

**NEW YORK MAIN STREET PROGRAM  
TIOGA COUNTY PROPERTY DEVELOPMENT COPORATION  
62-64 NORTH AVE, OWEGO PROJECT**

**REQUEST FOR PROPOSAL  
GENERAL CONTRACTORS**

**I. INTRODUCTION**

The Tioga County Property Development Corporation (TCPDC), located at 56 Main Street, Owego, NY 13827, is soliciting proposals from interested and qualified General Contractors in accordance with the project scope that is outlined below. NYS certified Minority/Women Business Enterprises (M/WBE) and Service Disabled Veteran Owned Business (SDVOB) firms are strongly encouraged to submit a proposal, and/or engage with the project as a subcontractor.

All bids made by subcontractors must be a part of and included under a General Contractors bid.

**II. PROJECT DESCRIPTION**

<b>Property Owner:</b>	NAVO Properties, LLC
<b>Property Address:</b>	62-64 North Ave. Owego, NY 13827
<b>Contact Information:</b>	Zubalsky-peers@tiogacountyny.gov
<b>Description:</b>	Please see attached Specifications document.

**III. PROJECT REQUIREMENTS**

- Contractor must submit a certificate of insurance indicating Commercial General Liability Coverage in the amount of \$1,000,000 from an Insurance Carrier having a best's rating of "A"
- Contractor must be legally licensed under applicable laws in the State of New York and the Village of Owego
- Contractor must provide their Worker's Compensation Certificate, if applicable
- Contractor must provide their Lead Renovation, Repair, and Painting (RRP) Certification
- Contractor must abide by all Federal, State, County, Local Laws and Ordinances, including State Historic Preservation Office (SHPO)
- Contractor must obtain all required permits
- Contractor must include materials list
- Contractor shall not subcontract out any work under the contract without prior written consent of the Owner. Any subcontractor shall agree to be bound by all the terms and conditions of the contract binding the Contractor, including the provisions related to Liability and Worker's Compensation Insurance.

- All bids made by subcontractors must be a part of and included under a General Contractors bid.

#### IV. SCOPE OF SERVICES

The Cost of Work must include all labor, material, equipment and supervision necessary to complete the work as specified and referenced in the Specifications attached. The following items clarify, but do not limit, the intent of this Request for Proposal. Contractor will obtain and pay for any local bonds, permits, licenses, etc., necessary to complete its work. All contractors (including any subcontractors) will be required to be licensed and bonded as required. The building permit will be provided by the general contractor. All work must be performed during normal working hours: 7:00 AM – 3:30 PM.

All work under this contract shall be done in accordance with all applicable federal, state, and local rules, regulations and codes. All work must be performed under the direction and supervision of a professional certified for each required specialty as required by the State of New York.

#### V. SCHEDULING AND COMPLETION

TCPDC in partnership with the Village of Owego Code Enforcement Office will determine if proposals are responsible and reserves the right to consider price, contractor's capacity to handle needed work on a timely basis, high quality work, previous work experience and proper insurance capability of contractor. Work will be tracked and inspected by the Village of Owego Code Enforcement Officer. TCPDC reserves the right to reject any and all proposals. The property owner will choose their contractor from the reasonable proposals presented. If the property owner chooses other than the lowest bidder, re-imbursement will be based on the amount of the lowest bid. Contract will be with the individual property owner. It is anticipated that each contract will be awarded to the lowest responsible proposal.

Notice of proposal Awardee will be issued to successful and unsuccessful proposals respectively.

Completion Date: Six (6) months from date of start of construction, which must be within sixty (60) days of notice of approval and executed signed contract with property owner.

All costs associated with preparing a response to this RFP are the responsibility of the proposer.

#### VI. FORMAT OF RESPONSE

Proposals must include the following:

- a. Name and location of project and the name and address of respondent, addressed to Tioga County Property Development Corporation
- b. A detailed breakdown including required tasks related to work to be completed based on the information outlined in this request for proposal.

- c. A completed Proposal Form and materials list based on Specifications provided with a proposal price for each phase of the project. The Proposal Form shall be signed by Principals or Officers duly authorized to execute such documents on behalf of their respective firms or organizations.
- d. Executed Non-Collusive Statement – Failure to sign will result in rejection of proposal
- e. A completed Contractor Qualifications form.
- f. Proper Certificate of Insurance
- g. Worker’s Compensation Certificate (if applicable), or letter stating self-employed.
- h. RRP Certification
- i. A completed Local M/WBE Utilization Plan.

**VII. PROPOSAL SUBMISSION**

Request for Proposal issued: April 17, 2026

Responses must be submitted to Sara Zubalsky-Peer, Executive Administrator, Tioga County Economic Development and Planning, no later than **4:00 PM local time, May 8, 2026**, and may be submitted by mail, hand delivery, or email as follows:

By E-mail, Mail or Hand Delivery:

Attn: Sara Zubalsky-Peer  
Ronald E. Dougherty County Office Building  
Tioga County Economic Development and Planning  
56 Main Street  
Owego, NY 13827  
[Zubalsky-peers@tiogacountyny.gov](mailto:Zubalsky-peers@tiogacountyny.gov)

Qualified proposals with preconditions and late proposals will not be accepted or considered. Proposals must include any and all required specifications. Absolutely no additional cost will be allowed once proposal has been chosen by property owner and awarded.

Note: Proposals must be delivered in original form(s) provided, not by fax.

Please direct all questions to Sara Zubalsky-Peer, Executive Administrator, Tioga County Property Development Corporation, Phone (607) 687-8256 or [zubalsky-peers@tiogacountyny.gov](mailto:zubalsky-peers@tiogacountyny.gov). Questions must be submitted by May 1<sup>st</sup>, 2026.

NEW YORK MAIN STREET  
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION  
62-64 NORTH AVE, OWEGO PROJECT

PROPOSAL FORM

The undersigned, having carefully examined and read the instructions, conditions and specifications relative to supplying a proposal package to the Tioga County Property Development Corporation for a project located within the Village of Owego, and having signed and affirmed the Non-Collusive Certificate, hereby submits the following Lump Sum Proposal Price:

Property Owner: \_\_\_\_\_  
Property Address(es): \_\_\_\_\_

The respondent, in compliance with the Request For Proposal, has carefully examined the proposal package including the Scope of Work, and being familiar with the various conditions affecting the work, agrees to provide General Contractor services, and all else necessary to complete the project Specifications in accordance with the intent of the Request For Proposal.

TOTAL PROPOSAL PRICE PHASE 1:       \$ \_\_\_\_\_  
TOTAL PROPOSAL PRICE PHASE 2:       \$ \_\_\_\_\_  
TOTAL PROPOSAL PRICE PHASE 3:       \$ \_\_\_\_\_  
TOTAL PROPOSAL PRICE:                \$ \_\_\_\_\_

COMPANY: \_\_\_\_\_  
COMPANY ADDRESS: \_\_\_\_\_  
COMPANY LOCATION/ZIP: \_\_\_\_\_  
TELEPHONE NUMBER: \_\_\_\_\_  
CELL PHONE NUMBER: \_\_\_\_\_  
E-MAIL ADDRESS: \_\_\_\_\_

NEW YORK MAIN STREET  
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION  
62-64 NORTH AVE, OWEGO PROJECT

PROPOSAL FORM

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FAX NUMBER:

---

CONTACT PERSON:

---

POSITION IN COMPANY:

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DATED:

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In submitting the proposal, it is understood that the unrestricted right is reserved by the Tioga County Property Development Corporation and Property Owner to reject any and all proposals, or to waive any informalities or technicalities in said proposal, and it is agreed that this proposal may not be withdrawn for a period of forty-five (45) days from opening thereof.

The undersigned hereby certifies that this proposal is genuine, and not sham or collusive, or made in the interest of or in behalf of any person, firm or corporation not herein named, that the undersigned has not directly or indirectly induced or solicited any Respondents to refrain from submitting a proposal, and that the undersigned has not in any manner, sought by collusion to secure for himself over other Respondents.

We acknowledge any noted following Addendum(s):

Addendum \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum \_\_\_\_\_ Dated: \_\_\_\_\_

The date of this proposal is \_\_\_\_\_, 2026

NEW YORK MAIN STREET  
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION  
62-64 NORTH AVE, OWEGO PROJECT

PROPOSAL FORM

SIGNATURES:

When the respondent is an individual:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Respondent (seal)

When the respondent is a partnership:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(seal)

\_\_\_\_\_  
(seal)

\_\_\_\_\_  
(seal)

When the respondent is a Corporation:

By:  
President \_\_\_\_\_

Attest:  
Secretary: \_\_\_\_\_

(Corporate Seal)

NEW YORK MAIN STREET  
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION  
62-64 NORTH AVE, OWEGO PROJECT

PROPOSAL FORM

SIGNATURE OF RESPONDENT: \_\_\_\_\_  
(Signature and Title)

NEW YORK MAIN STREET PROGRAM  
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION  
62-64 NORTH AVE, OWEGO PROJECT

QUALIFICATION FORM

The following information must be completed in order to be considered a qualified respondent.

**Respondent Information**

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Legal Company Name

---

D/B/A

---

Street Address

City/State/Zip Code

---

Phone #

Cell #

Email Address

Company Structure:

Corporation

Partnership

Individual

Other

If other, please explain: \_\_\_\_\_

State of Incorporation or Registration \_\_\_\_\_

Incorporation/ Registration Number \_\_\_\_\_

Number of Years in Business \_\_\_\_\_

---

**Principals**

---

Name Address Phone Position

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Which licenses does your company hold?

#	Issued by:	Date:
#	Issued by:	Date:
#	Issued by:	Date:

If none, please explain:

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**Bank Reference**

Bank: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Acct. Name: \_\_\_\_\_ Acct. #: \_\_\_\_\_ Contact Person: \_\_\_\_\_

**Woman/Minority- Owner Business**

If this a woman or minority-owned business? YES NO

If "YES" is it qualified as such with the State of New York? YES NO Certification #: \_\_\_\_\_

**Affiliation:**

List all other businesses in which the majority owners, partners, officers and shareholders have held an affiliation or interest in the past five years.

Name of Business	Address	Work/Service Performed	Contact Person	Phone

**Insurance:**

**Please include a copy of insurance certificate with this form.**

Insurance Company: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Type of Coverage: \_\_\_\_\_ \$ Amount: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: \_\_\_\_\_

Are there any claims pending against your general contractor liability coverage: YES NO

If "YES" amount of claim(s) \$ \$ \$ \$

**Project History:**

Complete of the following information for each of the last five projects completed by your organization:

**Owner/Project Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_ Cost of Project: \_\_\_\_\_

Did you subcontract any portion of the contract work? YES NO

If so, approximately what percentage of the work did you subcontract? \_\_\_\_\_%

Name of Subcontractor: \_\_\_\_\_

Description of Subcontract Work: \_\_\_\_\_

**Owner/Project Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_ Cost of Project: \_\_\_\_\_

Did you subcontract any portion of the contract work? YES NO

If so, approximately what percentage of the work did you subcontract? \_\_\_\_\_%

Name of Subcontractor: \_\_\_\_\_

Description of Subcontract Work: \_\_\_\_\_

**Owner/Project Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_ Cost of Project: \_\_\_\_\_

Did you subcontract any portion of the contract work? YES NO

If so, approximately what percentage of the work did you subcontract? \_\_\_\_\_%

Name of Subcontractor: \_\_\_\_\_

Description of Subcontract Work: \_\_\_\_\_

**Owner/Project Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_ Cost of Project: \_\_\_\_\_

Did you subcontract any portion of the contract work? YES NO

If so, approximately what percentage of the work did you subcontract? \_\_\_\_\_%

Name of Subcontractor: \_\_\_\_\_

Description of Subcontract Work: \_\_\_\_\_

**Owner/Project Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone # \_\_\_\_\_ Cost of Project: \_\_\_\_\_

Did you subcontract any portion of the contract work? YES NO

If so, approximately what percentage of the work did you subcontract? \_\_\_\_\_%

Name of Subcontractor: \_\_\_\_\_

Description of Subcontract Work: \_\_\_\_\_

**Affirmation:**

By submission of this application, the applicant and person signing on behalf of any applicant subscribes and affirms, under penalties of law, that the statements made in this application for inclusion to the Qualified Contractors List have been examined and to the best of his/her knowledge and belief are true and correct. The applicant affirms that no person named in this application is subject to disqualification under the terms and guidelines of New York City and New York State unless herein stated. The applicant understands that by signing this application it consents to any other inquiry to verify or confirm the information given herein. The applicant understands that this application for inclusion on the Qualified Contractors List does not guarantee that inclusion will be granted but will be used in the determination of eligibility for inclusion.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

STATE OF NEW YORK )  
COUNTY OF ) SS:

\_\_\_\_\_, being duly sworn, deposes and says: I am the person signing on behalf of the applicant described and who executed the foregoing application, and the several matters therein stated in all respects true.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

**NEW YORK MAIN STREET PROGRAM  
TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION  
62-64 NORTH AVENUE, OWEGO PROJECT  
NON-COLLUSIVE CERTIFICATE**

BY SUBMISSION OF THIS PROPOSAL, THE RESPONDENT CERTIFIES THAT:

1. (a) By submission of this proposal, each respondent and each person signing on behalf of any respondent certifies, and in the case of a joint proposal, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

- (1) The prices in 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;
- (2) 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
- (3) 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.

This statement is subscribed and affirmed as true under the penalties of perjury by: “ False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.”

Legal name of person, firm  
or corporation:

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Company/Corporation/Firm **Representative**/Title

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Company/Corporation/Firm **Owner**/Title

Section 103-d of the General Municipal Law, are amended by Chapter 675L 1966, in addition to requiring the above certification, provides as follows:

(b) A proposal shall not be considered responsible for award, nor shall be included for possible award be made, where 1 (a) (1) (2) and (3) above have not been complied with; provided however, that if in any case the respondent cannot make the foregoing certification, the respondent shall so state and shall furnish with the proposal a signed statement which sets forth in detail the reasons therefore. Where 1 (a) (1) (2) and (3) above have not been complied with, the proposal shall not be considered for award nor shall any award be made unless the head of the purchasing unit of the political subdivision, public department, agency or official thereof to which the proposal is made, or his designee, determines that such disclosure was not made for the purpose of restricting competition.

The fact that a respondent (a) has published price lists, rates or tariffs covering items being procured, (b) has informed prospective customers of proposed or pending publication of new or revised price lists for such items or (c) has sold the same items to other customers at the same prices being proposed, does not constitute, without more, a disclosure within the meaning subparagraph one (a).

2. Any proposal hereafter made to any political subdivision of the State or any public department, agency or official thereof, by a corporate respondent for work or services performed or to be performed or goods sold or to be sold, where competitive bidding is required by statute, regulation, or local law, and where such proposal contains the certification referred to in subdivision one of this section, shall be deemed to have been authorized by the Board of Directors of the respondent, and such authorization shall be deemed to include the signing and submission of the proposal and the inclusion therein of the certificate as to non-collusion as the act and deed of the corporation.

**FOR CORPORATION REPRESENTATIVE**

State of \_\_\_\_\_

SS

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument who, did depose and say that (s)he is the \_\_\_\_\_ of the Corporation \_\_\_\_\_ described in, and which executed the within instrument; that (s)he knows the seal of said corporation; that it was so affixed by order of the Board of Directors of said corporation and that (s)he has signed his/her name thereto by like order.

\_\_\_\_\_  
Notary Public

Affix Seal

**FOR PRESIDENT /OWNER OF CORPORATION**

State of \_\_\_\_\_

SS

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_ before, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, who, did depose and say that (s)he is the \_\_\_\_\_ of the corporation \_\_\_\_\_ described in, and which executed the within instrument; that (s)he knows the seal of said corporation; that the seal affixed to said instrument is such corporation seal, that it was so affixed by order of the Board of Directors of said corporation and that (s)he has signed his/her name thereto by like order.

\_\_\_\_\_  
Notary Public

Affix Seal

**Exhibit A-1**  
**Local M/WBE Utilization Plan**

INSTRUCTIONS: This form must be submitted with any bid, proposal, or proposed negotiated contract or within a reasonable time thereafter, but prior to contract award. This local MWBE Utilization Plan must contain a detailed description of the supplies and/or services to be provided by each certified Minority and Women-owned Business Enterprise (M/WBE) under the contract. Attach additional sheets if necessary.

**Federal Employer Identification No. (FEIN):**

**Company Name:**

**Company Address:**

**City, State, Zip Code:**

**Telephone No.:**

**Property Owner:**

**Project Location:**

**M/WBE Goals in the Contract:** 30% of total contract amount - 20% MBE, 10% WBE

**Exhibit A-1  
Local M/WBE Utilization Plan**

1. Certified M/WBE Subcontractors/Suppliers Federal Employer Identification Number (FEIN), Name, Address, Phone, Fax and Email Address.	2. Classification	3. Federal ID No.	4. Detailed Description of Work (Attach additional sheets, if necessary)	5. Dollar Value of Subcontracts / Supplies / Services and intended performance dates of each component of the contract.
A.	<i>NYS CERTIFIED</i> <input type="checkbox"/> MBE <input type="checkbox"/> WBE			
B.	<i>NYS ESD CERTIFIED</i> <input type="checkbox"/> MBE <input type="checkbox"/> WBE			
<p><b>PREPARED BY (Signature):</b> _____ <b>DATE:</b> _____</p> <p><b>Preparer's Name (Print or Type):</b> _____</p> <p><b>Preparer's Title:</b> _____ <b>E-Mail Address:</b> _____ <b>Phone Number:</b> _____</p>				
<p>SUBMISSION OF THIS FORM CONSTITUTES THE OFFEROR'S ACKNOWLEDGEMENT AND AGREEMENT TO COMPLY WITH THE M/WBE REQUIREMENTS SET FORTH UNDER NYS EXECUTIVE LAW, ARTICLE 15-A, 5 NYCRR PART 143, AND THE ABOVE-REFERENCED SOLICITATION. FAILURE TO SUBMIT COMPLETE AND ACCURATE INFORMATION MAY RESULT IN A FINDING OF NONCOMPLIANCE AND POSSIBLE TERMINATION OF YOUR CONTRACT.</p>				

# SPECIFICATIONS

## **PHASE 1: 64 SIDE INTERIOR WORKS**

3B APARTMENT: Cosmetic Renovations, Kitchen + Bathroom.

**3C APARTMENT: NO RENOVATIONS**

64 Lobby, Corridors & Stairs

## **PHASE 2: 62 SIDE INTERIOR**

1B COMMERCIAL – Fire Separation (between stairs and apartments).

2B APARTMENT Complete Renovations

2D APARTMENT Complete Renovations (Additional Apartment from 2B split)

2A APARTMENT Complete Renovations

**3A APARTMENT – NO RENOVATIONS**

## **PHASE 3: EXTERIOR WORKS**

2C APARTMENT Complete Renovations

ALLEY WAY WORKS

REAR DECK WORKS

**AT**  
**62-64 NORTH AVENUE**  
**OWEGO, NEW YORK**

**APRIL 15th, 2026**  
**Revision 1**

**NAVO PROPERTIES LLC**  
**P.O.BOX 105**  
**OWEGO**  
**NY 13827**

**[navoproperties@gmail.com](mailto:navoproperties@gmail.com)**

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## **Instructions to Bidders Supplementary Conditions Form of Proposal**

### **Division 1 General Requirements**

Basic Requirements

### **Division 2 Demolition and Site Work**

Section 02060 Demolition

### **Division 4 Masonry**

Section 04500 Masonry Restoration

### **Division 5 Metals**

Section 05520 Handrails

### **Division 6 Wood and Plastic**

Section 06100 Rough Carpentry

Section 06200 Finish Carpentry

### **Division 7 Thermal and Moisture Protection**

Section 07200 Insulation

Section 07410 Metal Flashing

Section 07900 Joint Sealers

### **Division 8 Doors and Windows**

Section 08000 Doors

Section 08710 Hardware

### **Division 9 Finishes**

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Section 09300 Floor Tile

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Section 09900 Painting

### **Division 10 Specialties**

Section 10800 Toilet Accessories

### **Division 11 Equipment**

Section 11450 Residential Equipment

### **Division 12 Furnishings**

Section 12390 Cabinets and Countertops

### **Division 22 Plumbing**

### **Division 25 HVAC**

### **Division 26 Electrical**

## INSTRUCTIONS TO BIDDERS

### DESCRIPTION OF THE WORK

Bids will be requested for General Construction work for:

Seven (7) Apartments & One(1) Hallways Interior Renovations in 3 phases. For exact scope / specification and details see drawings # 4 & 5 and Exterior Works drawings.

**Project should be priced and completed in phases as below:**

#### PHASE 1 : 62 North Ave (Right Section of building)

1. 1B Retail  
Demo existing ceiling, new 2 hr FR ceiling and 1hr walls at Stairs/Lobby (Add 5/8" occupancy separation between retail & residential). **ADD SEPARATE COST FOR THIS ITEM – NOT PART OF GRANT RFP but will need to be done to be CODE COMPLIANT.**
2. 3B 3<sup>rd</sup> Floor (2 Bed) 490 SF  
PARTIAL RENOVATION  
No Demo or new partitions/doors. Minor repairs and full painting.  
Add \$10,000 budget for new future kitchen upgrade.
3. 3C – 3<sup>rd</sup> Floor (2 Bed) 450 SF  
**NO WORKS**
4. 62 Lobby / Hallway  
Interior Lobby, mailboxes, paint stairs, corridors, ceilings on 2<sup>nd</sup> & 3<sup>rd</sup> Floor. Window on 3<sup>rd</sup> Floor, New Light Fixtures.  
**Not main entrance door (already completed).**

#### PHASE 2 : 64 North Ave (Left Section of building).

5. 3A – 3<sup>rd</sup> Floor (2 Bed) 593 SF  
**NO WORKS**
6. 2A – 2<sup>nd</sup> Floor (1 Bed / 1 Study) 635 SF  
FULL RENOVATION  
Demo & new partitions, floor, ceiling and trims.  
New Kitchen and Bathroom  
Electrics / HVAC
7. 2B – 2<sup>nd</sup> Floor (2 Bed) 720 SF  
FULL RENOVATION  
Demo & new partitions, floor and trims.  
New Kitchen and Bathroom  
Electrics / HVAC

8. 2D – 2<sup>nd</sup> Floor (2 Bed) 700 SF  
FULL RENOVATION  
Demo & new partitions, floor and trims.  
New Kitchen and Bathroom  
Electrics / HVAC
  
9. 64 Lobby / Hallway  
**NO WORKS (completed)**

**PHASE 3 : Rear Apartment, EXTERIORS**

10. 2C – 2<sup>nd</sup> Floor (1 Bed / 1 Study) 640 SF  
FULL RENOVATION  
Demo & new partitions, floor and trims.  
New Kitchen and Bathroom  
Electrics / HVAC
  
11. **SCOPE B EXTERIOR REAR**  
Demolish Deck/Roof over/Stair / Railings  
Remove Skylights, Patch Roof  
Fix/Repair Brickwork / Point and Paint  
Add New Gutter and Downpipe / Fascia and Roof Edge  
Remove all old wiring / grates / signs
  
12. **SCOPE C ALLEY WAY**  
Remove all old none structural wood members  
Powerwash all original beams / Pigeon Debris.  
Add spikes to prevent Pigeon landing/roosting.  
Repair cracks & Point all loose brickwork  
Paint all exterior wood trims to windows  
Remove all old wiring / grates / signs.

It is the contractor's responsibility to examine the site and familiarizing themselves with all site conditions, including , but not limited to, access, working space, safety issues, garbage collection and disposal before submitting a bid.

**BID AWARD**

The Owner reserves the right to reject any and all bids. The owner does not have to accept the low bidder. Contractor to provide qualifications, and three references, if required by Owner. See attached form.

**BIDDING AND CONTRACT DOCUMENTS**

Plans and specifications are available at from Tioga County Department of Economic Development and Planning .

Contact: Sara Zubalsky-Peer  
607 687 8256  
Tioga County Property Development Corporation  
56 Main Street, Owego, NY 13827  
[zubalsky-peers@tiogacountyny.gov](mailto:zubalsky-peers@tiogacountyny.gov)

**BID WITHDRAWAL**

Bidders may not withdraw bids for a period of 45 days after the Bid Date.  
The Owner reserves the right to reject any and all bids.

**TAXES**

Contractor is responsible for all applicable taxes. This is a Capital Improvement Project. Project is eligible to be exempt for NYS Sales tax on materials purchased in New York State from authorized vendor.

## **SUPPLEMENTARY CONDITIONS**

### **CONTRACT AND GENERAL CONDITIONS**

Abbreviated Standard Form of Agreement Between Owner and Contractor (AIA Document A 105-2017: Standard Short Form of Agreement Between Owner and Contractor) and A 201-2017 General Conditions of the Contract.

### **CONSTRUCTION DURATION**

Construction Completion shall be 9 months after signing of contract. Contractor should provide duration for each phase.

### **INSURANCE**

The Contractor shall include all major divisions of coverage, on a comprehensive basis, including:

- Premises Operations ( X,C, and U Coverage)
- Independent Contractors Protective
- Products and Completed Operations
- Personal Injury Liability
- Contractual, including Contractor's obligation
- Owner, non owned and hired vehicles
- Broad Form Property Damage
- Workers Compensation

The owner shall be named as an additional insured on all contractor's insurance.

### **BUILDING PERMIT**

The contractor is responsible for obtaining and paying for the Building Permit, and for completing work according to all applicable laws and regulations.

### **RETAINAGE**

The Contractor shall bill per agreed payment schedule milestones stipulated on the Agreement between owner and Contractor. The Owner agrees to pay the contractor within 30 days upon "owner approval of invoice". In the event of any dispute of any invoice submitted, this must be communicated by the owner to contractor within 7 days.

### **GRANT REQUIREMENTS**

This project is funded in part by a New York Homes and Community Renewal. The grant program does not mandate prevailing wage rates for this project.

The grantor and grantee are required to comply with Articles 15-A and 17-B of the New York State Executive Law. These requirements include equal employment opportunities for minority group members and women ("EEO"), and contracting opportunities for certified minority and women-owned business enterprises ("MWBEs") and Service-Disabled Veteran-Owned Businesses ("SDVOBs"). Recipient's demonstration of "good faith efforts" pursuant to 5 NYCRR §142.8 shall be a part of these requirements. Please visit NYS Empire State Development's Division of Minority & Women Business Development website for a directory of certified Minority and Women-Owned Businesses: <http://www.esd.ny.gov/MWBE.html>.

The HTFC has established an overall Minority-Owned Business Enterprises ("MBE")/Women-Owned Business Enterprises ("WBE") participation goal of 30% related to the total value of NYS HTFC funding. Each project must comply with the aforementioned participation goal. Failure to do so may result in a loss of DRI funding.

Contractors must submit a Local M/WBE Utilization Plan, as well as Bid Solicitation Log in conjunction with individual project bids to the TCIDA prior to the start of construction. Prior to reimbursement occurring, contractors will also need to submit a M/WBE Contractor Compliance and Payment Report, and attach supporting documentation (M/WBE executed contracts, final lien waivers, cancelled checks, etc., or other documentation) describing the "Good Faith Efforts" taken to achieve M/WBE program.

Any project that involves the disturbance of lead base paint surfaces levels must be conducted in accordance with the NYMS Lead Based Paint Policy and in accordance with EPA's Renovation Repair and Painting Rule (RRP

Rule) found in 40 CFR Part 745. Please see Limited Lead Based Paint Survey Reports included in the proposal package, which details all components within the project scope that were identified as positive for the presence of lead per NYS/EPA HUD's criteria.

Asbestos Containing Materials that will be disturbed as part of the project activities will be handled and disposed of according to NYS Department of Labor requirements at 12 NYCRR Part 56 and local regulations.

For all interior work completed in residential units, post renovation radon testing must be conducted and results provided. If elevated levels are found the EPA Radon Mitigation Standards must be followed.

All interior and exterior renovations shall require approval of the proposed scope of work by the New York State Historic Preservation Office if required.

## **DIVISION 1 - GENERAL REQUIREMENTS**

### **SUMMARY OF WORK**

Project identification: Seven(7) Apartments & Two (2) Hallways & Stairs Interior Renovations at 62-64 North Avenue, Owego, New York

Project summary:

- a. Work includes architectural and interior fit-out, plumbing, HVAC, electrical.
- b. Renovations to Second and Third Floors Apartments
- c. Renovations to both Hallways and Stairs

### **ALLOWANCES**

Include scheduled allowances as indicated on the drawings and specifications; allowances are for materials only.

### **PROCEDURES, CONTROLS, AND PAYMENTS**

- a. Job Meetings: Preconstruction Meeting, and Bi-weekly or as requested by contractor.
- b. Payment Requests to be submitted as per Contract Payment Terms. Payment Period: 30 days
- c. Change Procedures to be submitted and approved BEFORE construction work is done.
- d. Protection of Installed Work: Contractor to erect barricades to protect work.
- e. Waste Disposal: Contractor to provide dumpsters, and legally dispose waste off site. Maintain work areas in clean orderly condition.
- f. Scheduling: Contractor to coordinate with owner regarding scheduling of work.

### **SUBMITTALS, PRODUCTS, AND SUBSTITUTIONS**

- a. Shop drawings, reviewed and annotated by the general contractor as requested by owner
- b. Product data as requested by owner
- c. Samples as required to indicate range of color, finish, and texture to be expected.
- d. Inspection and test reports if requested
- e. Warranties
- f. Closeout submittals

### **TEMPORARY FACILITIES**

- a. Temporary Sanitary Facility to be provided by Contractor.
- b. Contractor to provide and pay for temporary electric service for construction purposes.
- c. Cleaning and Trash Removal: Contractor to provide dumpsters and legally dispose of all waste. Keep work areas in clean and orderly state.
- d. Provide temporary barriers, fencing, and warning signs to protect people, facilities, at work areas.

### **SECTION 01700 - PROJECT CLOSEOUT**

Prerequisites to substantial completion. Provide Certificate of Substantial Completion

- a. Punch list.
- b. Warranties and Certifications.
- c. Occupancy permit.
- d. Start-up and testing of building systems.

Prerequisites to final acceptance.

- a. Final payment request with supporting affidavits.
- b. Completed punch list.
- c. Final cleaning and touch-up.
- d. Provide Contractor's Affidavits of Payments of Debts, Release of Liens,

## **DIVISION 2 – DEMOLITION**

### **SECTION 02060 - DEMOLITION**

1. Remove partitions, windows, doors, finishes as indicated on drawings.
2. Remove all obsolete electric, plumbing and HVAC components.
3. Demolish interior partitions and finishes as indicated on drawings.
4. Protect portions of building adjacent to or affected by selective demolition.
5. Remove and legally dispose of demolished materials off-site.
6. Notify Owner prior to shut-off of existing utilities. Cap off utilities to be discontinued in use.
7. **Abatement:**
  - Provide abatement according to Delta Environmental Services: Report**
  - a. **Removal by certified EPA contractor.**
  - b. **Provide Final Certification Reports per grant administrator's guidelines.**

## **DIVISION 4 - MASONRY**

### **SECTION 04500 - MASONRY RESTORATION & CLEANING**

Brick Cleaning- according to Preservation Brief # 1

1. Cleaning of front and rear brick.
  - a. low pressure wash- under 100 psi; non-ionic detergent (GAF Igepal or eq),
  - b. Potable water, natural bristle brushes.
  - c. Rinse after cleaning
  - d. Perform test cleaning to demonstrate/select appropriate cleaning materials, mixes, and methods.
  - e. NO water repellents or pressure washing.
2. Repoint brick where necessary according to Preservation Brief # 2
  - a. Rake joints to 2 times mortar width;
  - b. Mortar- Type O: .
    1. Repointing mortar: Match existing units and mortar in color, texture, and setting with formulation based on project conditions. One part white Portland cement, 2 parts type S hydrated lime, 6 parts sand, pigment to match existing mortar.
    2. Provide test panel for architect's approval
    3. Replace missing or damaged bricks with bricks salvaged from rear of building.

## **DIVISION 6 - WOOD AND PLASTICS**

### **SECTION 06100 - ROUGH CARPENTRY**

*Scope:*

1. Provide rough carpentry work:
  - a. Wood framing.
  - b. Subflooring
  - c. Underlayment.
  - d. Nailers, blocking, furring, and sleepers.

*Products:*

1. Lumber, finished 4 sides, kiln dry to 15% maximum moisture content: Construction grade southern pine or douglas fir, appearance grade where exposed.
2. Furring and sleepers: Construction grade, finished 4 sides, 15% maximum moisture content.
3. Plywood, APA rated for use and exposure
4. Underlayment for LVT flooring: Traxx ½" Masterply 5 ply hardwood construction
5. Backing panels: APA C-D plugged interior with exterior glue, fire-retardant treated, 3/4".

6. Wood treatment:
  - a. Preservative treatment: Pressure-treated with waterborne preservatives, to comply with AWPA C-2 or C9 Kiln dry after treatment.

## **SECTION 06200 – INTERIOR FINISH CARPENTRY**

### *Scope:*

1. Provide finish carpentry for woodwork items exposed to view:
  - a. Interior : base, window and door casings.

### *Products:..*

1. Interior finish carpentry:
  - a. AWI Custom Grade: for stained finish, Solid Lumber for stained finish
  - b. Oak or as selected by Owner.

## **DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

### **SECTION 07200 – INSULATION**

*Scope:*

1. Provide building insulation of board, blanket, and loose-fill types as applicable:
  - a. Roofs and attics (interior), fiberglass batt.
  - b. Exterior stud walls, fiberglass or mineral fiber batt.
  - c. Foamed in urethane insulation
2. Provide vapor barrier at building perimeter.

*Products:*

1. Blanket/batt type insulation: foil-faced (vapor barrier) glass fiber blanket insulation ; Owens Corning Fiberglass Corp.
2. Board type insulation: Extruded polystyrene board; Dow Chemical .
3. Spray Foam Insulation: R6/ in closed cell polyurethane foam: Dow MX or eq.
4. Vapor barrier: 6 mil clear polyethylene sheet.

### **SECTION 07410 – METAL FLASHING**

*Scope:*

1. Provide.
  - a. Flashing and copings at top of walls as required.

*Products:*

2. Flashing
  - a. Materials: ,024 (G90) galvanized steel or 032 ga aluminum . Kynar 500 finish`
  - b. Color as selected by Owner/Architect.

### **SECTION 07900 - JOINT SEALERS**

*Scope:*

1. Provide sealants at intersection of building components.

*Products:*

1. Exterior joints on vertical surfaces: Non-sag polyurethane; Pecora Dymonic or Tremco Dymeric.
2. Horizontal paving joints, interior and exterior: Self-levelling polyurethane; Tremco TAC 900.
3. Ceramic tile, toilet fixture joints: Silicone rubber; Tremco Proglaze or Dow 786.
4. Interior joints, joints at mirrors: Acrylic latex; Tremco Acrylic Latex.
5. Seam sealant for small metal to metal joints; Tremco Seam Sealer.
6. Precompressed expanding sealant tape; Emseal PC-SA.
7. Pavement joint filler: Resilient, premolded asphalt impregnated fiberboard.
8. Primers, bond breakers, and backer rods compatible with sealant and adjacent surfaces.
  - i. Fire- retardant sealant; 3M Barrier Caulk, CP-



## DIVISION 8 - DOORS AND WINDOWS

### SECTION 08000 - DOORS

#### EXTERIOR DOORS - NA

##### COMPLETED AT FRONT FACADE

1. Veneered construction, structural composite lumber core; Water repellent preservative treatment. 1 3/4" thick; (WDMA 1.S.6A)
2. 3/4" double pane insulating glass with Low E coating; Tempered Glass.
3. AWS custom grade for painted finish
4. 5 year warranty
5. Closer, Push bar and lock hardware

#### INTERIOR APARTMENT DOORS

1. Provide apartment doors.
2. Submit manufacturer's product literature and warranties

##### Products:

1. Interior bedroom , bathroom, and closet doors: 1 3/8" thick Stile and Rail wood door, Two Panel, 1/16" veneer; AWS Custom Grade; Type 1 Glue; Factory Finish: Transparent Conversion Varnish
2. Apartment Doors to Corridors: 1 3/4 " thick 45 minute fire rating 1/8 " veneer, AWS Custom Grade; Transparent Conversion Varnish finish.
3. Doors to be installed and finished according to manufacturer's instructions.

### SECTION 08710 - HARDWARE

#### Scope:

1. Provide finish hardware for all doors.
2. Provide detailed hardware schedule for Owner/Architect approval, including cut sheets.
3. Hardware Allowance: \$ 1,000 per apartment for materials or according to specified brand names listed

#### Products:

1. Apartment Doors: Base  
Material Stainless;  
Finish: Satin Stainless  
US32D ANSI Grade 2  
Standard Residential  
Light Commercial
2. Exterior Doors: : ANSI Grade 1 Heavy Commercial;
3. Manufacturers: Stanley, Schlage, Sargent.

## **DIVISION 9 - FINISHES**

### **SECTION 09250 - GYPSUM DRYWALL**

#### *Scope:*

1. Provide gypsum drywall work
  1. Interior walls, partitions, and ceilings.

#### *Products:*

##### Gypsum board:

1. Interior use: for fire rated ceilings and walls: ASTM C 36, 5/8" thick regular, water resistant, fire resistant, and foil-backed types; .
2. Interior use (non rated) : ASTM C 931, ½" thick regular
  - a. Moisture Resistant Gypsum Board in apartment bathrooms, first floor of 82 Main.
  - b. Joint treatment, trim and accessories according to manufacturer's recommendations.
  - c. Resilient furring channels: RC-1: 25 ga corrosion resistant steel; fasteners per manufacturer.
  - d. Manufacturers: US Gypsum, National Gypsum or equal.

### **SECTION 09300 – FLOOR TILE**

#### *Scope:*

1. Provide porcelain floor tile for apartment bathrooms.

#### *Products:*

1. Tile:
  - a. 12" x 12" tile square edge with slip resistant finish.
  - b. Tile Allowance: \$ 3.00/ sq. ft (tile only)
  - c. Mortar setting bed and thin set latex Portland cement mortar.
  - d. Cement board backer Board
  - e. Schluter-Ditra uncoupling membrane
2. Installation: According to Tile Council of North America (TCNA) (F-151)

### **SECTION 09640 –WOOD FLOORING**

#### *Scope:*

1. Provide new Hardwood Flooring
2. Refinish Existing Hardwood Flooring where possible.
3. Submit product literature and samples for owner/architect approvals.

#### *Products: New Hardwood Flooring*

1. Engineered Hardwood Flooring; 5 Year Commercial use wear finish
2. Oak or equal as selected by Owner
3. Min. 4 mm top veneer; Clear
4. 9/16 to 5/8" thick; 4-5/16" wide
5. Tongue and Groove locking system; Micro-V bevel
6. Factory prefinished acrylic impregnated.

#### *ReFinishing*

1. Where possible, refinish existing wood flooring.

2. Sand as required; and Stain

## SECTION 09650 - RESILIENT FLOORING (If Required)

### Scope:

1. Provide resilient flooring and base
2. Submit product literature and samples for owner/architect approvals.

### Products:

1. Luxury Vinyl Plank Flooring Glue Down
- a. Luxury Solid Vinyl Tile conforming to ASTM F 1700, Class 111 Type B
- b. 6" X 48" Wood Tone as selected by Owner
- c. Thickness: 1/8" ; Wear layer: .020 UV cured polyurethane finish
- d. 20 year warranty
- e. Underlayment, installation, adhesives, and maintenance as recommended by manufacturer
- f. Underlayment: Traxx Masterply 5 ply hardwood construction, 1/4" thick; exterior glue or equal.
- g. Manufacturer: Armstrong Natural Creations Classic, or Shaw, Mannington
- h. Adhesive: Waterproof.
- i. Edge strips as needed
- j. Wall Base: 4" high vinyl .

## SECTION 09900 - PAINTING

### Scope:

1. Provide painting and surface preparation for all unfinished interior and exterior surfaces, including electrical and mechanical equipment.
2. Submit Paint manufacturer's specifications for all products to architect for approval.

### Products:

1. First-line standard products for all systems.

#### Exterior paint systems:

- a. Wood for opaque finish: Latex primer; Latex enamel, 2 coats. Benjamin Moore Aura
- b. Previously painted wood: Oil Primer, Benj Moore # 024; Finish Coat: 2 coats acrylic, BM Aura
- c. Ferrous metal: Zinc chromate primer; alkyd enamel, 2 coats.
- d. Galvanized metal: Galvanized metal primer; alkyd enamel, 2 coats.
- e. Treated Wood: Benjamin Moore Arborcoat Semi Transparent- color as selected by Owner.
- f. Painted Masonry : Primer – one coat Acrylic latex (Benj Moorre # 046)  
Finish Coat; two coats Benj Moore Aura, Semi Glass

#### Interior paint systems:

- a. Drywall and plaster: Latex primer; acrylic latex (eggshell), 2 coats.
- b. Wood for opaque finish: Latex primer; Latex enamel, 2 coats. Semi-Gloss
- c. Wood for transparent finish: Oil stain; sanding sealer; alkyd varnish, 2 coats.
- d. Ferrous metal: Alkyd metal primer; alkyd enamel, 2 coats.
- e. Wood Floor Re- Finishing  
Prepare wood : replace/ renail buckled wood; sand as required. 1 coat Zar oil based stain (color as selected by Owner) Polyurethane Finish: Zar Poly # 33012: Semi Gloss  
One (1) coat sanding sealer polyurethane coat: Sand after dry one (1) coat Polyurethane ; Sand after dry one (1) Finish Coat: Polyurethane

Manufacturers: Benjamin Moore, Pittsburgh, Sherwin Williams, Glidden

## DIVISION 10 – SPECIALTIES

### SECTION 10800 - BATHROOM AND APARTMENT ACCESSORIES

*Scope:*

1. Provide toilet accessories at toilet rooms and bathrooms.
2. Provide one fire extinguisher for each apartment. Provide manufacturer's product information.
3. Submit manufacture's specifications for Owner/Architect approval

*Products:*

1. Types

- a. Apartments: Include towel bars, robe hock, 24" x 36" mirror and medicine cabinet, tissue dispenser, shower curtain rod .. Polished Chrome. Allowance Per Apartment: \$500.00
- b. Metal rod and shelf for all apartment closets
- c. Provide Kidde Pro 210 2-A:10-B:C rechargeable extinguisher, or equal.; UL listed Locate in closet near kitchen.

## DIVISION 11 – EQUIPMENT

### SECTION 11450 RESIDENTIAL EQUIPMENT

1. Provide residential appliances for apartment kitchens.
2. Provide manufacturer's specifications for Owner/Architect approval.

*Products:*

- a. Each Kitchen to include  
30" electric range/oven  
30" refrigerator  
24" dishwasher
- b. Allowance \$ 3000 for each kitchen apartment. Allowances are for materials only (not to include installation, taxes, shipping)

## DIVISION 12 – FURNISHINGS

### SECTION 12390 - CABINETS & COUNTER TOPS

*Scope:*

1. Provide prefabricated cabinets and counter tops for apartment kitchens and bathrooms.
2. Submit manufacturer's specifications, and samples for Owner/Architect approval.
3. Contractor to field measure and shop provide drawings.

*Products:*

1. Kitchen Cabinets . Allowance : \$ 220/LF for base cabinets; \$ 120/LF for wall cabinets;  
Includes Cabinet Hardware

2. Vanity Cabinet , Counter Top, and Sink : Allowance: \$ 400 for each unit

a. 36" high X 36" wide X 21" deep. Two drawer plus sink base door.

Include cultured counter top with integral sink; and cabinet hardware.

1 .Counter Tops for Apartment Kitchens: Plastic Laminate complying with NEMA LD 3: Grade 10

a. Nondrip bullnose edge, integral 4" cove molding backsplash

b. Substrates and adhesives as recommended by manufacturer

c. Pattern and color as selected by Owner

d. Manufacturers: Formica, Wilsonart.

## **DIVISION 22 PLUMBING**

### *Scope:*

- i. This Section includes Pipe and pipe fittings, valves and plumbing specialties, Plumbing fixtures, Trim and accessories, Plumbing Equipment. Piping Insulation
- ii. STANDARDS
  1. New York State Plumbing Code.
  2. NAPHCC, National Standard Plumbing Code.
  3. IAPMO, Installation Standards.
- iii. SUBMITTALS
  1. Furnish certificates of inspection, approval and permits as required by local authorities.
  2. Product Data: Provide for plumbing specialties, fixtures, and equipment.
- iv. WARRANTY
  1. Hot Water Heater: 3 year.

### *Products*

1. Include all piping, venting plumbing fixtures, faucets and fittings, valves and accessories.
2. Include Products indicated on drawings
3. Sanitary Sewer Piping, Buried Beyond Building
  - a. Cast Iron Pipe: ASTM A74, service weight with neoprene gaskets.
  - b. PVC Pipe: ASTM D3033 or D3034, SDR 35, with elastomeric gaskets.
4. Sanitary Sewer Piping, Buried And Above Grade, Within Building
  - a. Cast Iron Pipe: ASTM A74, service weight, with neoprene gaskets
  - b. Cast Iron Pipe: CISPI 301, hubless, service weight, with neoprene gaskets and stainless steel clamps.
  - c. PVC Pipe: ASTM D2729 with solvent weld joints.
5. Water Piping, Buried Beyond Building
  - a. Cast Iron Pipe: ANSI/AWWA C151 with ductile iron fittings rubber gasket, mechanical joints and 3/4 inch (19 mm) diameter rods.
  - b. PVC Pipe: ASTM D1785, Schedule 40, or ASTM D2241, minimum 150 psig pressure rating with solvent weld joints.
6. Water Piping, Above Grade
  - a. Copper Tubing: ASTM B88, Type L, hard drawn, with cast brass or wrought copper fittings and Grade 95TA solder joints.
7. Gas Piping, Above Grade
  - a. Steel Pipe: ASTM A53 or A120, Schedule 40 black, with malleable iron or forged steel fittings, screwed or welded.
  - b. Copper Tubing: ASTM B88, Type L, soft annealed, with flare connections.
8. Flanges, Unions, And Couplings
  - a. Pipe Size 2 Inches and Under: malleable iron unions for threaded ferrous piping; bronze unions for soldered copper pipe joints.
9. Gate Valves
  - a. Up to 2 Inches: Bronze body, non-rising stem and hand wheel, inside screw, single wedge or disc, solder or threaded ends.
10. Ball Valves
  - a. Up to 2 Inches: Bronze or stainless steel body, stainless steel ball, Teflon seats and stuffing box ring, lever handle, solder or threaded ends.
11. Swing Check Valves
  - a. Up to 2 Inches: Bronze swing disc, solder or screwed ends.
12. Spring Check Valves
  - a. Iron body, bronze trim, spring loaded, renewable composition disc, screwed, wafer, or flanged ends.
13. Relief Valves
  - a. Bronze body, teflon seat, steel stem and springs, automatic, direct pressure actuated, capacities ASME certified and labeled.

14. CLEANOUTS

- a. Floor: Lacquered cast iron, two piece body with double drainage flange, weep holes, reversible clamping collar, and adjustable nickel-bronze strainer, round scoriated cover in service areas and round depressed cover to accept floor finish in finished floor areas.
  - b. Wall: Line type with lacquered cast iron body and round epoxy coated gasketed cover, and round stainless steel access cover secured with machine screw.
  - c. For PVC piping provide PVC clean-out by listed manufacturer.
- 15. WATER HAMMER ARRESTORS
  - a. To PDI WH-201, precharged suitable for operation in temperature range -100 to 300 degrees F and maximum 250 psig working pressure.
- 16. HOSE BIBS/HYDRANTS
  - a. Wall Hydrant: Non-freeze, self-draining type with polished bronze wall plate hose thread spout, removable key and vacuum breaker.
- 17. WATER CLOSET
  - a. Models indicated on drawings
  - b. Include seat, and all mounting accessories
- 18. LAVATORY and SINKS, AND TUB/SHOWER AND FAUCETS
  - a. Models indicated on drawings
  - b. Include any mounting brackets
  - c. Valve all fixtures
- 19. ELECTRIC WATER HEATER
  - a. 40 GAL . AO Smith ENT 40 or equal.
  - b. Meet ASHAE/IESNA 90.1
  - c. Warranty: 3 year min.
- 20. PIPE INSULATION
  - a. 1" Fiberglass pipe wrap with fire retardant jacket and self-sealing lap; on all hot and cold water supply lines.
- 21. INSTALLATION
  - a. Plumbing system to be installed per applicable codes and standards by a licensed plumbing contractor who will be responsible for the complete installation, including incidental items required but not specified.
  - b. Contractor to connect new plumbing piping to existing systems. Replace any deteriorate existing piping as required.
- 22. TESTING AND ADJUSTING:
  - a. Adjust all equipment for proper operation. Test water supply and drains, and venting in accordance with building code. Disinfect water and take water samples per Health Department requirements.

## DIVISION 25 HEATING, VENTILATING, AND AIR CONDITIONING

### PART 1 GENERAL

#### 1.2 SUMMARY

A. Heating and Air-Conditioning system:

1. The heat pump air conditioning system shall be a Mitsubishi Electric MXZ-C variable capacity multi-zone series. The system shall consist of two (2) or three (3) wall mounted indoor units with a wired or wireless remote controller, connected to a compact horizontal discharge outdoor unit which shall be of an inverter driven heat pump design.
2. Provide indoor wall units and outdoor units as shown on the plans.
3. Provide comparative costs for the Owner's consideration of the following alternatives:
  - a. Separate system for each apartment wired to the apartment unit electrical panel.
  - b. Branch box system with one outdoor unit per building. Wire outdoor units to the house panel and wall units to the individual apartment electrical panel.
  - c. In lieu of wall units specified provide horizontal ducted indoor units, one per apartment.
4. Work by other Contractors:
  - a. Concrete Pads for outdoor units by the General Contractor. Stand to raise outdoor units above expected snow levels by HVAC installer.
  - b. Wiring from panels to equipment locations by Electrical Contractor. Equipment connection by HVAC Installer.

B. The work includes:

1. Wall Units: MSZ-GL series
2. Outdoor Units: MXZ series
3. Controls.
4. Mechanical Insulation.
5. Adjusting Testing and Balancing.

C. The Contractor is responsible for the complete design of the HVAC system according to the standards applicable, including documentation of the design as indicated herein.

D. The Contractor shall provide HVAC system materials and components, including accessories, controls, and incidental items which may be required for a complete and fully operational system. System shall be installed per applicable codes and standards and shall be cleaned, tested, adjusted, and balanced.

E. The Contractor shall provide instructions to the Owner's personnel for the routine operation and maintenance of the system.

#### 1.3 STANDARDS

A. New York State Mechanical Code.

B. New York State Energy Conservation Code.

C. Generally comply with recommendations of ASHRAE, SMACNA, and NFPA and particularly adhere to current editions of the following:

1. ASHRAE Handbook - Fundamentals
2. ASHRAE 62.1 Ventilation for Acceptable Indoor Air Quality.
3. NFPA 70 National Electrical Code

#### 1.4 SUBMITTALS

- A. Furnish certificates of inspection, approval and permits as required by local authorities.
- B. Design Calculations:
  1. Building Heat Loss and Heat Gain: Submit room by room analysis of winter heat loss and summer heat gain per ASHRAE Handbook and/or ACCA manual.
  2. System Design Summary: Submit detailed summary with energy exchange rates and temperatures demonstrating that the proposed system is capable of providing the required energy to meet the given winter and summer indoor design temperatures
- C. Product Data:
  1. Equipment: Submit equipment schedule and manufacturer's detailed product data for all equipment, sensors and controls.
- D. Testing and Balancing report.
- E. Maintenance manuals and manufacturer's warranties of all new equipment.
  1. Include with manuals copies of all approved pre-construction submittals: design calculations, shop drawings with corrections to reflect as-built conditions, and product data.

1.5 DESIGN CRITERIA:

- A. Design to NYS Building Code requirements unless more stringent requirement is outlined herein or in Contractors proposal.
- B. Design Temperatures: 74 °Cooling, 70 ° Heating.

1.6 QUALITY ASSURANCE

- A. The system components shall be tested by a Nationally Recognized Testing Laboratory (NRTL) and shall bear the ETL label.
- B. All wiring shall be in accordance with the National Electrical Code (N.E.C.).
- C. The units shall be rated in accordance with Air-conditioning, Heating and Refrigeration Institute's (AHRI) Standard 240 and bear the AHRI Certification label.

1.7 DELIVERY, STORAGE AND HANDLING

- A. Unit shall be stored and carefully handled according to the manufacturer's recommendations

1.8 WARRANTY

- A. Provide Whole System Warranty of 2 years. During which time the Contractor shall respond as expeditiously as possible upon notification of a problem with the system and will repair or replace any malfunctioning component(s) at no charge to the Owner.
- B. Provide extended warranties including all parts and labor unless specifically indicated otherwise. Provide manufacturer's extended warranties as follows:
  - 1. The units shall have a manufacturer's parts and defects warranty for a period five (5) years from date of installation. The compressor shall have an extended warranty of seven (7) years from date of installation.

## **PART 2 - PRODUCTS**

### **2.1 GENERAL**

- A. All products incorporated in the HVAC system shall be top line, commercial grade.
- B. Provide only products which have been submitted and reviewed in the submittals process. Do not make any substitutions without prior approval of Architect and Owner.
- C. Provide equipment specified. Do not make any substitutions without prior approval of Architect and Owner.
- D. If an alternate manufacturer is selected, any additional material, cost, and labor to meet these design specifications shall be incurred by the contractor.

### **2.2 EQUIPMENT & CONTROLS**

- A. Contractor shall select appropriately sized units, for an integrated system from the following series manufactured by Mitsubishi Electric.
  - 1. Outdoor Units: MXZ-NAHZ Ported System with Hyper Heat. Provide stand, base heater and snow hood.
  - 2. Indoor Units: MSZ-GL Wall Mounted Indoor Unit
  - 3. Controls: Manufacturer's standard remote control provided with each wall unit

### **2.3 REFRIGERANT AND REFRIGERANT PIPING:**

- 1. R410A refrigerant shall be required for systems.
- 2. Polyolester (POE) oil—widely available and used in conventional domestic systems— shall be required. Prior to bidding, manufacturers using alternate oil types shall submit material safety data sheets (MSDS) and comparison of hygroscopic properties for alternate oil with list of local suppliers stocking alternate oil for approval at least two weeks prior to bidding.
- 3. Refrigerant piping shall be phosphorus deoxidized copper (copper and copper alloy seamless pipes) of sufficient radial thickness as defined by the equipment manufacturer and installed in accordance with manufacturer recommendations.
- 4. All refrigerant piping must be insulated with ½" closed cell, CFC-free foam insulation with flame-Spread Index of less than 25 and a smoke-development Index of less than 50 as tested by ASTM E 84 and CAN / ULC S-102. R value of insulation must be at least 3.
- 5. Refrigerant piping limits shall be in accordance with manufacturer specifications.

## **PART 3 - EXECUTION**

### **3.1 General Requirements:**

- a. Verify that job conditions are satisfactory to successful completion of the HVAC work. Coordinate work with other trades to avoid conflicts in scheduling or clearances.
- b. Provide necessary chases, holes, sleeves, boxes, inserts and hangers and perform necessary cutting and patching. Schedule required inspections. Protect finished work against any damage and repair or replace work damaged after installation.
- c. Install all work in strict accordance with written manufacturer's instructions.

### **3.2 TESTING AND BALANCING**

- 3.3 Complete system is to be tested, balanced and adjusted for proper operation

## **DIVISION 26 ELECTRICAL SERVICE AND METERS**

### *Scope*

1. This Section includes Utility coordination and group meters
2. Electrical Components, Devices, Accessories: Listed and labeled as defined in NFPA 70,#100
3. Comply with NFPA 70.
4. Comply with NYSEG requirements
5. Provide service application and coordination with NYSEG

### *Products*

1. Meter Cabinet
  - a. Provide NYSEG approved meter cabinet with individual meters and main breakers and breaker for each meter for House, Market, Pizza Shop, and Apartments (Qty of 4)
  - b. NEMA 3R enclosure
  - c. Size per NEC, submit calculations.
  - d. Service Entrance Rated

## **ELECTRICAL POWER CONDUCTORS AND CABLES**

### *Scope*

1. This Section includes building wires and cables rated 600V and less
2. Electrical Components, Devices, Accessories: Listed and labeled as defined in NFPA 70,#100
3. Comply with NFPA 70.

### *Products*

1. Conductors and Cables:
  - a. Aluminum and Copper- Comply with NEMA WC 70
  - b. Conductor Insulation: Comply with NEMA WC 70 for Types THHN/THWN
  - c. Multiconductor Cable: Comply with NEMA WC 70 for metal clad cable, Type MC with ground wire.
2. Feeders: Aluminum SER for service and panelboard feeders only. Copper for all other.
3. Service Riser: Type THHN-THWN, single conductors in raceway
4. In grid ceilings: Armored cable, Type AC. Provide with grounding conductor.
5. Concealed: Type NMB. In floor, conductors in Sch 40 PVC
6. Exterior: LFMC
7. Connections: According to manufacturer's recommendations and UL 486A and UL 486B

## **RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS**

### *Scope :*

- a. This Section includes raceways, fittings, boxes, enclosures, and cabinets for electrical wiring.
- b. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100,
- c. Comply with NFPA 70.

### *Products*

1. NONMETALLIC CONDUIT AND TUBING
  - a. RNC: NEMA TC 2, Sch 40 and 80 unless otherwise indicated.
  - b. Fittings for ENT and RNC: NEMA TC 3; match to conduit or tubing type and material.
2. BOXES, ENCLOSURES, AND CABINETS
  - a. Sheet Metal Outlet and Device Boxes: NEMA OS 1.
3. RACEWAYS:
  - a. Apply raceway products as specified below, unless otherwise indicated:
  - b. Service Entrance GRC

- c. In Slab: Sch 40 RNC
  - d. Minimum Raceway Size: ½" trade size.
4. Comply with NECA 1 for installation requirements applicable to products specified .

## PANELBOARDS

### Scope:

1. Load centers.
2. Submit Product Data
3. Panelboard Schedules: For installation in panelboards.
4. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
5. Comply with NEMA PB 1.
6. Comply with NFPA 70.

### Products:

1. LOAD CENTER
  - a. Enclosures: Surface mounted or flush mounted as noted. NEMA PB 1, Type 1.
  - b. Phase and Ground Buses: Tin Plated Aluminum
  - c. Conductor Connectors: Suitable for use with conductor material.
  - d. Overcurrent Protective Devices: Plug-in, full-module circuit breaker.
  - e. Conductor Connectors: Mechanical type for main, neutral, and ground lugs and buses.
2. Install panelboards and accessories according to NEMA PB 1.1.
  - a. Create a directory to indicate installed circuit loads. Handwritten directories are not acceptable.

## WIRING DEVICES

### Scope:

1. Receptacles, receptacles with integral GFCI, and associated device plates.
2. Snap switches and wall-box dimmers.
3. Wall-switch occupancy and vacancy sensors.
4. Submit product data for each type of product indicated.
5. Electrical Components, Devices and Accessories: listed and labeled per NFPA 70 # 100

### Products

1. STRAIGHT BLADE RECEPTACLES
  - a. Convenience Receptacles, 125 V, 15 A: Comply with NEMA WD 1, NEMA WD 6 configuration 5-15R, and UL 498. For apartments provide residential grade devices
2. GFCI RECEPTACLES
  - b. Straight blade, feed-through type. Comply with NEMA WD 1, NEMA WD 6, UL 498, and UL 943, Class A, and include indicator light that is lighted when device is tripped. Provide residential grade devices for apartments
  - c. Duplex GFCI Convenience Receptacles, 125 V, 15 A:
3. SNAP SWITCHES
  - a. Comply with NEMA WD 1 and UL 20.
  - b. Switches, 120/277 V, 20 A:
4. WALL-BOX DIMMERS
  - a. Dimmer Switches: Modular, full-wave, solid-state units with integral, quiet on-off switches, with audible frequency and EMI/RFI suppression filters. LED light rated.
  - b. Control: Continuously adjustable slider with single-pole or three-way switching. Comply with UL 1472. Coordinate with type of fixture controlled for proper type.
5. OCCUPANCY SENSORS
  - a. Wall-Switch Sensors: Description: Passive-infrared type, 120/277 V, adjustable time delay up to 30 minutes, 180-degree field of view, with a minimum coverage area of 900 sq. ft

6. WALL PLATES

- a. Single and combination types to match corresponding wiring devices.

- b. Wet-Location, Weatherproof Cover Plates: NEMA 250, complying with type 3R weather-resistant die cast aluminum, weatherproof while in use, with lockable cover.
7. INSTALLATION:
- a. Comply with NECA 1 and manufacturers' specifications.

## LIGHTING

### Scope

- 1 Lighting Fixtures- as indicated on drawings.
- 2 Product Data: Submit for each type of lighting fixture, arranged in order of fixture designation.
- 3. Submit Operation and Maintenance Data, and warranties: For all lighting equipment, and fixtures
- 4. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use. Comply with NFPA 70.

### Products

- 1. Recessed Fixtures: Comply with NEMA LE 4 for ceiling compatibility for recessed fixtures.
- 2. Exit Signs: Comply with UL 924
  - a. Internally Lighted Signs: LED- 70,000 hours min lamp life Integral LED Emergency lights.
  - b. Battery: sealed nickel-cadmium with capacity for remote heads shown
  - c. Remote heads shall be LED type and exterior heads shall be weatherproof
  - d. Field test , and submit report of tests.
  - e. Exclusively published and distributed by Architectural Computer Services, Inc. (ARCOM) for the AIA

## FIRE ALARM AND DETECTION

### Scope

- A. Addressable, dedicated to fire alarm service only.
- B. Comply with NFPA 72.
- C. Fire alarm signal initiation shall be by manual station or smoke detectors
- D. Fire alarm signal shall initiate the following actions:
  - 1. Alarm notification appliances shall operate continuously.
  - 2. Identify alarm at the FACP.
  - 3. Transmit an alarm signal to the telephone.
  - 4. Turn off Air Handling Unit.
  - 5. Record events in the system memory.
- E. Submittals: Product Data and shop drawings: For each type of product indicated.
- F. Qualification Data: For Installer. Installer to UL- listed company and certified by NICRT
- G. Operation and Maintenance Data: For fire alarm system to include in emergency, operation, and maintenance manuals. Comply with NFPA 72, Appendix A, recommendations for Owner's manual. Include abbreviated operating instructions for mounting at the FACP.
- H. Installer Qualifications: Personnel shall be trained and certified by manufacturer for installation of units required for this Project.
- I. Installer Qualifications: Work of this Section be performed by a UL-listed company.
- J. Installer Qualifications: Personnel certified by NICET as Fire Alarm Level II
- K. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

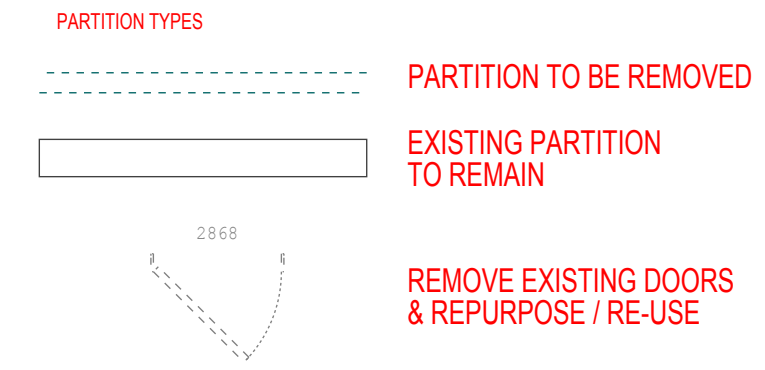
### Products

- L. FACP: Modular, design with electronic modules, UL 864 ; zoned initiation devices
- M. Transmission to Remote Alarm Receiving Station: Automatically transmit alarm, trouble, and supervisory signals to a remote alarm station through a digital alarm communicator transmitter and telephone lines.
- N. Secondary Power: 24-V dc supply system with batteries and automatic battery charger and an automatic transfer switch. Sealed lead cadmium batteries; Comply with NFPA 72

- O. Install Surge Protection on AC power
- P. Smoke Detectors : UL 268; 24V dc
- Q. Photoelectric Smoke Detectors:
  - 1. Sensor: LED or infrared light source with matching silicon-cell receiver.
  - 2. Detector Sensitivity: Between 2.5 and 3.5 percent/foot, tested according to UL 268A.
  - 3. Sounder base where indicated
  - 4. Combination with CO sensor, with sounder base where indicated. Unique sound.
- R. Notification Devices: Horns: Electric-vibrating-polarized type, 24-V dc;
- S. Visible Alarm Devices: Xenon strobe lights listed under UL 1971, ; rated 15/75 candela.
- T. Wire and cable for fire alarm systems shall be UL listed and labeled as complying with NFPA 70, Article 760, per fire alarm controller manufacturer's recommendation.
- U. Install according to NECA1 and TIA/EIA 568-A
- V. Engage factory authorized representative to inspect and test system Submit report
- W. Thermal detector shall be 135 fixed. Provide spare 190 fixed to replace 135 if nuisance alarms occur.

*END OF SPECIFICATION*

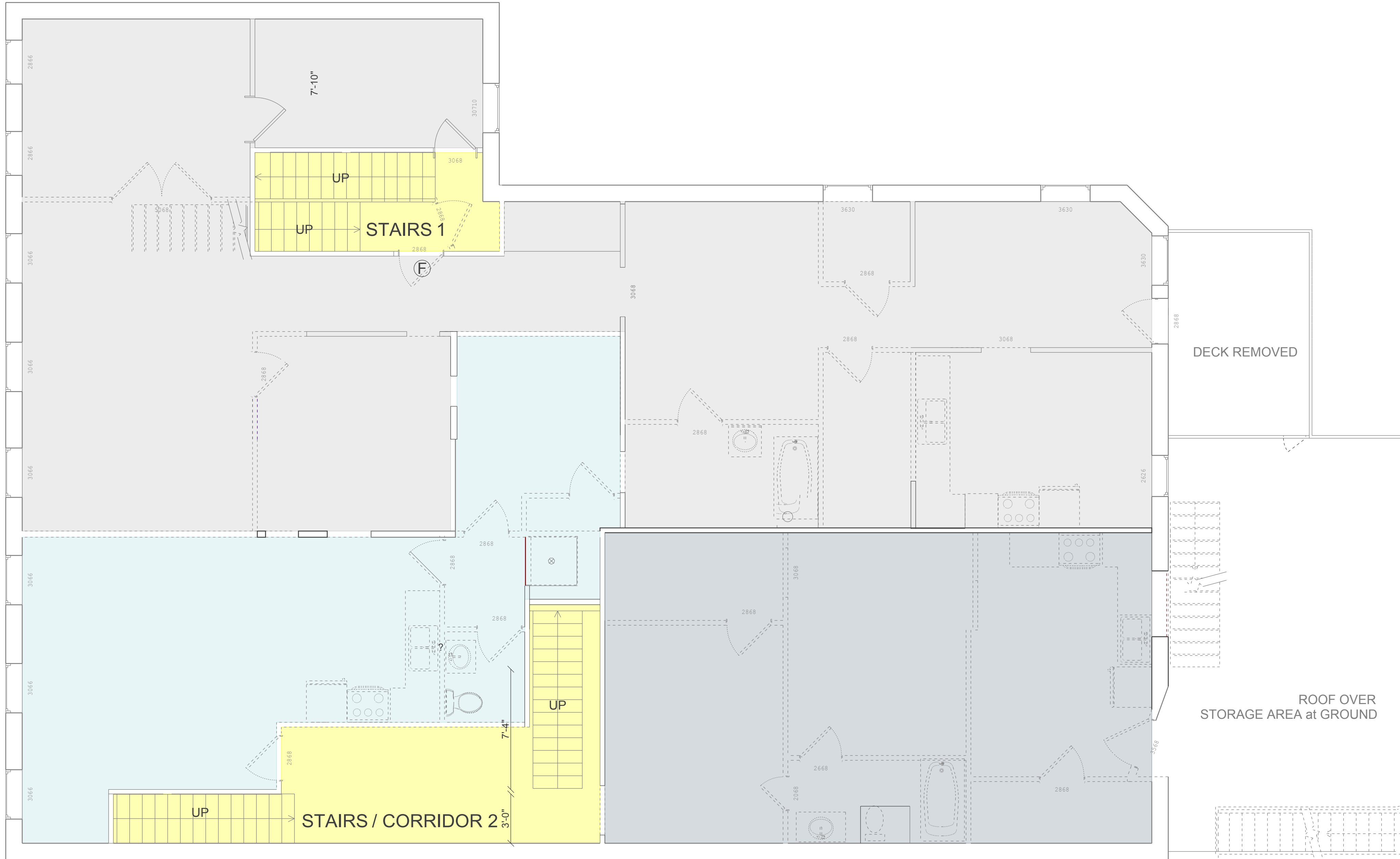




**2B**  
2 BED  
1450 SF

**2A**  
1 BED  
562 SF

**2C**  
2 BED  
625 SF



**SECOND FLOOR PLAN - EXISTING + DEMO**  
Scale 1/4" = 1'-0"

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APR 15 2025

62-64 NORTH AVENUE: RENOVATIONS  
OWEGO NY

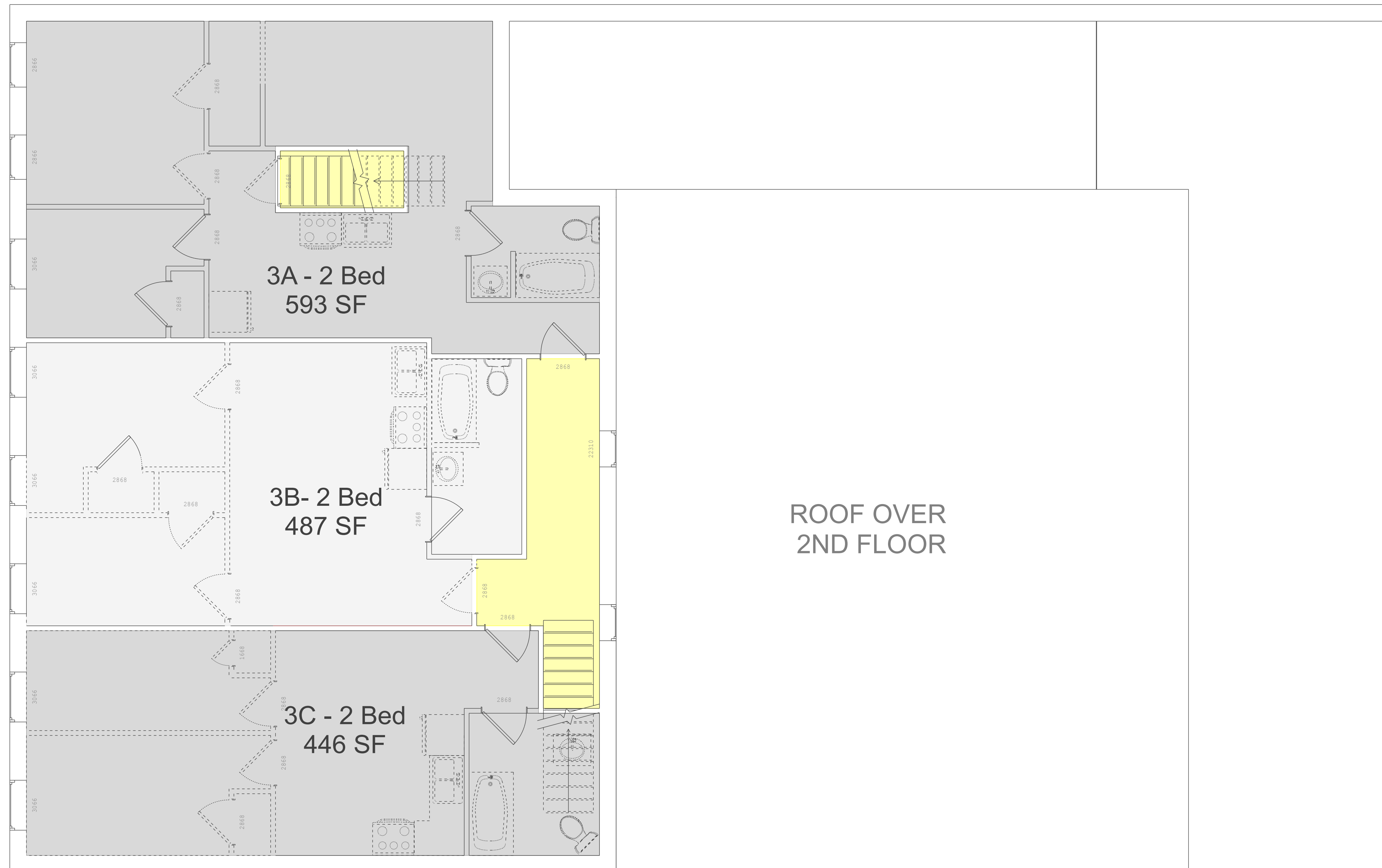
NAVO Properties LLC  
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2

PARTITION TYPES

--- PARTITION TO BE REMOVED

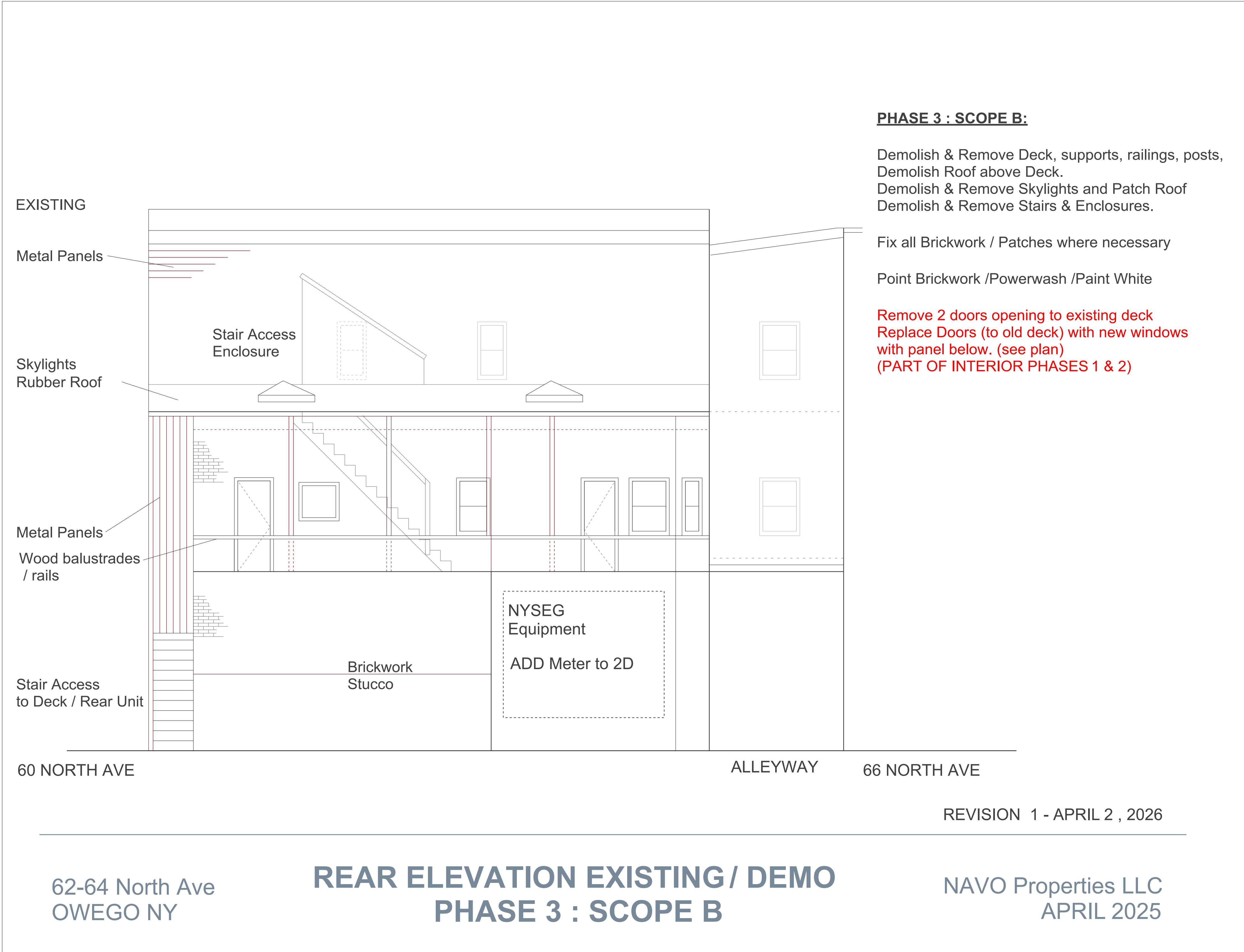
— EXISTING PARTITION TO REMAIN



NO DEMOLITION ON  
THIS FLOOR



<p><b>THIRD FLOOR PLAN - EXISTING + DEMO</b> Scale 1/4" = 1'-0"</p>	<p>Jonathan B. Held A.I.A. Architect PC 1153 Beekman Rd, Hopewell Junction, NY 12533 C. 917 723 9013 jheldarchitect@gmail.com</p>	<p>APR 15, 2024</p>
<p>62-64 NORTH AVENUE : RENOVATIONS OWEGO NY</p>	<p>NAVO Properties LLC P.O. Box 105, OWEGO, NY 13578 C: 917 805 8003 navoproperties@gmail.com</p>	<p>3</p>



**SCOPE C:**

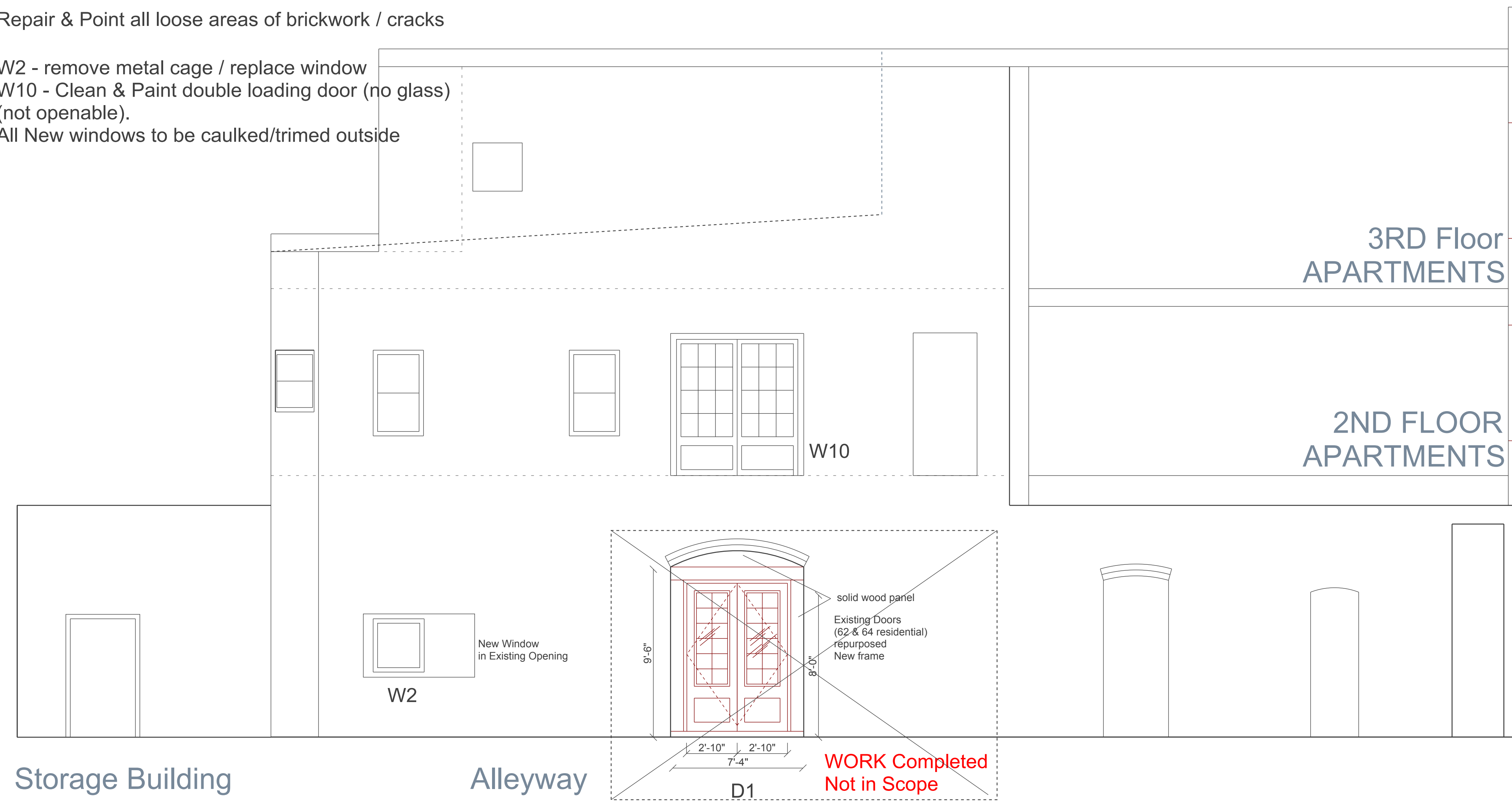
REMOVE all old wooden members that are not part of original building.  
Add pigeon spikes on horizontal beams and sills.

Clean/Power Wash all debris / pigeon mess.  
Clean & Paint wood trusses and beams (per owners colors)

All original Windows to be replaced  
(PART OF INTERIOR SCOPE PHASE 1 & 2)

Repair & Point all loose areas of brickwork / cracks

W2 - remove metal cage / replace window  
W10 - Clean & Paint double loading door (no glass) (not openable).  
All New windows to be caulked/trimed outside

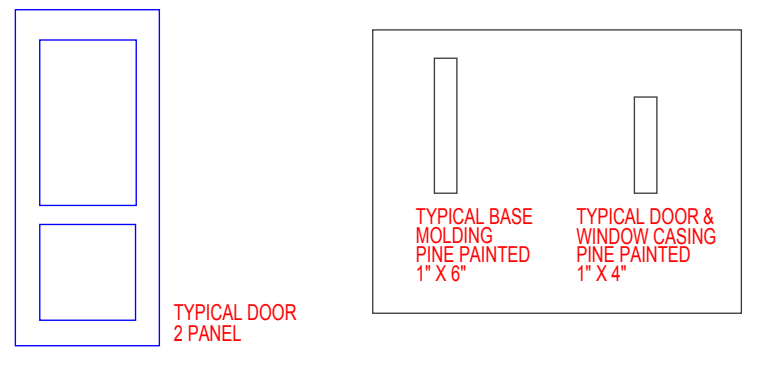


REVISION 1 - APRIL 2 , 2026

62-64 North Ave  
OWEGO NY

**64 Alleyway Elevation  
PHASE 3 : SCOPE C**

NAVO Properties LLC  
APRIL 2025



**PARTITION TYPES**

- PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- NEW 1/2" GYPSUM BOARD EA SIDE OF 2 X 4 STUDS 3" ROXUL BATTS
- FIRE PARTITION 1 HR UL U 305 5/8" FIRE CODE GYP EA SIDE

**CEILING : 1HR FR**  
**UNIT 2A & 2C : FLOOR WILL NEED TO BE 2HR FIRE SEPERATION**  
**2 LAYERS OF 5/8" GYP with 3/4" METAL HAT CHANNEL in BETWEEN**  
**NOTE: 2B & 2D ALREADY COMPLETE**

ROOM FINISH SCHEDULE							REFER TO SPECIFICATION DOCUMENTS AND APARTMENT SPECIFICATIONS FOR FINISHES, FITTINGS & FIXTURES
NO	FLOOR	FLOOR	BASE	WALLS	CEILING	REMARKS	
2	HALL	LVP	WOOD	GYP. PAINT	GYP. PAINT	62-64 SECOND FLOOR SPACES	
2	BEDROOM	LVP	WOOD	GYP. PAINT	GYP. PAINT	CEILING (UL L501) DEMOL ALL DROPPED CEILING 1 LAYERS 5/8" FIRE CODE GYP INSTALL ON EXISTING RAFTERS	
2	BATHROOM	TILE	TILE	GYP. PAINT	GYP. PAINT	7" ROXUL SOUND BATTS EXTERIOR WALLS	
2	STAIRS	REPAIR	WOOD	GYP. PAINT	GYP. PAINT	1 1/2" FURRING 1 1/2" CLOSED CELL FOAM BOARD INSULATION 12" GYP. BD.	
INTERIOR APARTMENT PARTITIONS 2 X 4 STUDS 18" OC 1/2" GYP. BD. EA SIDE 3" ROXUL SOUND BATTS INTERIOR 1 HR WALLS FIRE PARTITION 1 HR UL U 305 5/8" FIRE CODE GYP EA SIDE							
APARTMENT FLOORS NEW SUBFLOOR (LEVEL AS REQUIRED)							
HARDWOOD FLOOR ALLOWANCE: \$ 3.00/SF			ALLOWANCES FOR MATERIALS ONLY, NOT INCLUDING TAX/SHIPPING, LABOR				
FLOOR TILE ALLOWANCE: \$ 2.00/SF							

WINDOW SCHEDULE		DESCRIPTION	REMARKS
WX	X	ALUMINUM CLAD WOOD - DOUBLE HUNG	PROVIDED BY OTHERS
WX	X	ALUMINUM CLAD WOOD - DOUBLE HUNG	PROVIDED BY OTHERS

WX - ALL NEW WINDOWS: MIN U-I = 3, THERMOPLANE LOW E, SCREENS ON OPERABLE SASH  
 SAFETY GLASS WHERE GLAZING IS LESS THAN 18" AFF  
 RESTORE EXISTING INTERIOR WINDOW TRIM  
 CONTRACTOR TO VERIFY WINDOW DIMENSIONS: NEW WINDOWS TO FIT EXISTING OPENINGS  
 ONLY IN WINDOWS THAT HAVE NOT BEEN REPLACED RECENTLY AND NEW WINDOWS ON NORTH AVE FACADE

DOOR SCHEDULE		DESCRIPTION	REMARKS
A	2'-0"	STILE AND RAIL WOOD PANEL	
B	2'-6"	STILE AND RAIL WOOD PANEL	
C	2'-8"	STILE AND RAIL WOOD PANEL	
D	3'-0"	STILE AND RAIL WOOD PANEL	
E	EXISTING	EXISTING EXTERIOR DOOR AND FRAME	
F	3'-0"	45 MIN RATING CLOSER	METAL DOOR WITH METAL FRAME
G	4'-0"	CLOSET DOOR	
H	4'-0"	2 1/2" BARN DOOR	
J	3'-0"	EXTERIOR METAL DOOR W/ GLASS LITE (UPPER)	
K	2'-0"	2'-0" BARN CLOSET DOOR	

LIGHT FIXTURE SCHEDULE		MODEL # OR	ALLOWANCE	REMARKS
L1	FLUSH MOUNT CEILING LIGHT		\$ 25.00	MIN 800 LUMENS
L2	HANGING PENDANT		\$ 150.00	NOT USED
L3	MIRROR LIGHT		\$ 170.00	
L4	BATHROOM FAN LIGHT/HEATER		\$ 300.00	MIN 70 CFM/150 WATT HEATER VENT TO EXTERIOR
L5	HOOD-LIGHT		\$ 300.00	VENT TO EXTERIOR NOT USED
L6	SURFACE CEILING LIGHT		\$ 150.00	MIN 1400 LUMENS
L7	EXTERIOR LIGHT		\$ 150.00	ON PHOTOCELL

ALL LIGHTING TO BE LED ENERGY STAR RATING  
 L4 DUCT - 4" FLEXIBLE DUCT THRU TO EXTERIOR  
 L5 DUCT - METAL RIGID DUCT, VENTED THROUGH WALL OR ROOF.  
 DUCT SIZE AS SPECIFIED BY MANUFACTURER, INCLUDE DAMPER

ELECTRICS		REMARKS
RECEPTACLES-BATHROOM	20	RECEPTACLES-BEDROOM
RECEPTACLES-KITCHEN	20	RECEPTACLES-GREATROOM
RECEPTACLES-KITCHEN	20	RECEPTACLE - REFRIGERATOR
AC UNIT	20	RECEPTACLE - MICROWAVE
WATER HEATER	25	RANGE
		WASHER / DRYER

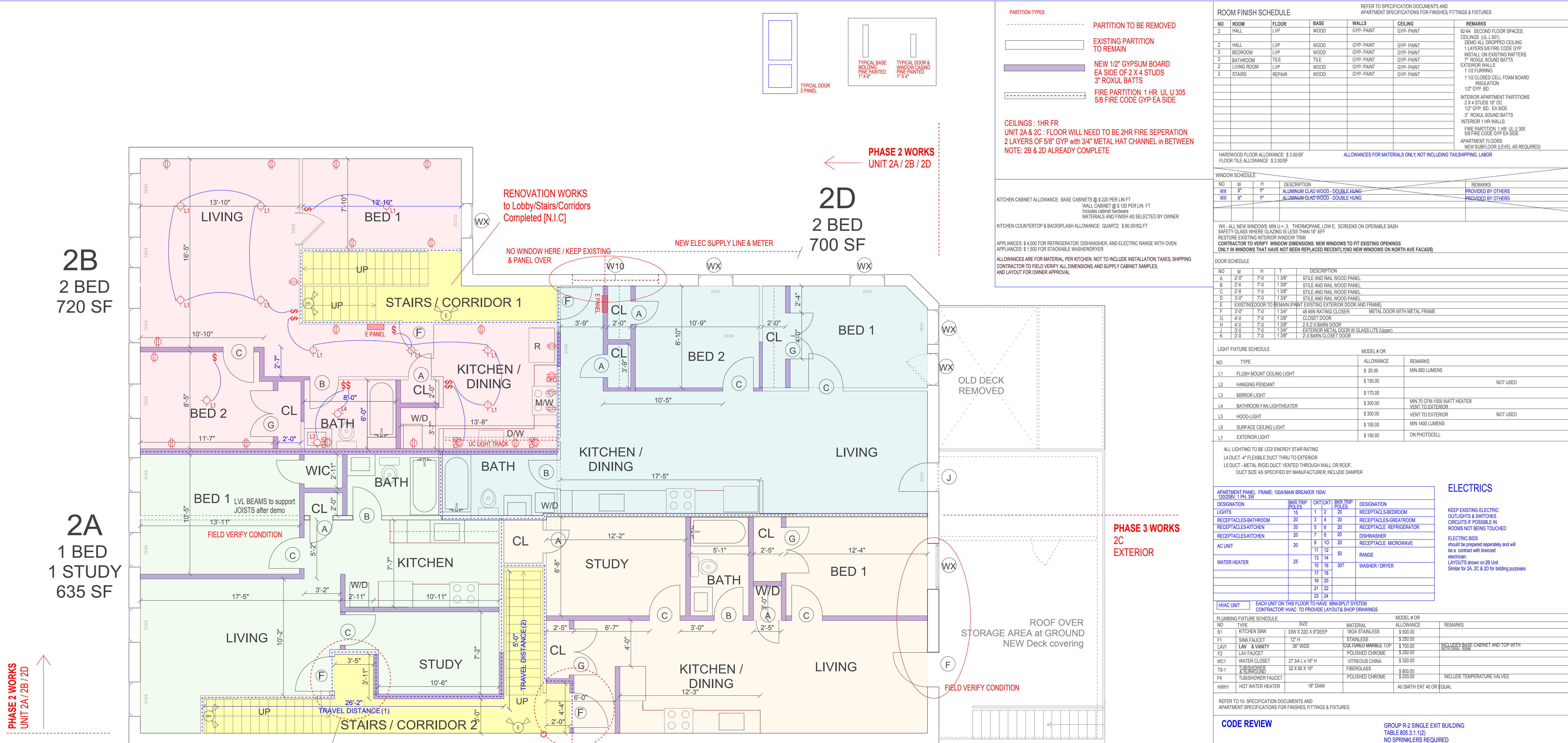
APARTMENT PANEL: FRAME: 100AMP MAIN BREAKER 150V/120/208V, 1P/1, 5W  
 CONTRACTOR TO PROVIDE LAYOUTS & SHOP DRAWINGS

KEEP EXISTING ELECTRIC OUTLIGHTS & SWITCHES CIRCUITS IF POSSIBLE IN ROOMS NOT BEING TOUCHED  
 ELECTRIC BIDS should be prepared separately and will be a contract with licensed electrician  
 LAYOUTS shown on 2B Unit Similar for 2A, 2C & 2D for bidding purposes

PLUMBING FIXTURE SCHEDULE		MODEL # OR	ALLOWANCE	REMARKS
S1	KITCHEN SINK	33W X 22D X 9" DEEP	18GA STAINLESS	\$ 500.00
F1	SINK FAUCET	12" H	STAINLESS	\$ 250.00
LAV1	LAV & VANITY	36" WIDE	CULTURED MARBLE TOP	\$ 700.00
F2	LAV FAUCET		POLISHED CHROME	\$ 250.00
WC1	WATER CLOSET	27 3/4 L x 19" H	VITREOUS CHINA	\$ 520.00
TS-1	TUB SHOWER & SHOWER	32 X 60 X 19"	FIBERGLASS	\$ 800.00
F4	TUB-SHOWER FAUCET		POLISHED CHROME	\$ 200.00
MWH1	HOT WATER HEATER	18" DIAM		AS SMITH ENT 40 OR EQUAL

REFER TO 10- SPECIFICATION DOCUMENTS AND APARTMENT SPECIFICATIONS FOR FINISHES, FITTINGS & FIXTURES

CODE REVIEW		GROUP R-2 SINGLE EXIT BUILDING
OCCUPANCY: FIRST FLOOR: M MERCANTILE		TABLE 805.3.1.1(2)
SECOND FLOOR: R-2 (FORMER USE R 2)		NO SPRINKLERS REQUIRED
ALTERATIONS LEVEL 3		
THIRD FLOOR: RZ (FORMER USE R 2)		3 STORIES ABOVE GRADE PLANE
ALTERATIONS LEVEL 3		4 DWELLINGS PER FLOOR LIMIT ( 2ND FLOOR = 4, 3RD FLOOR = 3)
TYPE OF CONSTRUCTION: III B		MAX GROSS FLOOR 3,500 SF (2ND FLOOR = 2750SF & 3RD FLOOR 1,550 SF)
EXISTING NON SEPARATED USES		EXIT ACCESS TRAVEL DISTANCE ALLOWED= 50 FT
SEPARATION BETWEEN DWELLING UNITS: 1 HR		ACTUAL 3RD FLOOR = 46'
NYSBC 711.2.4.3 & 708.3		ACTUAL 2ND FLOOR = 39'
CORRIDOR RATING: 1 HR NYSBC SECTION 708		
VERTICAL OPENINGS:		2 EXITS PROVIDED
1 HOUR BC 713.4 (UL U 305)		1HR F.R. STAIRCASE
3/4 HR DOOR: Table 716.1(2)		WINDOWS - Emergency Rescue Opening > 4 SF Min 18" above FF (Actual 6 SF)
FLOOR BETWEEN 1ST[M] & 2ND [R]2 - 2HR FR COMPOSITION		AUTO HEAT DETECTION SYSTEM & MANUAL FIRE ALARM REQUIRED
FLOOR BETWEEN 2ND [R]2 & 3RD[R]2 - 1HR FR COMPOSITION		AUTOMATIC SMOKE DETECTION IN SHARED CORRIDOR
		SMOKE ALARMS & CO2 DETECTORS WITHIN UNITS



PHASE 2 WORKS  
 UNIT 2A / 2B / 2D

PHASE 2 WORKS  
 UNIT 2A / 2B / 2D

PHASE 3 WORKS  
 2C EXTERIOR

PHASE 1 WORKS  
 62 ENTRANCE  
 STAIRS AND CORRIDORS

PHASE 3 WORKS  
 2C EXTERIOR

REVISIONS 1:  
 RECESS ADDED

REVISIONS 1:  
 RECESS ADDED  
 FIELD VERIFY CONDITION



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

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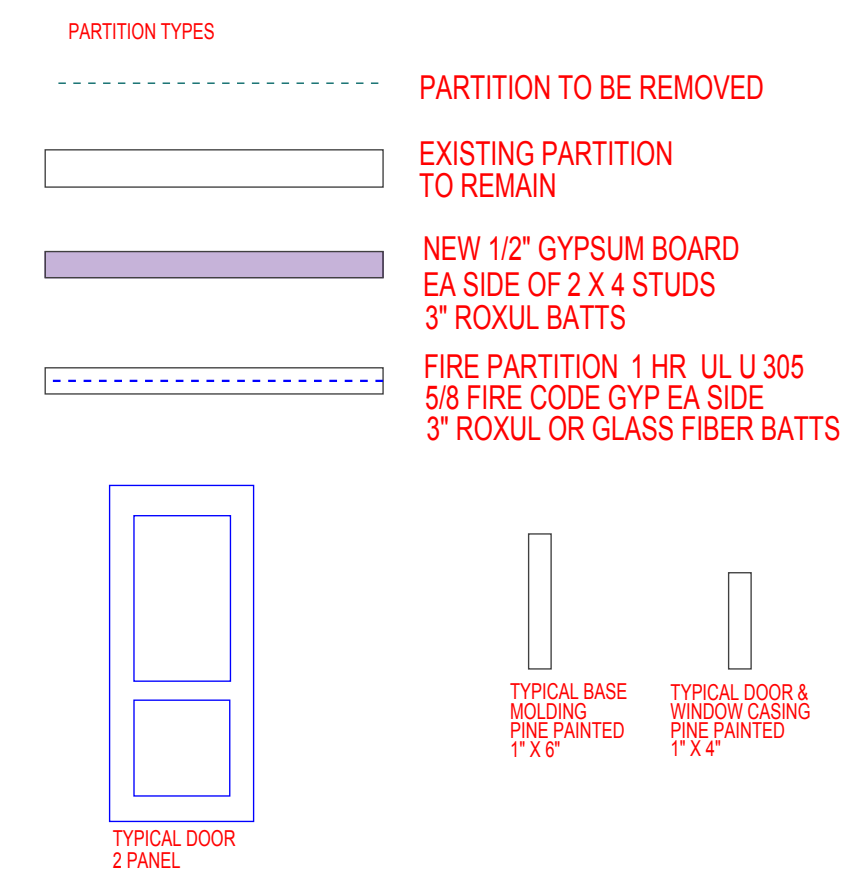
JUN 28, 2024

62-64 NORTH AVENUE: RENOVATIONS  
 OWEGO NY

NAVO Properties LLC  
 P.O. Box 105, OWEGO, NY 13578  
 C: 917 805 8003 navoproperties@gmail.com

4

REVISIONS 1 APRIL 2, 2026



NO	ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
	HALL	LVP	EXISTING	(1HR) GYP. PAINT	GYP. PAINT	62-64 THIRD FLOOR SPACES
	HALL	LVP	WOOD	GYP. PAINT	GYP. PAINT	CEILING
	BEDROOM	LVP	WOOD	GYP. PAINT	GYP. PAINT	1 LAYERS 5/8 FIRE CODE GYP
	BATHROOM	LVP	TILE	GYP. PAINT	GYP. PAINT	INSTALL ON EXISTING RAFTERS
	GREATROOM	LVP	WOOD	GYP. PAINT	GYP. PAINT	R 35 BATTS
	HALL	LVP	WOOD	GYP. PAINT	GYP. PAINT	EXTERIOR WALLS
	BEDROOM	LVP	WOOD	GYP. PAINT	GYP. PAINT	1 1/2 FLOORING
	BEDROOM	LVP	WOOD	GYP. PAINT	GYP. PAINT	1 1/2 CLOSED CELL FOAM BOARD
	BATHROOM	LVP	TILE	GYP. PAINT	GYP. PAINT	INSULATION
	GREAT ROOM	LVP	WOOD	GYP. PAINT	GYP. PAINT	1 1/2 GYP. BD.
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	INTERIOR APARTMENT PARTITIONS
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	2 X 4 STUDS 18" OC
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	1 1/2" GYP. BD. EA SIDE
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	3" ROXUL SOUND BATTS
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	INTERIOR 1 HR WALLS
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	FIRE PARTITION 1 HR. UL U 305
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	5/8 FIRE CODE GYP EA SIDE
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	APARTMENT FLOORS
	HALL	LVP	WOOD	(1HR) GYP. PAINT	GYP. PAINT	NEW SUBFLOOR LEVEL AS REQUIRED

HARDWOOD FLOOR ALLOWANCE: \$ 3.00/SF  
FLOOR PILE ALLOWANCE: \$ 2.00/SF

ALLOWANCES FOR MATERIALS ONLY, NOT INCLUDING TAX, SHIPPING, LABOR

DOOR, WINDOW, LIGHT AND PLUMBING FIXTURES: SEE SHEET 1

**REVISION 1:**  
**SCOPE OF WORKS for INTERIOR WORKS - 3RD FLOOR**

**CORRIDOR AND STAIRS:**  
ADD 5/8" FR SHEETROCK (TO EXISTING)  
FOR 1HR FIRE SEPARATION  
REPLACE LIGHTING FIXTURE  
REPLACE WINDOW (WX)  
ADD NEW FLOORING w OBS LAYER  
ADD BASETRIM

**UNIT 3B:**  
ADD 5/8" FR SHEETROCK (TO EXISTING)  
FOR 1HR FIRE SEPARATION BETWEEN APARTMENTS (IF NOT PRESENT)  
ADD PROVISION FOR W/D  
REPAIR FLOOR WHERE DAMAGED  
PAINT WALLS / DOORS & TRIMS  
SEAL WINDOW TRIMS

**UNIT 3A:**  
NO CONSTRUCTION WORK  
ADD PROVISION FOR W/D  
FIELD VERIFY IF WX (WINDOW) NEEDS REPLACEMENT  
ADD ALLOWANCE FOR KITCHEN / APPLIANCES UPGRADE (\$10,000)

**UNIT 3C:**  
NO CONSTRUCTION WORK  
ADD ALLOWANCE FOR KITCHEN / APPLIANCES UPGRADE (\$10,000)

MINI-SPLIT HVAC BLOWER: NONE TO BE PROVIDED ON 3RD FLOOR

**REVIEW OF EXIT REQUIREMENTS**

FOR R-2 SINGLE EXIT BUILDINGS  
3 STORIES & NO SPRINKLERS  
RE: (Table 903.2.1.1 (2))  
MAX TRAVEL DISTANCE = 50'  
ONE EMERGENCY ESCAPE & RESCUE OPENING TO EACH APARTMENT  
AUTOMATIC SMOKE DETECTION IN SHARED EXIT ACCESS CORRIDORS

MEANS OF EGRESS: EBCNYS SECTION 805  
805.2 (2) MEANS OF EGRESS ... SHALL BE CONSIDERED COMPLIANT IF IN THE OPINION OF THE BUILDING OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.  
(EXISTING WIDTHS, TREAD, RISERS DIMENSIONS DO NOT MEET NEW CONSTRUCTION REQUIREMENTS)  
(EBCNYS SECTION 1203.3)

OCCUPANT LOADS: BCNYS TABLE 1004.5  
RESIDENTIAL  
SECOND FLOOR: 2,733 SF  
THIRD FLOOR: 1,533 SF  
TOTAL 4,266 SF @ 200 SF/PP = 22 PEOPLE

NUMBERS OF EXITS (TABLE 1006.3.2)  
2 REQUIRED (2ND TRIM / WINDOW OPEN AREA) MORE THAN 2 SQ FT PROVIDED.  
EXIT TRAVEL DISTANCE LESS THAN 200 FT (TABLE 1017.2)

STAIR PARTITION RATINGS  
1 HOUR BCNYS 715.4 (UL U 305)  
3/4 HR DOOR: Table 716.1(2)

CORRIDOR PARTITION RATINGS: NYSBC 706: 1 HOUR (1023.2)  
3/4 HR DOOR: Table 716.1(2)

DIRECTION OF DOOR SWING SECTION 1010.2.2  
DOORS FOR OVER 50 PEOPLE MUST SWING IN DIRECTION OF TRAVEL (WE ARE LESS)

DOOR OPERATION SECTION 1010.9  
READILY OPENABLE FROM INSIDE WITHOUT LOCK

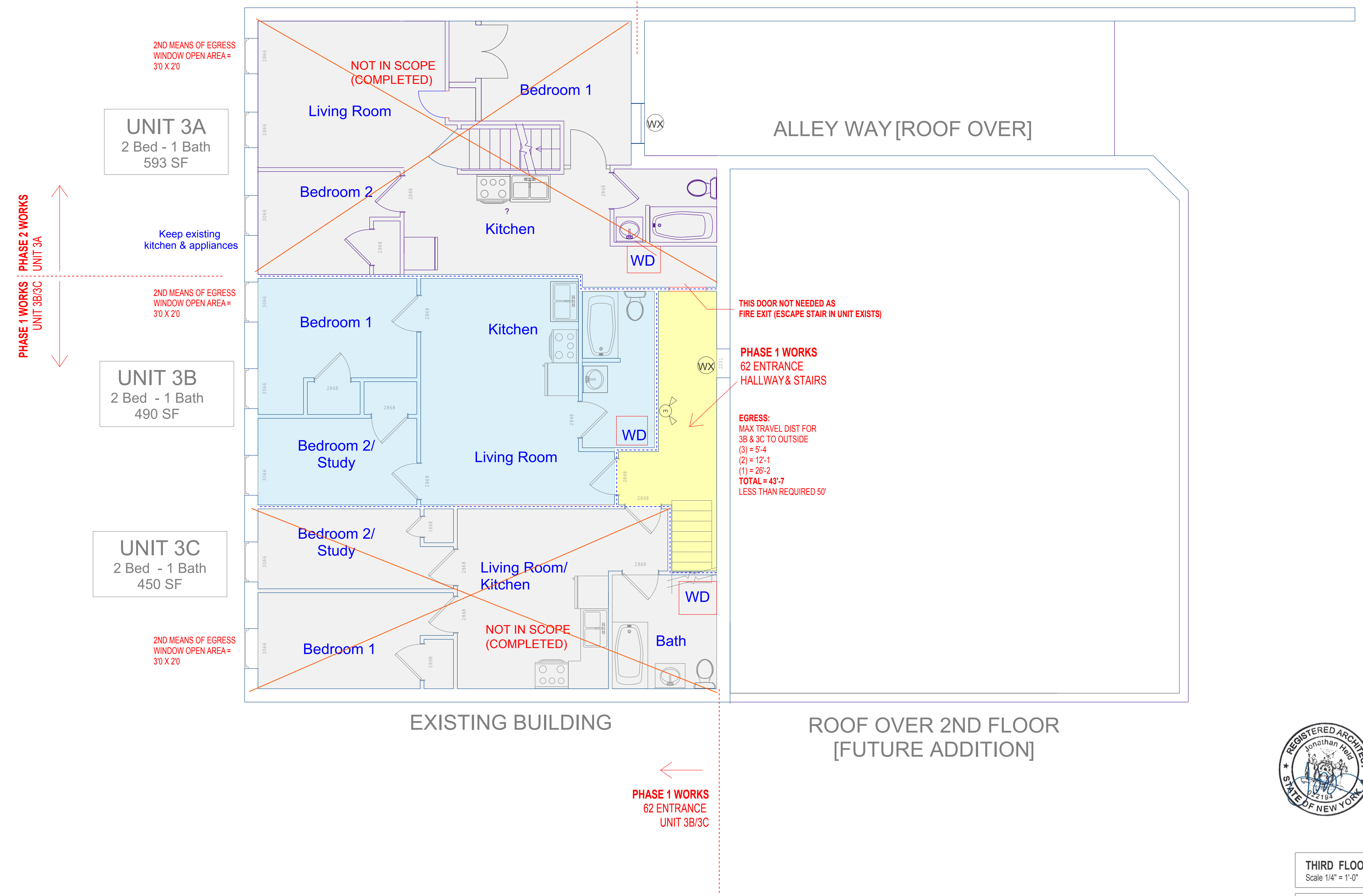
PANIC HARDWARE NOT REQUIRED SECTION 1010.1.10

EXIT SIGNS: NOT REQUIRED (SECTION 1013-EXC. 3)  
HOWEVER PROVIDED

MEANS OF EGRESS ILLUMINATION  
BCNYS 1008.2.1: NOT REQUIRED IN R2 OCCUPANCIES

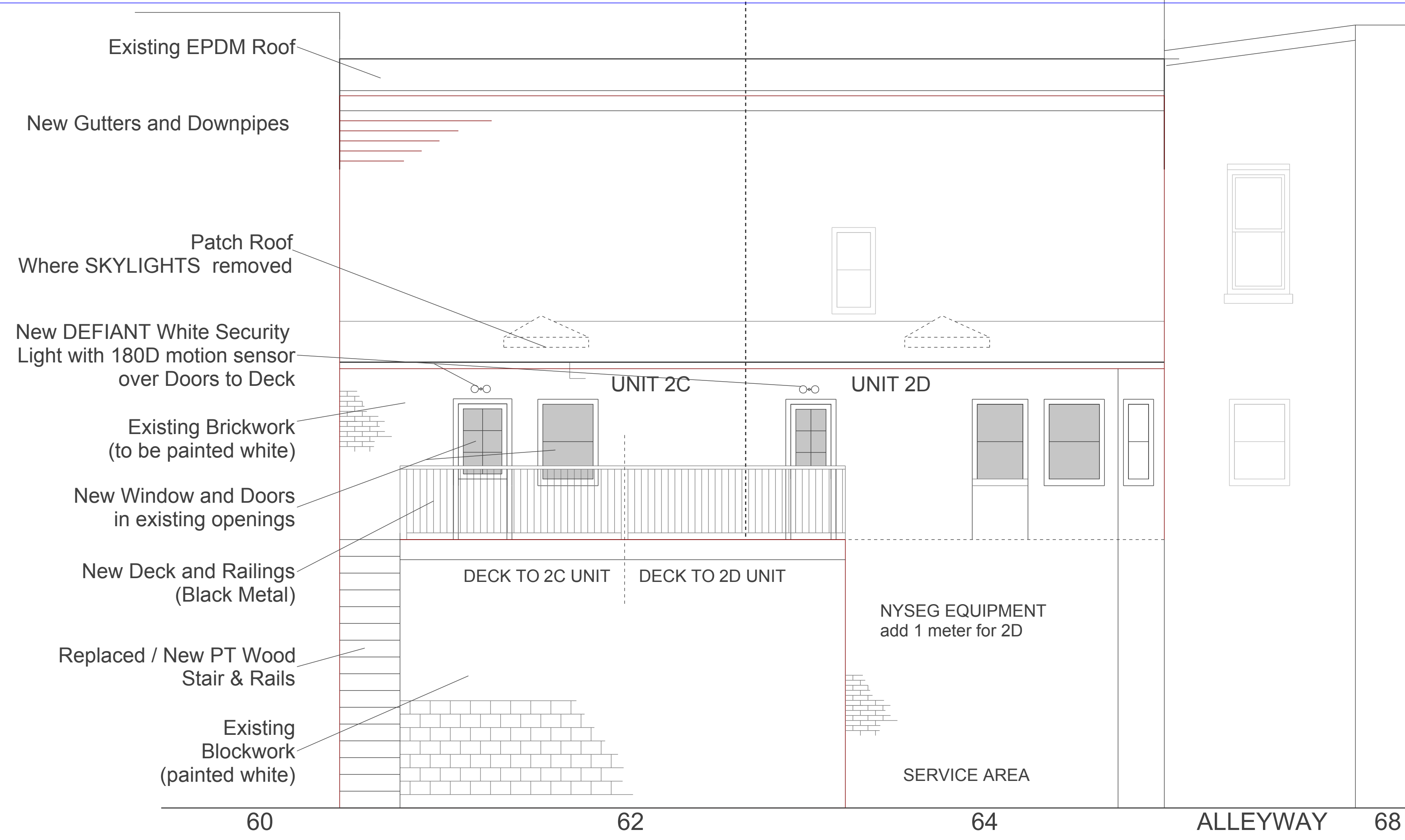
EMERGENCY LIGHTING: PROVIDED (SECTION 1008)  
LIGHTED EXIT EMERGENCY FIXTURE

FIRE ALARM AND DETECTION (NYSBC 907); NOT REQUIRED GROUP R2: 907.2.9 NO UNITS ARE MORE THAN 3 STORIES ABOVE EXIT DISCHARGE LEVEL.  
SMOKE AND CARBON MONOXIDE DETECTION PROVIDED



REVISIONS: 1  
APR 2, 2026

<p><b>THIRD FLOOR PLAN - PROPOSED</b> Scale 1/4" = 1'-0"</p>	<p>Jonathan B. Held AIA Architect PC 1153 Beekman Rd., Hopewell Junction, NY 12533 C. 917 723 9013   jheldarchitect@gmail.com</p>	<p>APR 15, 2024</p>
<p>62-64 NORTH AVENUE: RENOVATIONS OWEGO NY</p>	<p>NAVO Properties LLC P.O. Box 105, OWEGO, NY 13578 C: 917 805 8003   navoproperties@gmail.com</p>	<p><b>5</b></p>



**REAR ELEVATION**  
NEW DECK ON EXISTING OUTBUILDING

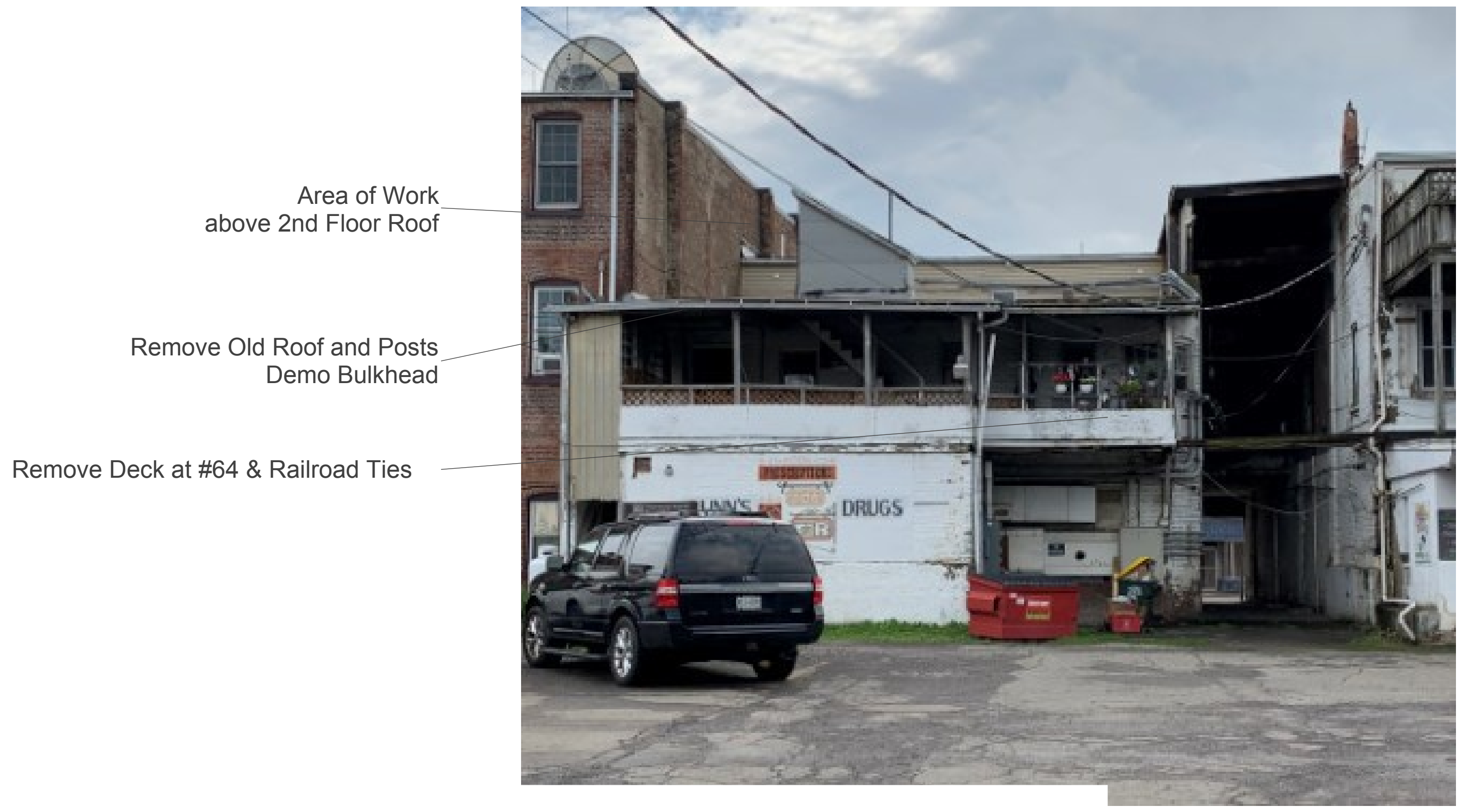
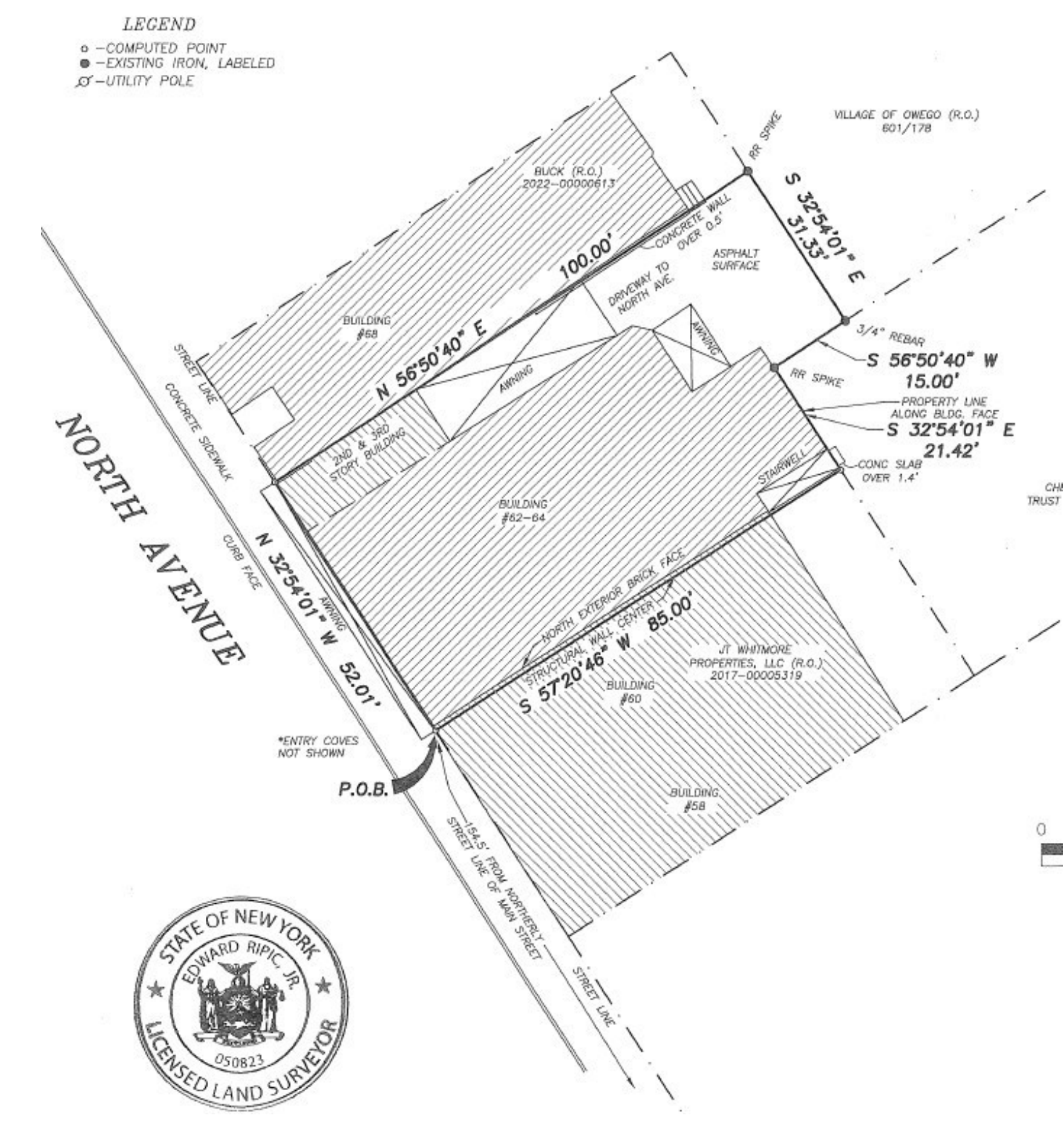
**NOTES:**

**BRICK REPOINTING AND REPAIR**  
 REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS  
 ALL WORK TO CONFORM TO PRESERVATION BRIEF2:  
 RAKE JOINTS TO 2 TIMES WIDTH OF JOINT (DO NOT DAMAGE BRICK)  
 CLEAN LOOSE PAPRTICLES, DUST.  
 USE TYPE O MORTAR: 1 PART WHITE CEMENT; 2 PARTS LIME;  
 REFILL JOINTS WITH MORTAR TO MATCH EXISTING  
 COLOR ADDITIVES TO MATCH EXISTING  
 REPLACE ANY MISSING OR SEVERLY DETERIORATED BRICKS WITH  
 PROVIDE TEST PANEL - 3FT X 3 FT FOR OWNER/ARCHITECT APPROVAL  
 IDENTICLE SHAPE,COLOR AND TEXTURE MATERIAL  
 REPLACE ANY MISSING OR DAMAGED BRICK WITH BRICK OF SAME

**BRICK CLEANING**  
 ALL WORK TO CONFORM TO PRESERVATION BRIEF1:  
 FOR HISTORIC MASONRY BUILDINGS  
 (UNDER 100 PSI) AND NON IONIC DETERGENT  
 SCRAPE ALL LOOSE PAINT FROM BRICK  
 FEATHER EDGES BETWEEN PAINTED SURFACE AND BARE BRICK  
 CONTAIN ANY RUN-OFF  
 CLEAN BRICK WITH LOW PRESSURE WASH  
 FINAL RINSE  
 USE NATURAL BRISTLE BRUSH  
 DO NOT APPLY WATER REPELLENT COATINGS

**BRICK PAINTING:**  
 FEATHER FORMERLY PAINTED SPOTS  
 TOP COAT(2) ACRYLIC LOW LUSTER, BENJ MOORE AURA OR EQUAL

REMOVE OBSOLETE WIRES, SIGNS  
 POWER WASH METAL PANELS at3RD FLOOR



**EXISTING VIEW AT REAR**

**REAR ELEVATION & EXISTING REAR VIEW**  
 Scale 1/4" = 1'-0"

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REVISIONS:1  
 APR 2, 2026

NOV 12, 2025

62-64 NORTH AVENUE: REAR - PHASE 3 WORKS  
 OWEGO NY

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9.2