

CONTRACTOR PROJECT OVERVIEW

Rehabilitation of 85 & 105 Montcalm Street, Ticonderoga, New York

Issued by: North Country Rural Development Coalition (NRDC) / Essex County Land Bank Corporation

Project Overview

NRDC is seeking qualified contractors to provide pricing for the rehabilitation of two properties located at 85 and 105 Montcalm Street in Ticonderoga, New York. Both projects involve substantial building rehabilitation to support residential housing and improve the condition, safety, and long-term usability of the properties.

The properties are being bid as part of a coordinated procurement effort. Contractors may submit pricing for either property or both properties, provided that costs are clearly itemized by address.

Project 1: 85 Montcalm Street

Mixed-Use Building Rehabilitation

This project involves the rehabilitation of an existing mixed-use building containing three residential apartments, shared common areas, and first-floor commercial space.

Major anticipated work includes:

- **Apartment renovations:** Rehabilitation of three apartments, including kitchen and bathroom improvements, new flooring, wall and ceiling repairs, painting, and replacement of damaged finishes. One apartment will require more extensive interior demolition and remediation due to existing material and odor concerns.
- **Building systems:** Electrical upgrades, separate metering for residential and commercial spaces, plumbing repairs and improvements, and installation of energy-efficient heating, cooling, and water-heating equipment.
- **Roof and exterior improvements:** Replacement of the existing roofing system, gutter and drainage improvements, residential window replacement, and related weatherproofing.
- **Life-safety improvements:** Smoke and carbon monoxide detection, fire and life-safety upgrades as required, and improvements to common-area circulation and egress.
- **Common areas and site work:** Hallway and stairwell rehabilitation, removal of the existing rear deck, repairs to affected exterior surfaces, and cleanup and restoration of the rear property.
- **Commercial space:** Storefront and entry improvements, façade rehabilitation, and interior finish work to prepare the first-floor commercial space for future use.

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Important consideration: The existing exterior mural must be protected throughout construction. Preventing damage to the mural is a required part of the project.

Project 2: 105 Montcalm Street

Residential Conversion and Commercial White-Box Rehabilitation

This project involves substantial rehabilitation of an existing building to support four residential apartments and a first-floor commercial white-box space.

The proposed residential layout includes three basement apartments and one rear upper-floor apartment. The commercial space will be rehabilitated as a flexible shell for future tenant improvements.

Major anticipated work includes:

- **Building cleanout and selective demolition:** Removal of debris, abandoned equipment, damaged finishes, and other materials necessary to prepare the building for rehabilitation.
- **Roof and exterior envelope:** Replacement of the existing low-slope roofing system, repairs to deteriorated masonry and parapets, and improvements to roof drainage and weatherproofing.
- **Foundation, drainage, and structural work:** Improvements to address water infiltration, foundation conditions, site drainage, and structural deficiencies identified during construction and design coordination.
- **Residential build-out:** Construction of four apartments, including kitchens, bathrooms, living areas, bedrooms, and associated interior finishes in accordance with final plans.
- **Building systems:** Electrical, plumbing, heating, cooling, ventilation, domestic hot water, and fire and life-safety improvements to support the proposed residential and commercial uses.
- **Commercial space:** Rehabilitation of the first-floor commercial area as a flexible white-box space for future occupancy.
- **Permits and closeout:** Required permits, inspections, coordination with local code officials, and completion of applicable project closeout requirements.

The final apartment layouts and certain construction details will be coordinated with the project design professionals and applicable code requirements.

Environmental Assessments

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Environmental assessments have been ordered for the projects. The need for lead-based paint and/or asbestos abatement will be determined once the assessment results are available. Contractors should identify any assumptions or exclusions related to environmental testing and potential abatement in their proposals.

Bidding Opportunities

Contractors are invited to review the anticipated work and indicate their interest in either or both properties. Depending on their qualifications and capacity, contractors may provide pricing for specific trades or for a broader scope of work.

Contractors interested in bidding for both properties should provide **separate, itemized pricing for each address**, along with a combined price if any cost savings are available.

This overview is intended to provide a general introduction to the projects and is not a substitute for the full RFP, detailed scope of work, or required bid documentation. Contractors should rely on the complete procurement documents when preparing their proposals.