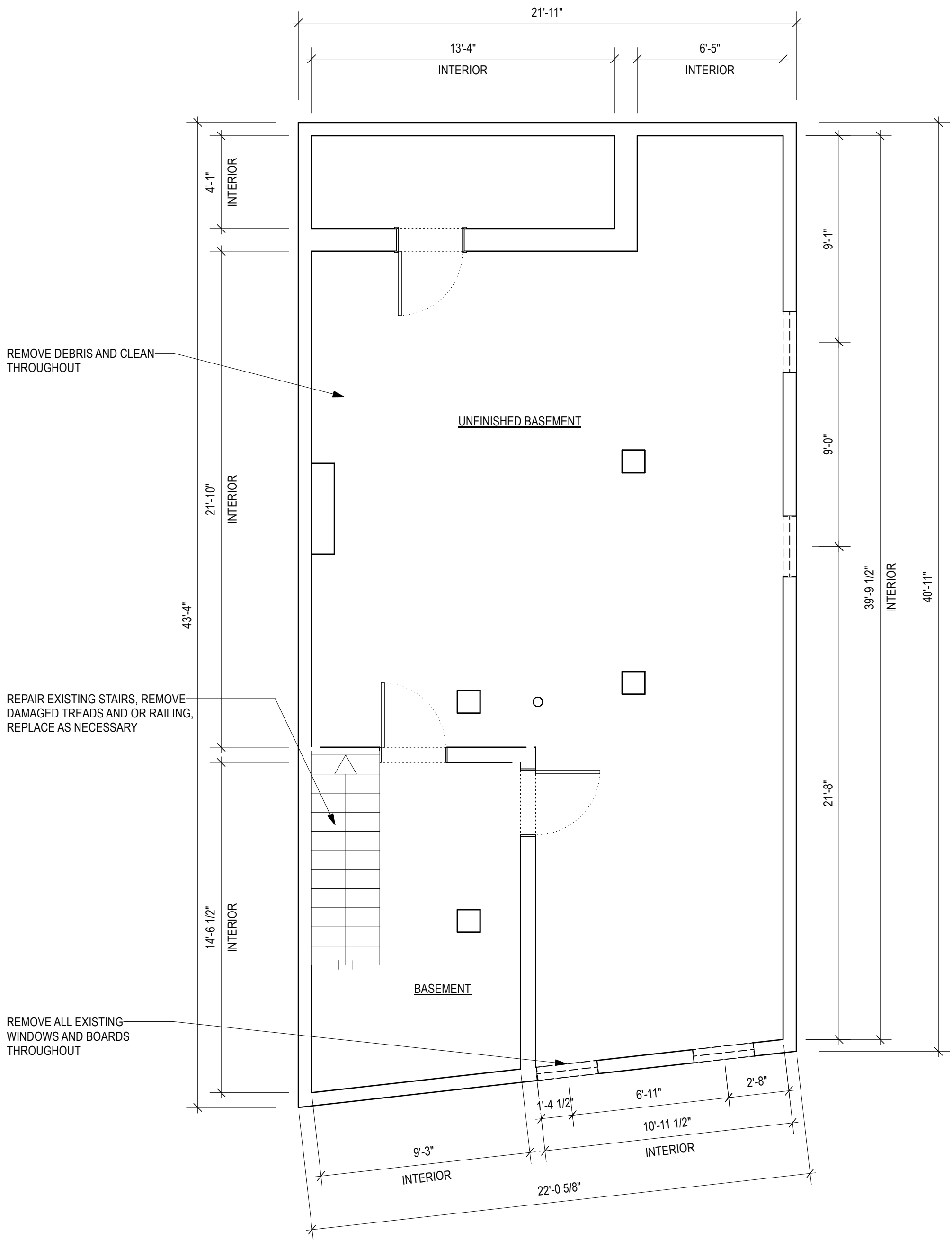
EXISTING PHOTOS

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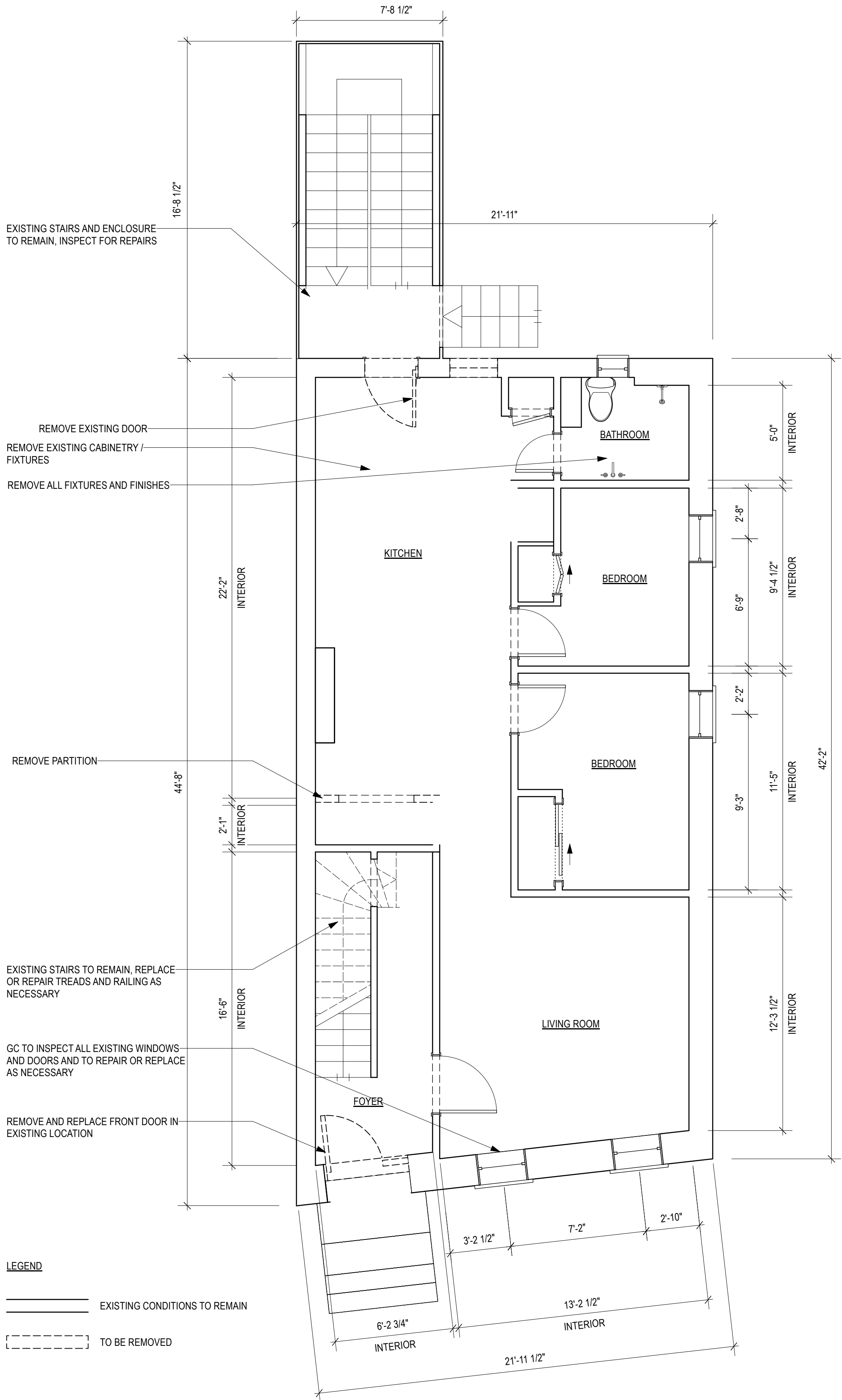
G-02

DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK.
2. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
6. REMOVE ALL WINDOWS AND FRAMES THROUGHOUT, TO BE REPLACED AT EXISTING LOCATIONS.



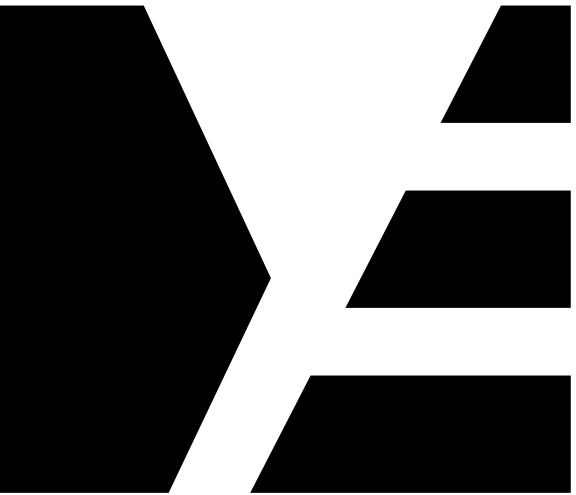
1 BASEMENT DEMOLITION PLAN
Scale: 1/4" = 1'-0"



LEGEND

- EXISTING CONDITIONS TO REMAIN
- TO BE REMOVED

2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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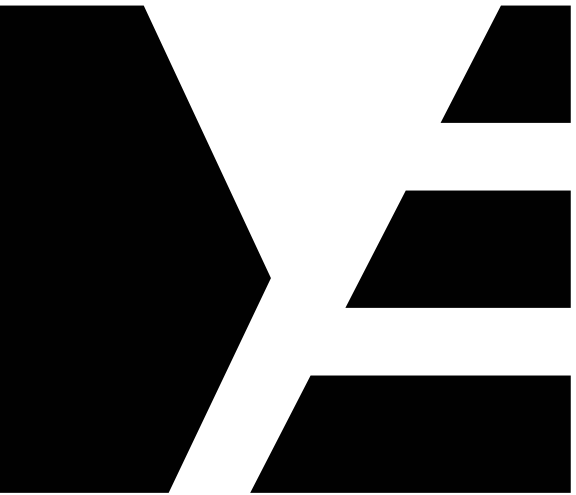
REVISION:

DRAWING TITLE

DEMOLITION -
BASEMENT & FIRST
FLOOR PLANS

DRAWING NUMBER

D-100



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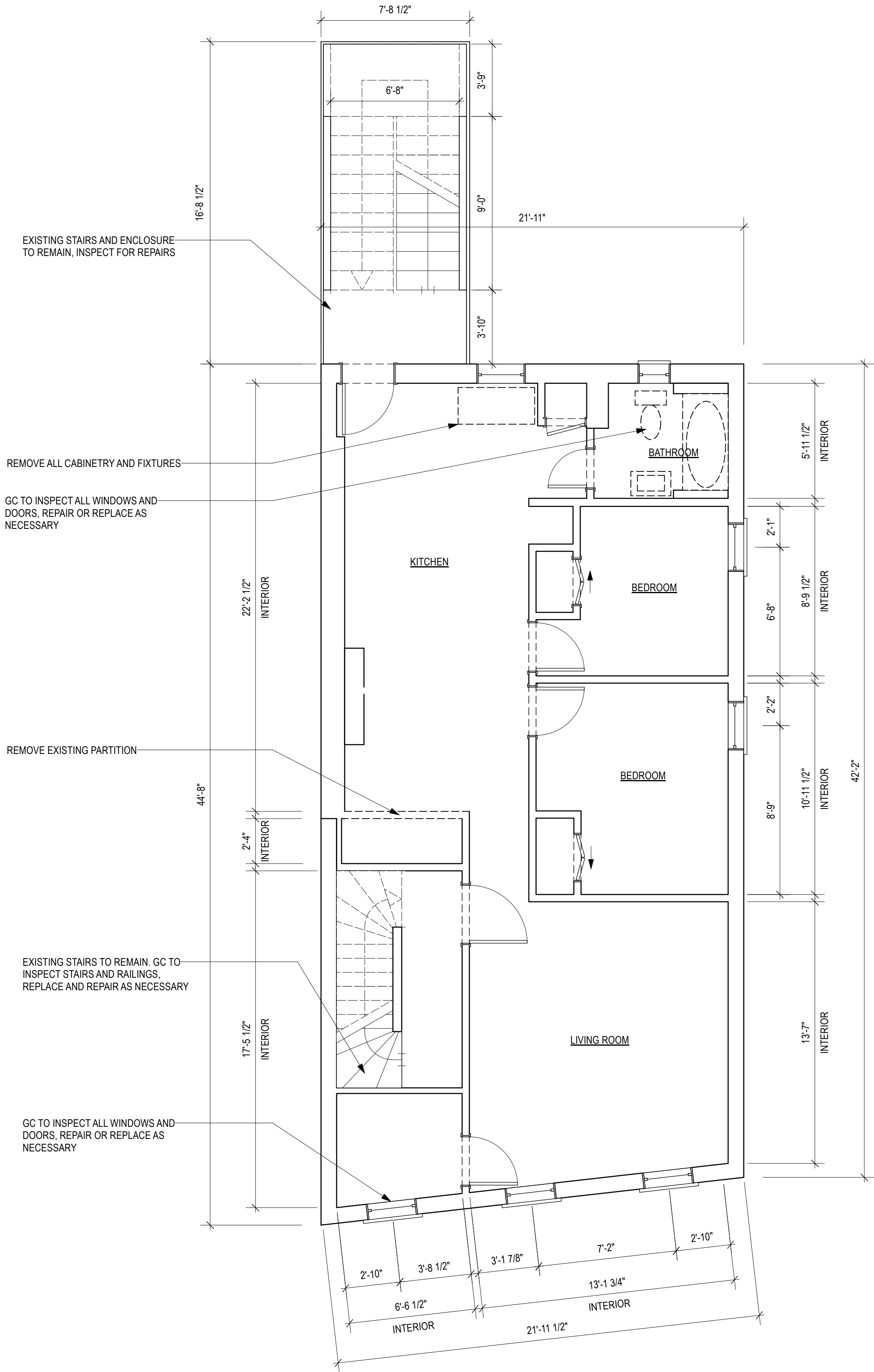
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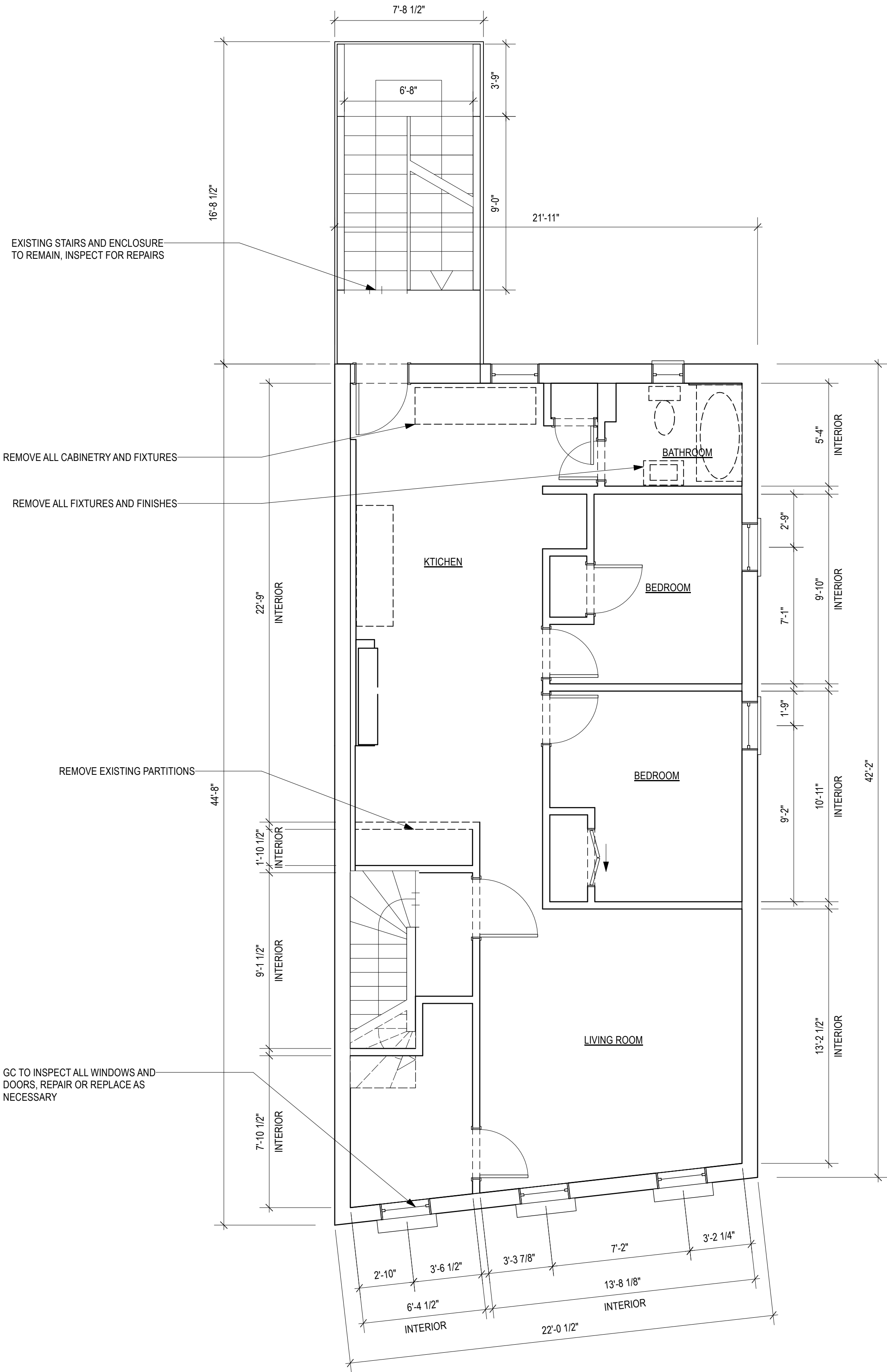
DEMOLITION - SECOND
& THIRD FLOOR PLANS

DRAWING NUMBER

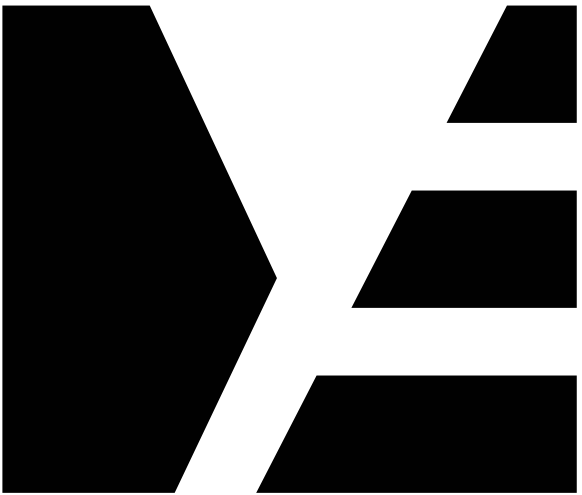
D-101



1 SECOND FLOOR - DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 THIRD FLOOR - DEMOLITION PLAN
Scale: 1/4" = 1'-0"



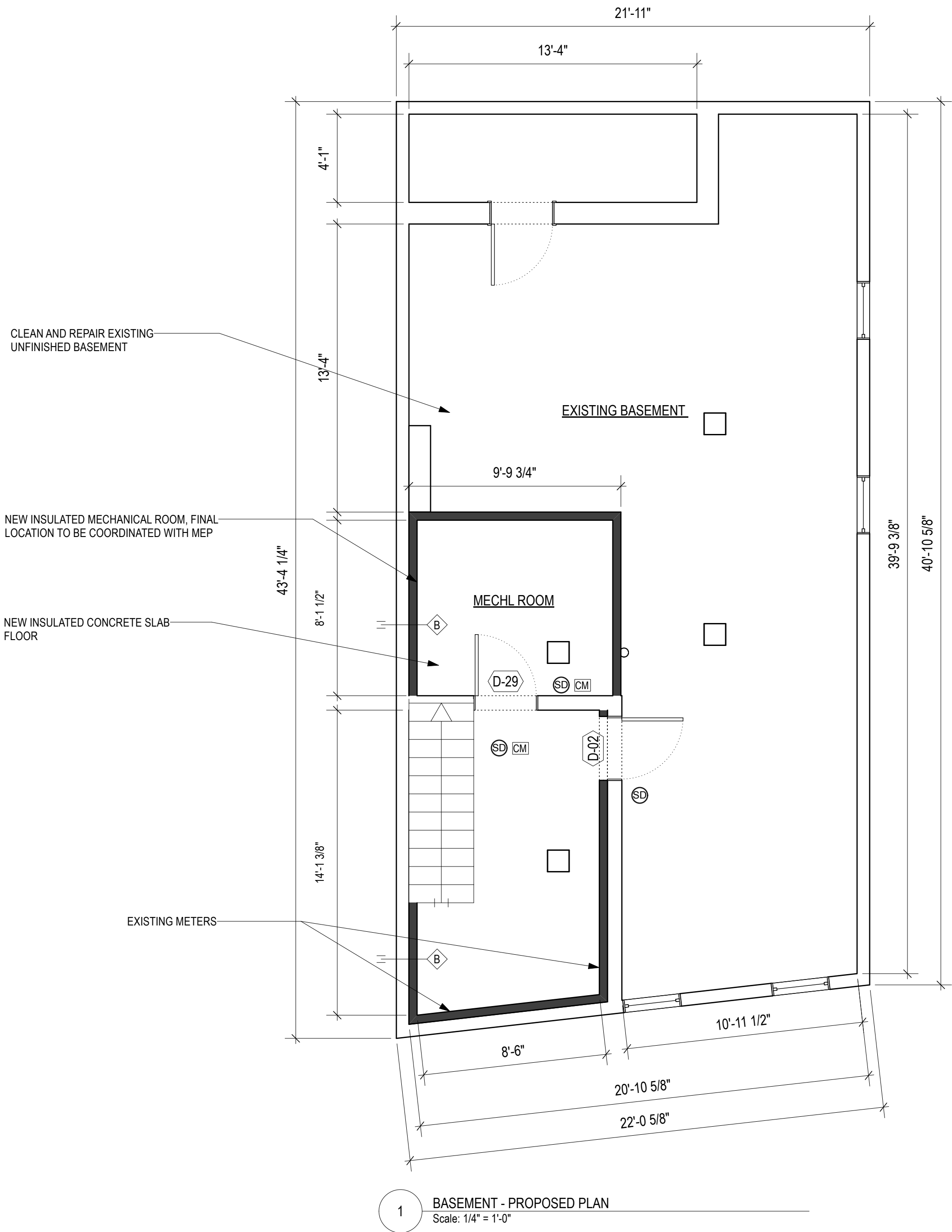
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NOTES
1. ALL WINDOWS TO BE REPLACED AT EXISTING LOCATIONS. WINDOWS TO BE REPLACED IN SAME SIZE AND OPERATION.
2. ALL CEILINGS TO MAINTAIN 1 HOUR FIRE SEPARATION REQUIRED BETWEEN UNITS.

LEGEND	
	EXISTING CONDITIONS TO REMAIN
	PROPOSED WALLS
	HARD-WIRED SMOKE DETECTOR, WITH BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR

PROJECT

BUILDING ALTERATION
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TROY, NY 12180

ISSUED FOR

PERMIT SET

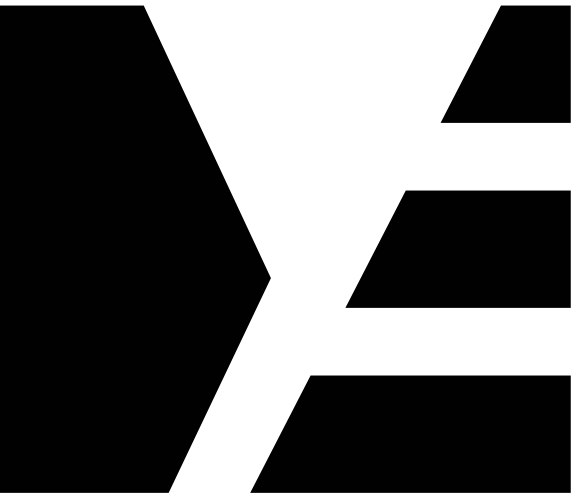
DATE: 05/19/25
REVISION:

DRAWING TITLE

**BASEMENT FLOOR
PLAN**

DRAWING NUMBER

A-100



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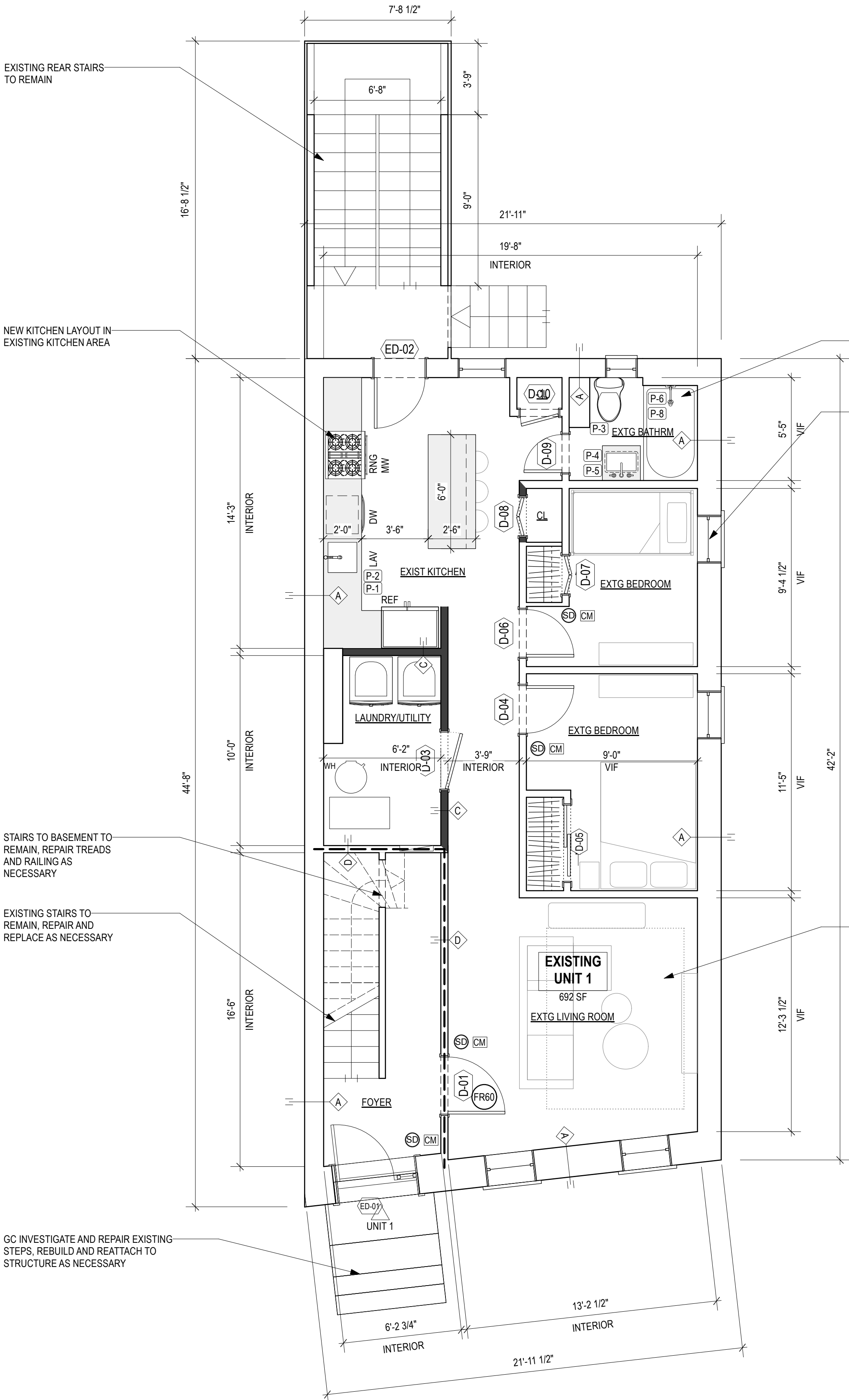
REVISION:

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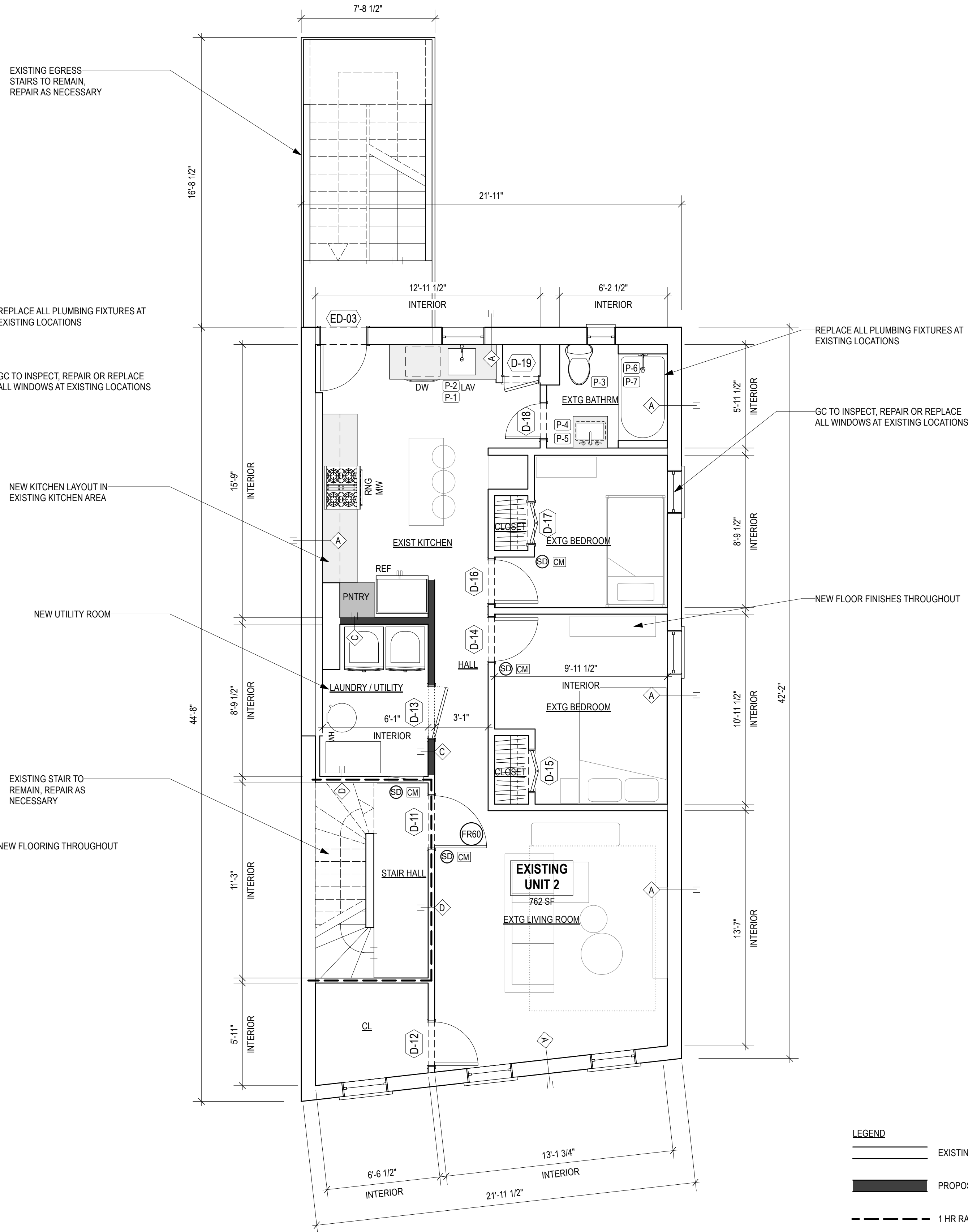
**FIRST & SECOND
FLOOR PLAN**

DRAWING NUMBER

A-101

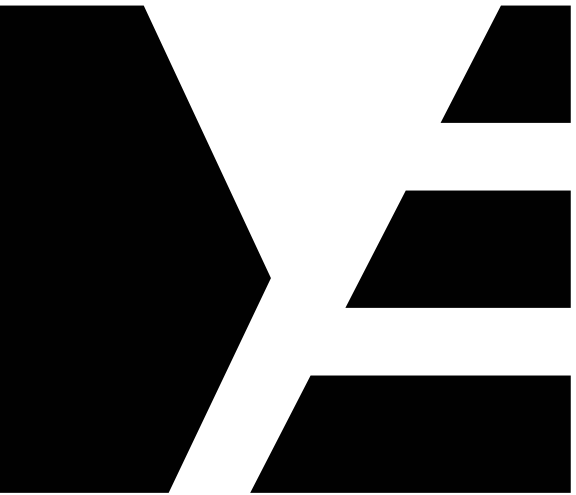


1 FIRST FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

- LEGEND
- EXISTING CONDITIONS TO REMAIN
 - PROPOSED WALLS
 - 1 HR RATED PARTITION
 - 60 MIN RATED DOOR W/CLOSER
 - HARD-WIRED SMOKE DETECTOR, WITH BATTERY BACK-UP
 - CARBON MONOXIDE DETECTOR



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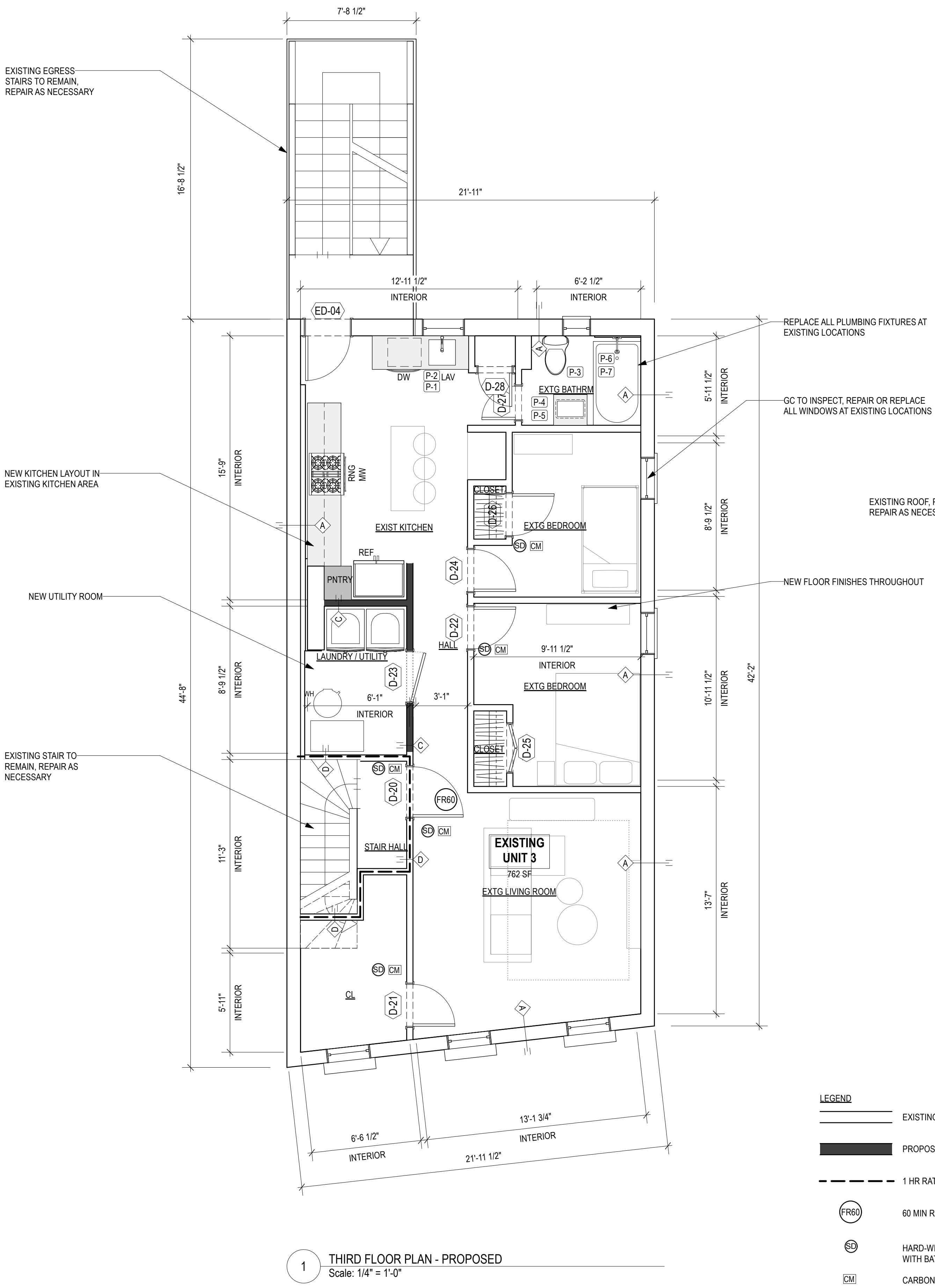
DATE: 05/19/25
REVISION:

DRAWING TITLE

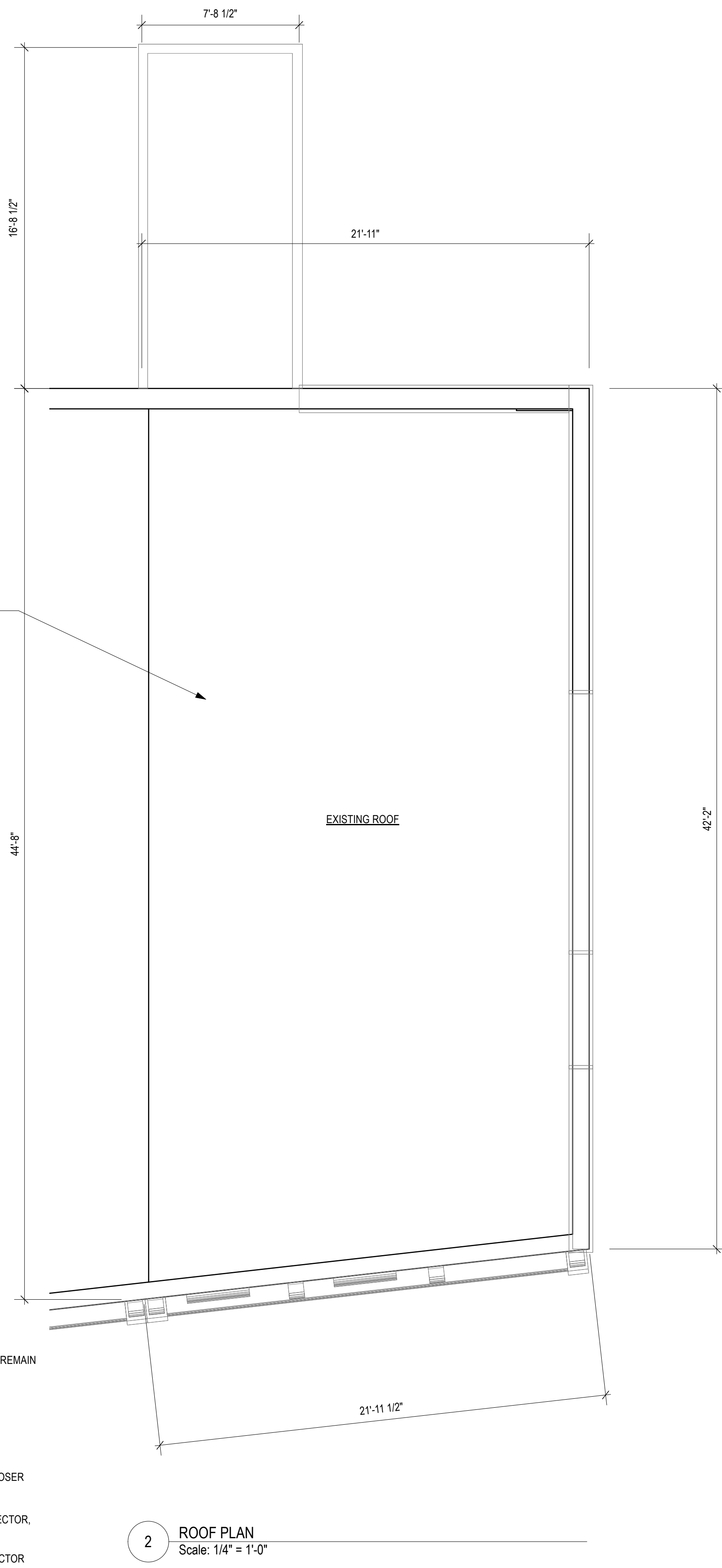
THIRD FLOOR & ROOF PLAN

DRAWING NUMBER

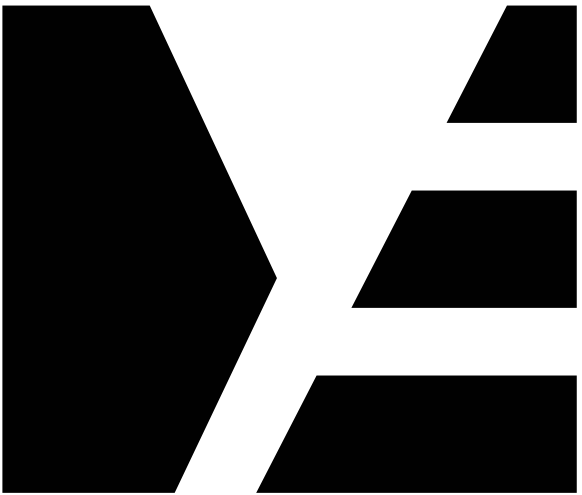
A-102



1 THIRD FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"



2 ROOF PLAN
Scale: 1/4" = 1'-0"



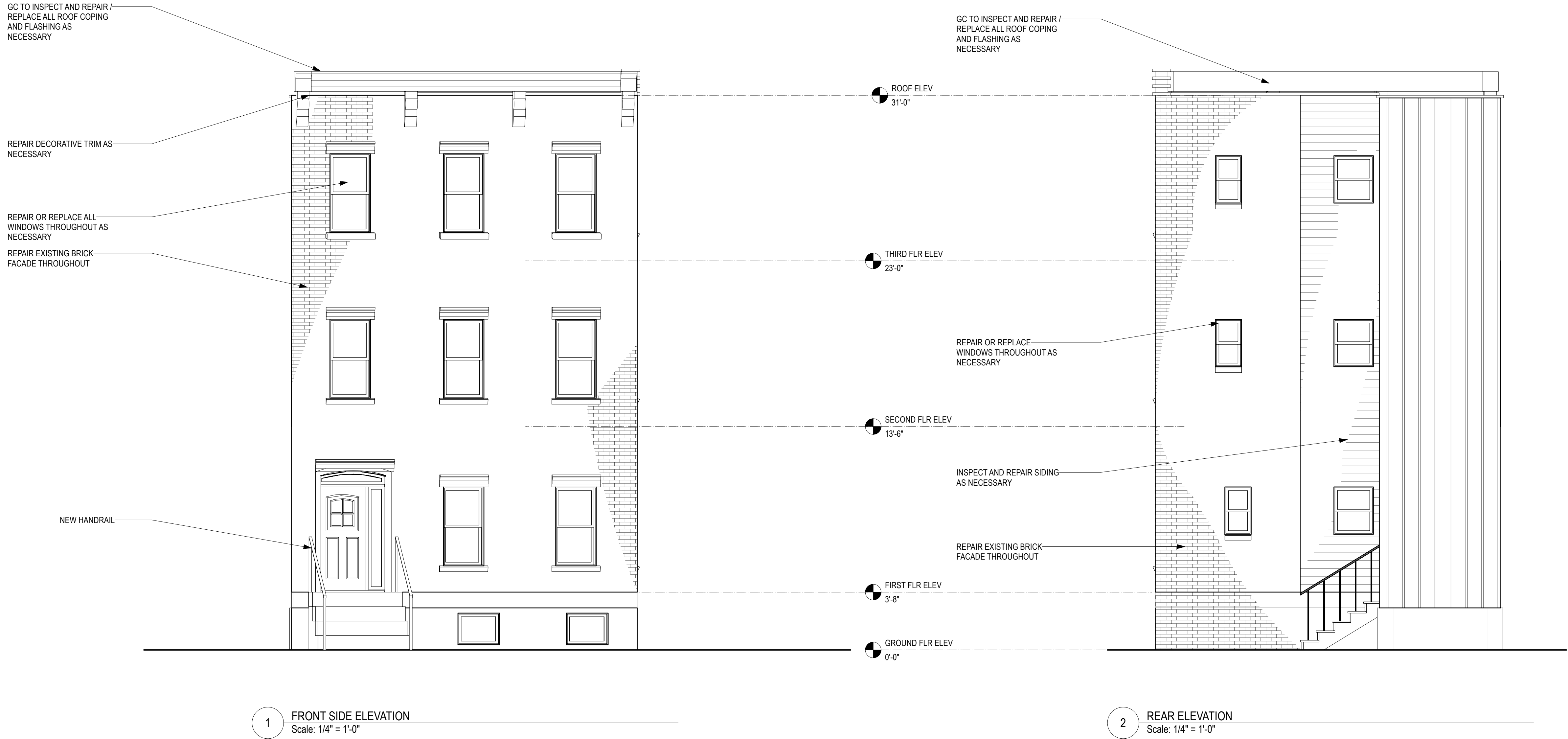
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PROJECT

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ISSUED FOR

PERMIT SET

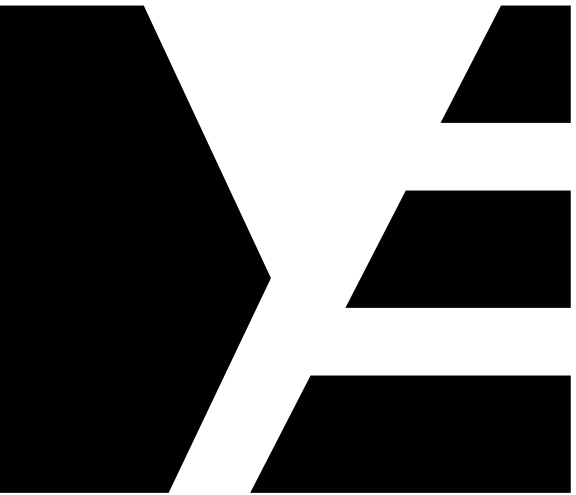
DATE: 05/19/25
REVISION:

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A-200



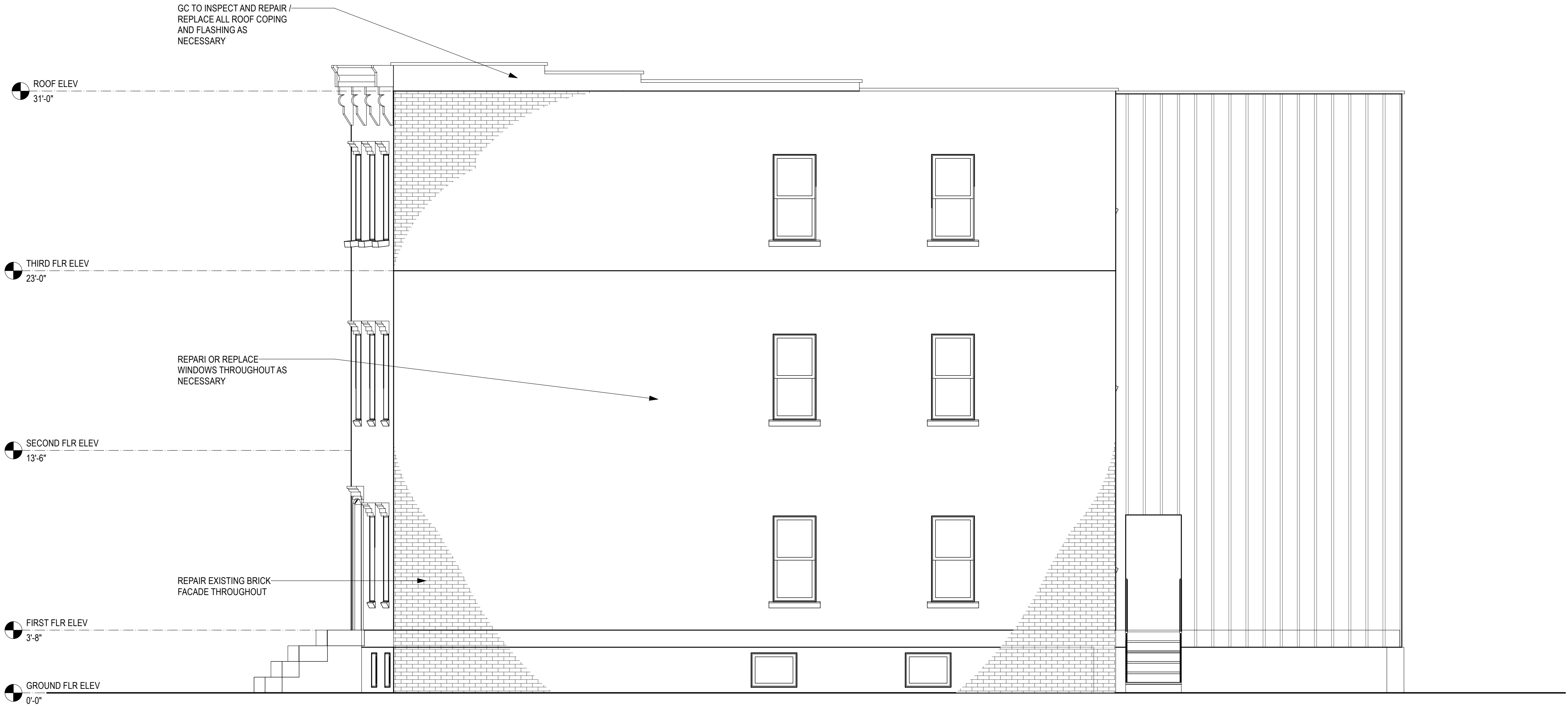
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1 SOUTH - SIDE ELEVATION
Scale: 1/4" = 1'-0"

PROJECT

BUILDING ALTERATION
834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25
REVISION:

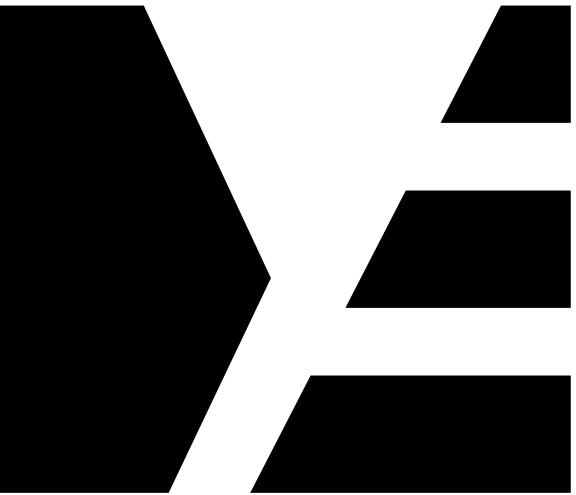
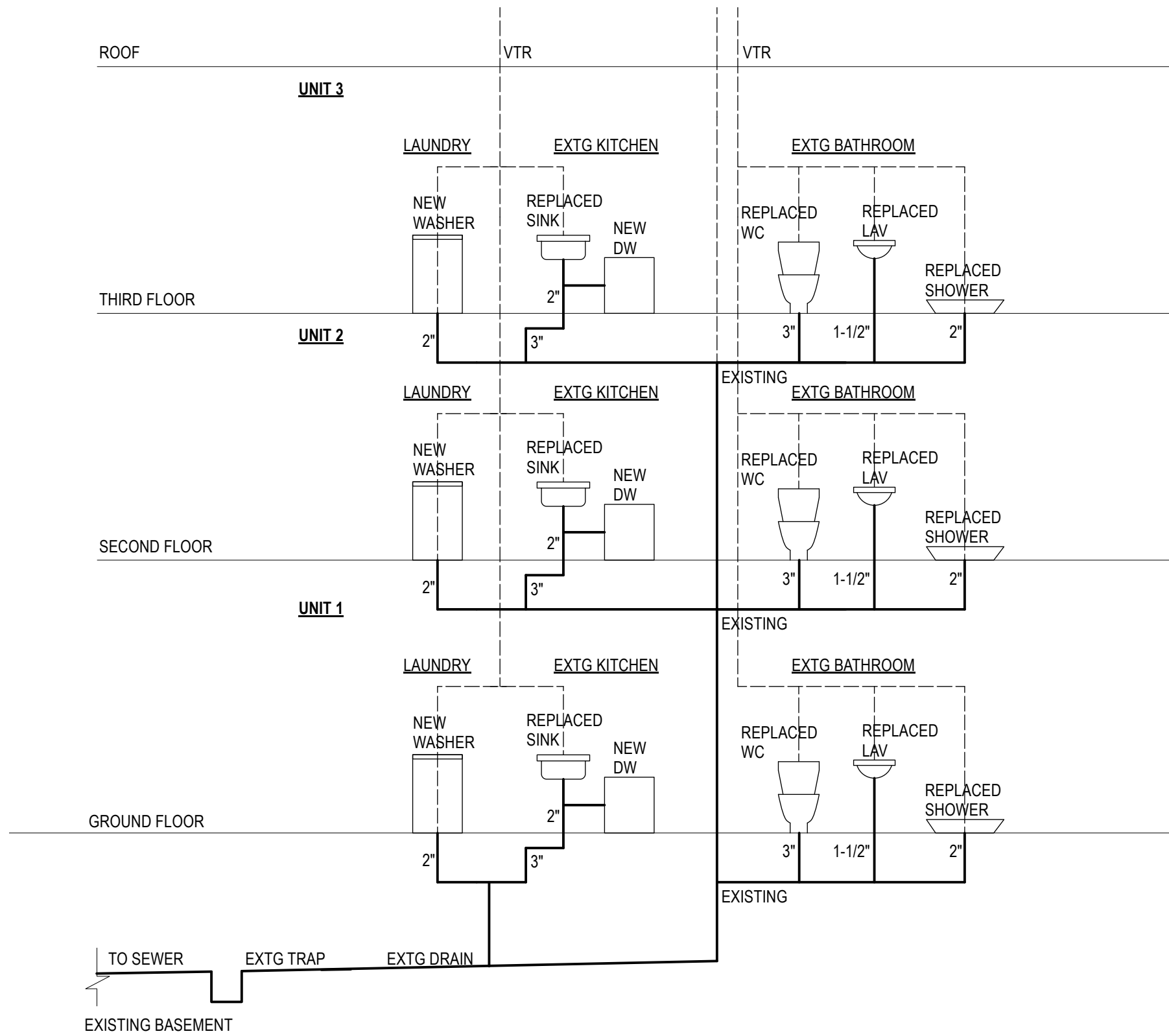
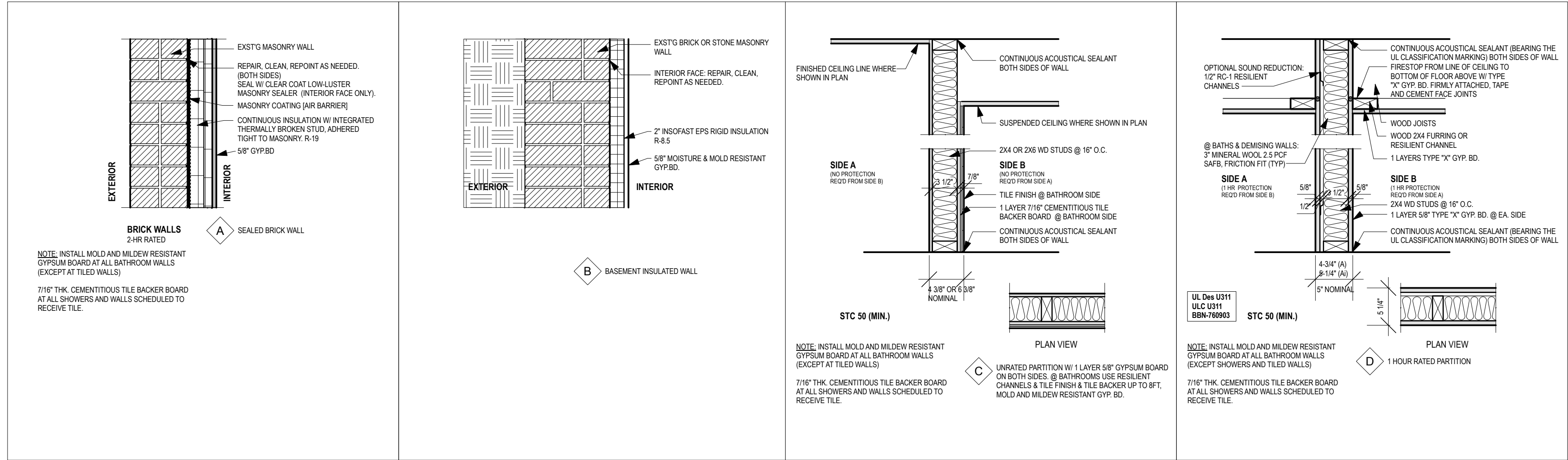
DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A-201

WALL TYPES



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PROJECT

BUILDING ALTERATION
834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25
REVISION:

DRAWING TITLE

DETAILS

DRAWING NUMBER

A-600

Door Schedule

		Nominal Size				Door Style						Door Frame		Openings				
		Width	Height	Thickness														
Mark					Configuration	Top Shape	Slab Style	Side Lights	L Sideit Wid	R Sideit Wid	Glaz. Style	Jamb Thick	Jamb Depth	RO Width	RO Height	HW Set	Comments	
D-01		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW-#		
D-02		2'11 1/2"	6'8 3/4"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	8"	2'11 1/2"	6'8 3/4"	DHW-#		
D-03		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW-#		
D-05		4'0"	6'8"	1 3/4"	Slider	OX	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	4'1 1/2"	6'8 3/4"	DHW-#		
D-06		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-07		2'0"	6'8"	1 3/4"	Bi-fold Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-08		2'0"	6'8"	1 3/4"	Bi-fold Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-09		2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-10		2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-11		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW-#		
D-12		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-13		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW-#		
D-14		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-15		2'6"	6'8 3/4"	1 3/4"	Bi-fold Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'6"	6'8 3/4"	DHW-#		
D-16		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-17		2'4"	6'8"	1 3/4"	Bi-fold Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'5 1/2"	6'8 3/4"	DHW-#		
D-18		2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-19		2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-20		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW-#		
D-21		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-22		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-23		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW-#		
D-24		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-25		3'0"	6'8 3/4"	1 3/4"	Bi-fold Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	3'0"	6'8 3/4"	DHW-#		
D-26		2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW-#		
D-27		2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-28		2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW-#		
D-29		2'11 1/2"	6'8 3/4"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	8"	2'11 1/2"	6'8 3/4"	DHW-#		
ED-01		3'0"	6'8"	1 3/4"	Swing Simple	N/A	Segment	Custom	0"	10"	None	3/4"	2'0"	4'3 1/2"	7'4 1/2"	DHW-#		
ED-02		2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	1'0"	2'9 1/2"	6'8 3/4"	DHW-#		
ED-03		2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	1'0"	2'9 1/2"	6'8 3/4"	DHW-#		
ED-04		2'8"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel	N/A	N/A	None	3/4"	1'0"	2'9 1/2"	6'8 3/4"	DHW-#		

PLUMBING FIXTURE SCHEDULE

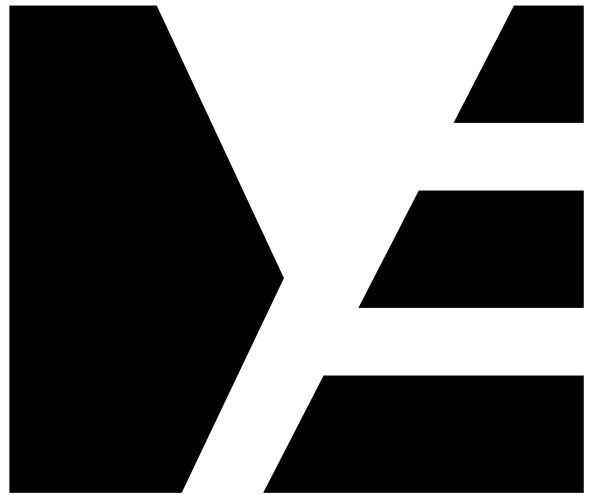
LOCATION		TYPE	MANUFACTURER	MODEL NAME/NUMBER	FINISH	NOTES
Kitchen	P-1	Kitchen Sink	TBD	TBD		
	P-2	Kitchen Faucet	TBD	TBD		
Bathroom	P-3	Toilet	TBD	TBD		
	P-4	Bathroom Lavatory	TBD	TBD		
	P-5	Bathroom Faucet	TBD	TBD		
	P-6	Showerhead, Tub Spout, & Controls	TBD	TBD		
	P-7	Shower Pan & Drain	TBD	TBD		
	P-8	Bathtub	TBD	TBD		
	P-9	Bathtub spout	TBD	TBD		
	P-10	Exterior Spigot	TBD	TBD		

Note: Verify all plumbing fixtures w/Owner prior to purchase. GC to provide and install all plumbing fixtures

EQUIPMENT SCHEDULE

LOCATION		TYPE	MANUFACTURER	MODEL NAME/NUMBER	NOTES
Kitchen	EQ-1	Electric Range	TBD	TBD	
	EQ-2	DW	TBD	TBD	
	EQ-3	Refrigerator / Freezer	TBD	TBD	
	EQ-4	Microwave	TBD	TBD	
Laundry Closet	EQ-5	Stacked Washer & Dryer	TBD	TBD	

Note: Verify all equipment specifications prior to ordering.



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TROY, NY 12180
838.386.1563



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PROJECT

BUILDING ALTERATION
834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25

REVISION:

DRAWING TITLE

SCHEDULES

DRAWING NUMBER

A-601



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PROJECT

BUILDING ALTERATION

834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25

REVISION:

DRAWING TITLE

ELECTRICAL & LIGHTING PLANS

DRAWING NUMBER

E-100

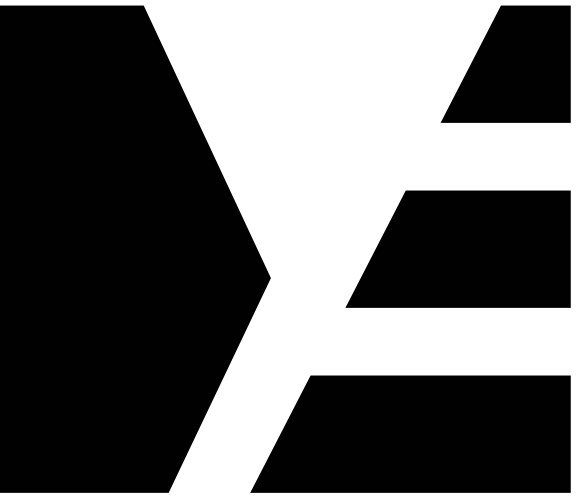
LIGHT FIXTURE SCHEDULE						
FIXTURE	SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	MOUNTING	LAMPING
A		RECESSED LED DOWNLIGHT. A-2 DENOTES WET RATED.	TBD	TBD	RECESSED	2.5 W LED
B		DECORATIVE WALL SCONCE	TBD	TBD	WALL MOUNTED	2.5 W LED
C		CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED	20 W
D		CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED	20 W
E		CEILING MOUNTED LED UTILITY FIXTURE	TBD	TBD	CEILING MOUNTED	5 W LED
F		UNDERCABINET LED STRIP	TBD	TBD	CEILING MOUNTED	2 W LED
H		CEILING MOUNTED TRACK LIGHT	TBD	TBD	CEILING MOUNTED	5 W LED

1 BASEMENT - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL KEY	
	DUPLEX OUTLET. USE WEATHERPROOF FOR EXTERIOR (EXT)
	DUPLEX GROUND FAULT INTERRUPTOR OUTLET
	EQUIPMENT POWER. REFER TO EQUIPMENT SPECS.
	ELECTRICAL PANEL (EXISTING SERVICE TO BE CONFIRMED)

2 FIRST FLOOR - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

- ELECTRICAL NOTES**
- Electrical service to the Building shall not be overloaded by proposed renovations.
 - AFCI protection shall be provided for all new general purpose receptacle branch circuits. All new general purpose receptacles shall be tamper resistant type as required.
 - All affected electrical components, wiring, fixtures, etc. within the building shall be examined by a licensed electrician prior to installation of finished surfaces to verify that all complies with applicable Codes and standards.
 - A licensed electrician shall perform all electrical repairs, modifications, etc.
 - GC to coordinate walk-thru with Owner to confirm all device locations prior to running wire to exact locations.



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PROJECT

BUILDING ALTERATION

834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25

REVISION:

DRAWING TITLE

ELECTRICAL & LIGHTING PLANS

DRAWING NUMBER

E-101

LIGHT FIXTURE SCHEDULE						
FIXTURE	SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	MOUNTING	LAMPING
A	○ A	RECESSED LED DOWNLIGHT. A-2 DENOTES WET RATED.	TBD	TBD	RECESSED	2.5 W LED
B	—○ B	DECORATIVE WALL SCONCE	TBD	TBD	WALL MOUNTED	2.5 W LED
C	⊠ C	CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED	20 W
D	⊙ D	CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED	20 W
E	⊠ E	CEILING MOUNTED LED UTILITY FIXTURE	TBD	TBD	CEILING MOUNTED	5 W LED
F	▨ F	UNDERCABINET LED STRIP	TBD	TBD	CEILING MOUNTED	2 W LED
H	▱ H	CEILING MOUNTED TRACK LIGHT	TBD	TBD	CEILING MOUNTED	5 W LED

1 SECOND FLOOR - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL KEY	
⊕	DUPLEX OUTLET. USE WEATHERPROOF FOR EXTERIOR (EXT)
GFI	DUPLEX GROUND FAULT INTERRUPTOR OUTLET
EQ	EQUIPMENT POWER. REFER TO EQUIPMENT SPECS.
EP	ELECTRICAL PANEL (EXISTING SERVICE TO BE CONFIRMED)

2 THIRD FLOOR - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

- ELECTRICAL NOTES**
- Electrical service to the Building shall not be overloaded by proposed renovations.
 - AFCI protection shall be provided for all new general purpose receptacle branch circuits. All new general purpose receptacles shall be tamper resistant type as required.
 - All affected electrical components, wiring, fixtures, etc. within the building shall be examined by a licensed electrician prior to installation of finished surfaces to verify that all complies with applicable Codes and standards.
 - A licensed electrician shall perform all electrical repairs, modifications, etc.
 - GC to coordinate walk-thru with Owner to confirm all device locations prior to running wire to exact locations.



Interior Finishes Guide

- **Flooring**

- **Hardwood (or similar)**

Latham 10PM
12110

Shop All
Services
DIY
Log In

Home / Flooring / Tile / Mosaic Tile
Internet # 31056829 Model # NHDWH2QZHEX Store SKU # 10046

Bruce
Plano Marsh Oak 3/4 in. T x 3-1/4 in. W x Varying Length Solid Hardwood Flooring (22 sq.ft./ctn)
★★★★☆ (3021) Questions & Answers (763)

Covers 22 sq. ft.
\$4⁵⁹ /sq. ft.
(\$100.98 /carton)

Save up to \$100 on your qualifying purchase Apply for a Home Depot Consumer Card

- Expertly crafted in USA with solid oak; a renewable resource
- Durable nail down install on/above grade and refinish up to
- Authentic hardwood features mineral streaks, knots & small
- [View More Details](#)

- **Tile for bathroom floors (or similar)**

Latham 10PM
12110

Shop All
Services
DIY
Log In

Home / Flooring / Tile / Mosaic Tile
Internet # 31056829 Model # NHDWH2QZHEX Store SKU # 10046

MSI
White 2 in. Hexagon 11 in. x 11 in. x 0.25 in. Matte Porcelain Mesh-Mounted Mosaic Tile (0.81 sq. ft./Each)
★★★★☆ (327) Questions & Answers (67)

2.8k

\$3⁰⁹

- White hexagon porcelain mosaic with a matte finish
- Mosaic tile for backsplash, showers, accent walls, and more
- Porcelain mosaic tile for indoor and outdoor installation
- [View More Details](#)

Latham Store
✓ 103 in stock Aisle 09, Bay EC2

Pack Size: Each

Pickup at **Latham** Delivering to **12110**

Pickup Today 103 in stock	Delivery Today 122 available
--	---

- **Paint colors**

- Walls – swiss coffee - eggshell sheen – benjamin moore
- Kitchen and bathroom – swiss coffee - semi gloss sheen – Benjamin moore
- Cabinets – inchyra blue – Semi Gloss) farrow and ball (color match if necessary)
- Trim – White – Semi Gloss

- **Cabinet style**

- **Unfinished to accept paint – Hampton Bay (or similar)**

Latham 10PM
12110

Shop All
Services
DIY
Log In

... / Kitchen / Kitchen Cabinets / In Stock Kitchen Cabinets / Assembled Kitchen Cabinets
Internet # 302670146 Model # K0004-LP Store SKU # 1007519

Top Rated
Hampton Bay
24 in. W x 24 in. D x 34.5 in. H Assembled Drawer Base Kitchen Cabinet in Unfinished with Recessed Panel
★★★★☆ (303) Questions & Answers (196)

\$189⁰⁰

Pay \$164.00 after \$25 OFF your total qualifying purchase upon opening a new card Apply for a Home Depot Consumer Card

Buy 10 or More, Get 10% Off

- Requires 3 cabinet models for 10% off (see details)
- Offer cannot be combined with other offers
- Offer valid on select items only
- See store for details

Cabinet Style
Unfinished
24 in. W x 24 in. D x 34.5 in. H



Cabinet knobs and pulls (or similar)



Liberty

Logan 1-1/4 in. (32 mm) Classic Polished Brass Round Cabinet Knob

★★★★★ (4.7 / 288)

Model# P50150H-PB-C5

\$3⁹³



Franklin Brass

30-Pack Simple Round Bar 3 in. (76 mm) Modern Satin Gold Cabinet Drawer Pulls

★★★★★ (4.3 / 116)

Model# P46640K-523-B3

\$34⁰⁸ /package
(\$1.14/pull)

Faucets (or similar)



KOHLER Clarus Single Handle Pull Down Sprayer Kitchen Faucet in Vibrant Brushed Moderne Brass

★★★★★ (4.6 / 219)

Model# R30935-2MB

\$249⁰⁰



Glacier Bay Dorind 4 in. Centerset Double Handle High-Arc Bathroom Faucet in Matte Gold

★★★★★ (4.5 / 800)

Model# HD67110W-604405

\$109⁰⁰



Hot water Tank (or similar)



Expert Installation Available

Rheem

Performance 40 Gal. Medium 4500-Watt
Double Element Electric Water Heater wit...

★★★★★ (4.3 / 9117)

Model# XE40M06ST45U1

\$389⁰⁰ Was \$499.00
Save \$50.00 (11%)

Buy 3 or more **\$350.10**

Pickup

27 in stock at [Latham](#)

Toilet (or similar)

Top Rated



Glacier Bay

12 inch Rough In Two-Piece 1.1 GPF/1.6
GPF Dual Flush Elongated Toilet in White...

★★★★★ (4.4 / 7111)

Model# N2316

\$109⁰⁰

Refrigerator (or similar) (30" or 36")

Top Rated



Frigidaire

30 in. 18.3 cu. ft. Garage Ready Top Freezer
Refrigerator in Stainless Steel

★★★★★ (4.5 / 14615)

Model# FFTR1835VS

\$678⁰⁰ Was \$949.00
Save \$171.00 (20%)

Stove (electric) (or similar)



GE

30 in. 5 Burner Elements Free-Standing Electric
Range in Stainless Steel with Express Preheat,...

★★★★★ (4.8 / 33)

Model# GRF500SVSS

Limit 2 per order

\$648⁰⁰ Was \$949.00
Save \$301.00 (32%)



Dishwasher (Or Similar)



Frigidaire
24 in Top Control Built in Tall Tub Dishwasher with Plastic Tub in Stainless Steel with 4-cycles
★★★★★ (4.3 / 1158)
Model# FDPH4316AS
Limit 2 per order
\$428⁰⁰ Was \$529.00
Save \$101.00 (19%)

Tub + Surround (or similar)

CURRENT ITEM

☒ Select

Top Rated




Delta
Classic 500 60 in. W x 61.25 in. H x 30 in. D 3-Piece Direct-to-Stud Alcove Bathtub/Shower Surrounds in High Gloss...

★★★★★ (4 / 247)

\$399⁰⁰

☒ Select



Delta
Classic 500 60 in. x 30 in. Alcove Deep Soaking Bathtub with Right Drain in High Gloss White

★★★★★ (3.8 / 413)


\$340³⁵

Vanity (or similar)


Glacier Bay

Everdean 37 in. Single Sink Pearl Gray Bath Vanity with White Cultured Marble Top (Assembled)

★★★★★ (2792) Questions & Answers (648)



\$349⁰⁰

Pay \$299.00 after \$50 OFF your t card.  Apply for a Home Depot Consume

- 36.5 in. W x 18.75 in. D x 34.38 in.
- Includes hardware, 1 under-sink c
- Includes 1-piece single-sink vanit
- [View More Details](#)

Latham Store

✓ 3 in stock Aisle 38, Bay 004

Cabinet Color: **Pearl Gray**

Vanity Width: 37 in

25 in 31 in **37 in** 49 in

Pickup at **Latham** Delivering

Pickup ☒ **Delive**



Hood Vent (or similar)

Exclusive

Vissani

Siena 30 in. 350CFM Convertible Pyramid Wall Mount Range Hood in Stainless Steel with Charcoal Filter and LED Lighting

★★★★★ (91) Questions & Answers (28)

Pay \$299.00 after \$ card. Apply for a Home Depot Consumer Card.

- For outdoor or indoor
- 3 fan speeds with push button controls
- Removable mesh grease filter
- [View More Details](#)

Latham Store

✓ 2 in stock Aisle 02, B

Color/Finish: **Stainless Steel**

Range Hood Size (Width): **30 in.** 36 in.

Mounting Type: **Wall Mount** Island

Bath Vent (or similar)

Top Rated

Broan-NuTone

80 CFM Ceiling Bathroom Exhaust Fan with Light and 1300-Watt Heater

★★★★★ (998) Questions & Answers (417)

Pay \$139.00 after \$25 OFF your total qualifying purchase card. Apply for a Home Depot Consumer Card.

- Broan-NuTone bathroom exhaust fan with light and heater
- Compatible with new and retrofit construction
- Ideal for bathrooms up to 70 sq. ft.
- [View More Details](#)

Latham Store

✓ 8 in stock Aisle 44, Bay 010

Air Volume (CFM): **80 CFM** 110 CFM

Pickup at **Latham** Delivering to 12110

Pickup Today 8 in stock

Delivery 96 available

Doorbell Kit (or similar)

Best Seller

Defiant

Wired Contractor Doorbell Kit with 2 Wired Push Buttons, White

★★★★★ (4.3 / 448)

Model# 18000043

\$29.98

Pickup 8 in stock at **Latham**



Light Fixtures (or similar)



Hampton Bay Flaxmere 12 in. Contemporary Brushed gold Selectable CCT Integrated LED Flush Mount for Kitchens

★★★★★ (4.7 / 2327)
Model# HB1023C3CCT-338

\$34⁹⁷



TOZING 16 in. 4-Light Modern Sputnik Linear Gold Metal Industrial Farmhouse Semi-Flush Mount Ceiling Lights Chandelier Light

★★★★★ (3.2 / 45)
Model# XDDTY4T-CWSGJ

\$66⁹⁰ /box



Globe Electric Annecy 13 in. 3-Light Matte Gold Semi-Flush Mount Ceiling Light with Clear Glass Shades

★★★★★ (4.8 / 802)
Model# 65457

\$67⁰⁶



Hampton Bay 8.2 in. 1-Light Black Outdoor Wall Light Lantern Porch or Patio Sconce (2-Pack)

★★★★★ (4.6 / 734)
Model# JBO1691A-4

\$49⁹⁷ (\$24.99/fixture)

Pickup
22 in stock at **Latham**

Exclusive



Hampton Bay Ridgeway 1-Light Brass Wall Sconce

★★★★★ (3.9 / 27)
Model# 65756

\$44⁹⁷



JONATHAN Y Juno 13 in. 1-Light Brass Gold Farmhouse Industrial Iron Cylinder LED Wall Sconce Vanity Light

★★★★★ (4.7 / 3)
Model# JYL9547B

\$34⁴⁹



KAWOTI 30 in. 4-Light Antique Brass Bathroom Vanity Light with Clear Glass Shades

★★★★★ (4.3 / 12)

Model# 21308

\$66⁷⁶ /piece



KAWOTI 29.25 in. 4-Light Antique Brass Bathroom Vanity Lights with Rectangle Clear Glass Shade

★★★★★ (4.3 / 4)

Model# 21246

\$81¹⁸ /piece

Bath Hardware



ARCORA

3-Piece Stainless Steel Bath Hardware Set with Towel Hook Toilet Paper Holder and Towel B...

★★★★★

Model# AR5210013G

\$45¹⁴ /box

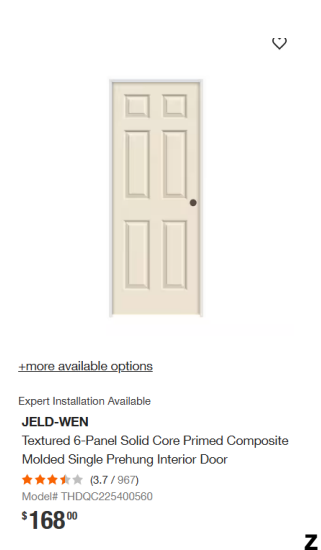


Countertops

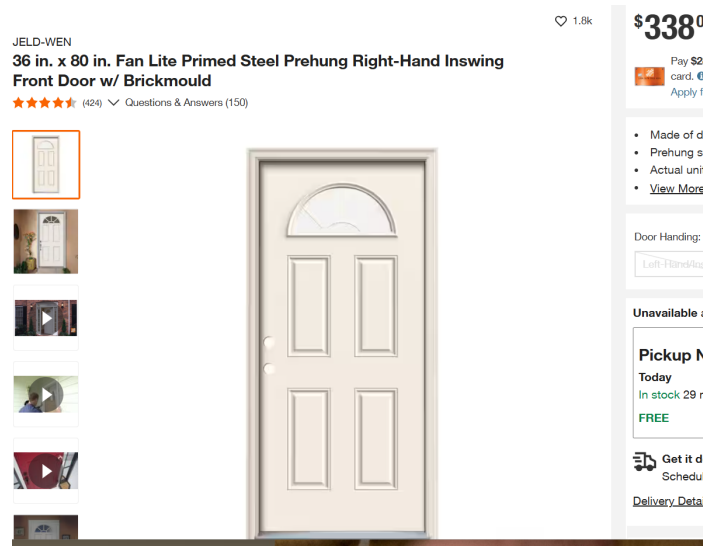
Quartz – off white

Doors

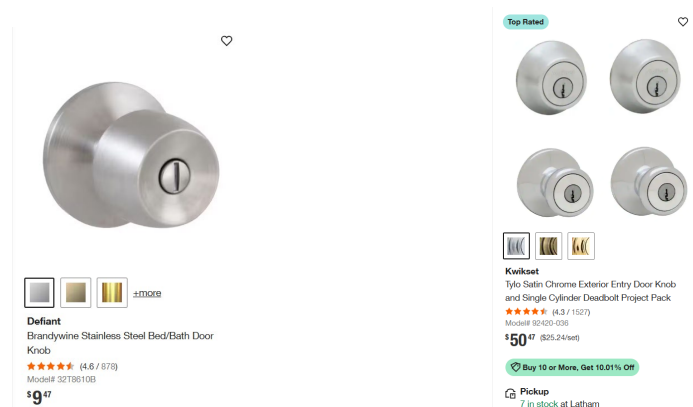
Solid core interior door



Exterior door

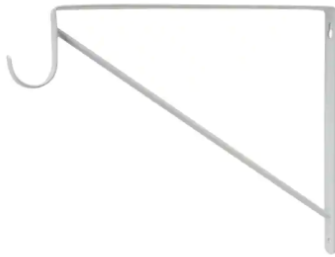


Door handles





Closet Kits



Everbilt
White Heavy-Duty Shelf Bracket and Rod Support

★★★★★ (4.5 / 578)

Model# 14317

\$6²⁷

Pickup
20 in stock at [Latham](#)

Top Rated



Everbilt

72 in. x 1-5/16 in. Heavy Duty Oak Closet Pole

★★★★★ (4.2 / 136)

Model# HD-0015-6OK

\$22⁹⁸



2 in. x 12 in. x 8 ft. #2 Premium Grade Fir Dimensional Lumber

★★★★★ (3.6 / 522)

Model# 707195

\$23¹²

Buy 16 or more **\$19.65**

Trim



Alexandria Moulding

L163E 9/16 in. x 5-1/4 x 192 in. Primed Finger-Jointed Pine Wood Baseboard Molding Pro...

★★★★★ (4.4 / 174)

Model# WP163-93192CPK

\$128⁰⁰

Pickup
35 in stock at [Latham](#)



Woodgrain Millwork

Pro Pack 366 11/16 in. x 2 1/4 in. x 84 in. Primed Finger Jointed Casing (5-Pack – 35...

★★★★★ (4.3 / 317)

Model# 10001390

\$27⁹⁶

Pickup
102 in stock at [Latham](#)

Delivery
Free Delivery