

**RESOLUTION TO ENTER INTO A CONTRACT FOR
REHABILITATION SERVICES – UNIFIED COMMERCIAL ALLIANCE, LLC – 871 RIVER
STREET**

A regular meeting of the Troy Community Land Bank Corporation (the “TCLB”) was convened in public session at City Hall, 433 River Street, fifth floor, Troy, New York 12180 in the City of Troy, Rensselaer County, New York on JULY 16th, 2025 at 8:30 a.m. o’clock local time.

The meeting was called to order by the Chair of TCLB and, upon roll being called, the following members of the TCLB were:

PRESENT:

Jamie Magur	Chair
Suzanne Spellen	Vice-Chair
Monica Kurzejeski	Treasurer
Brian Barker	Secretary
Bob Connolly	Member
Andrew Cooper	Member
Seamus Donnelly	Member
Brian Sano	Member
Tamara DeMartino	Member

Y
Y
N
Y
Y
Y Y
N
Y
Y

RESOLUTION TO ENTER INTO A CONTRACT REHABILITATION SERVICES

WHEREAS, TCLB issued a Request For Proposals for REHABILITATION Services on JUNE 16, 2025, with a response required by JULY 10TH, 2025; and

WHEREAS, UNIFIED COMMERCIAL ALLIANCE (hereinafter “UCA”) responded to TCLB’s Request For Proposals for REHABILITATION SERVICES and the Staff and Board of Directors has reviewed said proposal, a copy of which is attached hereto; and

WHEREAS, UCA submitted a response to TCLB’s Request For proposals and is the lowest responsible bidder; and

NOW, THEREFORE, BE IT RESOLVED by the Troy Community Land Bank Corporation that:

1. The PARTIAL REHABILITATION OF 871 RIVER STREET Proposal from UCA for \$460,070 is hereby awarded; and
2. The Contract attached hereto as Schedule A between TCLB and UCA for REHABILITATION Services is hereby approved; and
3. The itemized scopes of work awarded to UCA are attached hereto as Schedule B; and
4. The Executive Director, Chairman and General Counsel shall have the authority to execute any and all documents to effectuate the Contract; and
5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Jamie Magur	Chair	Voting <u>Y</u>
Suzanne Spellén	Vice-Chair	Voting <u>Y</u>
Monica Kurzejeski	Treasurer	Voting <u>Y</u>
Brian Barker	Secretary	Voting <u>Y</u>
Bob Connolly	Member	Voting <u>Y</u>
Andrew Cooper <i>MOTION</i>	Member	Voting <u>Y</u>
Seamus Donnelly	Member	Voting <u>Y</u>
Brian Sano <i>SECOND</i>	Member	Voting <u>Y</u>
Tamara DeMartino	Member	Voting <u>Y</u>

The foregoing Resolution was thereupon declared duly adopted unanimously meeting the requirements of the Land Bank's bylaws requiring a majority of the Board approving this resolution.

STATE OF NEW YORK)

) SS.:

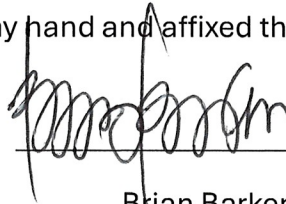
COUNTY OF RENSSELAER)

I, the undersigned Secretary of the TROY COMMUNITY LAND BANK CORPORATION DOES HEREBY CERTIFY, that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Land Bank, including the Resolution contained therein, held on JULY 16, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Land Bank had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meeting Law; (D) there was a quorum of the members of the Land Bank present throughout said meeting; and (E) Pursuant to the Land Bank Bylaws, a majority of the Board has voted to approve this resolution.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Land Bank this 16th day of JULY, 2025.

A handwritten signature in black ink, appearing to read "Brian Barker", is written over a horizontal line.

Brian Barker, Secretary (SEAL)

SCHEDULE A

CONTRACT

SCHEDULE B

Itemized Scope of work included

871 River Street – Scope of Work – AWARDED TO UCA

1. General Carpentry & Framing:

- Demo of non-structural interior elements as needed for new layout. (RI/D)
- New partition walls and framing to match architectural plans. (RI/D)
- Repair structural framing as determined by architectural plans (RI/D)
- Replace, install, repair windows as necessary to meet code and following architectural plans (RI/D)
- 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 guardrails as needed to meet code. (RI/D)
- Demolish Kitchens and Bathrooms (RI/D)
- The second floor between the kitchen and bedrooms will be leveled to accommodate the kitchen cabinets. (RI/D)
- Remove all debris (RI/D)
- Rough in framing of new windows and sealing off omitted windows per plans (RI/D)
- Replace windows as needed. number of windows TBD at bid walkthrough. (Finish)
- Installation of new doors interior and exterior and Trim (Finish)
- The handrail will have 12 spindles with an allowance of \$1200 for the spindles to be installed to ensure code compliance. This is on the second-floor entrance out front. (finish)
- Install exterior landings for ADA compliant door on the side and the entrance to the 1-bedroom apartment using PT wood (finish)

TOTAL \$ 144,500

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.
- Seal all roof penetrations

TOTAL \$ 62,000_____

3. HVAC:

- Second Floor (2BR apartment): Install ductless mini-split system with air handlers in living areas and bedrooms. Condenser unit to be placed on the roof or designated platform (final location per architectural/mechanical drawings). Bathroom to get an electric baseboard separate supplemental unit
- Rear 1BR Apartment: Install ductless mini-split system with air handlers in living areas and bedrooms. Condenser unit to be placed on the roof or designated platform (final location per architectural/mechanical drawings). Bathroom to get an electric baseboard separate supplemental unit
- Front Office Space (Land Bank HQ): Install high-efficiency gas-fired furnace for heat with ducted central cooling system (contractor to propose layout based on architectural drawings).
- Thermostat placement and zoning per design specifications.
- Seal all roof/siding penetrations

TOTAL \$ 34,500_____

5. Kitchens & Bathrooms:

- Full kitchen installation in both residential units (1-bedroom and 2-bedroom), including cabinetry, countertops, sink, appliances, and plumbing/electrical hookups per plans.
- Mini-kitchenette build-out in Land Bank office space, including base cabinets, countertop, small sink, and outlet for mini fridge or microwave (final spec TBD).
- 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
- Construct and finish two residential bathrooms and one ADA compliant restroom per plans.

TOTAL \$ 45,420_____

6. Flooring:

- Repair subfloors as needed.
- The existing floor can be refinished in the 1-bedroom apartment if they can be saved
- Install new durable, cost-effective hardwood flooring throughout all living spaces.
- floor tile/grout in bathrooms

TOTAL \$ 49,590_____

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
- Paint cornice of exterior 2 colors.

TOTAL \$ 29,900_____

9. 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 \$ 27,500

10. Insulation

- Provide and install R-49 insulation above the 2nd floor ceiling.
Provide and install insulation in other areas according to code.

TOTAL \$ 19,200

11. Siding and exterior work:

- Replace the east/front siding up to the cornice with white double 4" vinyl siding
- Replace the south siding with white double 4" vinyl siding
- Replace the west siding where graffitied/damaged with white double 4" vinyl siding
- Replace the west siding where siding is not double 4" with white double 4" vinyl siding
- Replace the north siding where graffitied/damaged white double 4" vinyl siding
- Replace/repair/finish the siding on the 2 sides and back where it transitions from the roof to the siding.

TOTAL \$ 22,420

13. Masonry:

- Repair two holes in the foundation
- Fix the brick at the entrance of the basement stairs.

TOTAL \$ 7,900

14. Windows:

- Procure and install new windows. every window that is specified with the plans should be replaced with an allowance of \$600/window for the materials. White, Vinyl, Low E/argon, code compliant, double hung window, 1 over 1 window. Given that the building is going to remain siding, it should be a new construction window with built in j channel when applicable. The 3 windows in the front are not being replaced.

TOTAL \$ 11,740

15. Mold remediation

- Remediate mold in the basement under the bar.

TOTAL \$ 5,400