



Detailed Scope of Work

Redevelopment of 174 Congress Street, Cohoes, New York

Project Intent

This Scope of Work (SOW) is intended to solicit proposals from qualified General Contractors and/or Subcontractors for the comprehensive redevelopment of the property located at **174 Congress Street, Cohoes, NY**. The project consists of a full interior and exterior rehabilitation, including selective demolition, structural repairs, full MEP systems, building envelope upgrades, interior finishes, and site-related work. All work shall be performed in accordance with applicable New York State Building Code, City of Cohoes requirements, and all applicable federal, state, and local regulations.

1. General Requirements

- Provide all labor, materials, equipment, supervision, temporary utilities, protection, and services required to complete the work.
- Verify existing conditions prior to bidding. Contractor shall be responsible for field verification of dimensions, systems, and conditions.
- Obtain and maintain all required permits, inspections, and approvals unless otherwise noted.
- Comply with OSHA, NYS Department of Labor, and local safety regulations.
- Maintain a clean, secure, and orderly job site at all times.
- Coordinate work with Owner and Owner's consultants as required.
- Provide construction schedule, submittals, shop drawings, and closeout documentation.

2. Pre-Construction & Mobilization

- Pre-construction meeting with Owner.
- Site logistics planning and staging.
- Temporary fencing, signage, and site safety measures.
- Temporary power, water, heat, and sanitary facilities as required.
- Protection of adjacent properties, sidewalks, and public ways.

3. Selective Demolition & Clean-Out

- Complete interior clean-out of debris, abandoned materials, and non-salvaged contents.
- Selective demolition of non-load-bearing partitions, ceilings, flooring, finishes, and obsolete systems as required.
- Removal of existing electrical, plumbing, and mechanical systems designated for replacement.
- Proper disposal of demolition debris in accordance with environmental regulations.
- Salvage and protect any items identified by Owner.

4. Structural Repairs & Framing

- Structural assessment coordination (as required).
- Repair or replacement of damaged structural members, including beams, columns, joists, and load-bearing walls.
- Floor leveling and reinforcement as required.
- Installation of new framing for walls, ceilings, chases, and soffits.
- All work to meet current code requirements.

5. Building Envelope

Roofing

- Removal of existing roofing materials as required.
- Repair or replacement of roof decking.
- Installation of new roofing system (membrane/shingle as specified).
- Flashing, insulation, drainage, and warranty provisions.

Windows & Exterior Openings

- Removal of existing windows and exterior doors as required.
- Supply and installation of new energy-efficient windows and exterior doors.
- Proper flashing, air sealing, and weatherproofing.

6. Electrical Systems

- Complete removal of obsolete electrical systems.
- New electrical service and distribution.
- Panelboards, breakers, and metering as required.
- Interior and exterior lighting systems.
- Convenience receptacles and dedicated circuits.
- Fire alarm, life safety, and code-required systems (if applicable).
- Low-voltage rough-in as required.

7. Plumbing Systems

- Removal of existing plumbing systems designated for replacement.
- New domestic water supply and sanitary waste systems.
- Fixtures including toilets, lavatories, sinks, tubs/showers as required.
- Water heaters and related equipment.
- Gas piping (if applicable).
- Testing, inspections, and commissioning.

8. Mechanical (HVAC) Systems

- Removal of existing mechanical equipment and ductwork as required.
- New HVAC systems sized for renovated use.
- Ductwork, diffusers, grilles, and controls.
- Ventilation systems in compliance with code.
- Testing, balancing, and commissioning.

9. Interior Construction & Finishes

Drywall

- Installation of gypsum board at walls and ceilings.
- Fire-rated assemblies where required.
- Taping, finishing, sanding to paint-ready condition.

Painting

- Prime and paint all new and existing interior surfaces.
- Low-VOC paints unless otherwise specified.

Flooring

- Installation of new flooring systems (LVT, tile, hardwood, carpet, etc. as specified).
- Subfloor preparation and leveling.
- Base, transitions, and trims.

10. Site Work (As Applicable)

- Limited excavation and backfill related to utilities.
- Site drainage corrections.
- Concrete or masonry repairs to walks, curbs, or foundations.
- Restoration of disturbed areas.

11. Testing, Inspections & Closeout

- Coordinate all required inspections.
- Correct deficiencies noted by inspectors.
- Final cleaning of the building.
- Provide warranties, manuals, and as-built drawings.
- Substantial and final completion sign-off.

12. Alternates & Unit Pricing (If Requested)

- Provide deductive/additive alternates as identified.
- Unit pricing for additional work beyond base scope.

Bid Instructions

Invitation to Bid

The Owner invites qualified General Contractors and/or Subcontractors to submit sealed proposals for the redevelopment of **174 Congress Street, Cohoes, NY**, in accordance with this Request for Proposals (RFP) and Scope of Work.

Bidder Qualifications

- Minimum of five (5) years of relevant experience in comparable renovation or redevelopment projects.
- Demonstrated experience with occupied urban environments and existing building renovations.
- Ability to meet schedule, quality, and coordination requirements.
- Compliance with New York State and City of Cohoes licensing requirements.

Pre-Bid Review & Site Visit

- Bidders are strongly encouraged to review existing site conditions prior to submission.
- Submission of a bid shall constitute acknowledgment of existing conditions.
- No additional compensation shall be granted for conditions that could have been reasonably observed.

Bid Submission Requirements

Each proposal shall include the following: - Completed Proposal Form (see Section 19). - Lump sum base bid. - Itemized cost breakdown by major trade. - Construction schedule with anticipated start and duration. - List of proposed subcontractors. - Proof of insurance. - Statement of exclusions and assumptions. - Acknowledgment of addenda, if any.

Insurance & Bonding

- Commercial General Liability: Minimum \$1,000,000 per occurrence / \$2,000,000 aggregate.
- Workers' Compensation and Disability Insurance as required by NYS law.
- Automobile Liability (if applicable).
- Performance and Payment Bonds may be required at Owner's discretion.

Evaluation & Award

- Award will be based on best value, not solely lowest price.
- Owner reserves the right to reject any or all bids, waive informalities, or negotiate scope and price.
- Contract award is subject to Owner approval and financing conditions.