



Serving The Community Since 1944

Administrative Offices

One Eddy's Lane
Troy, NY 12180

Phone: (518) 273-3600
Fax: (518) 274-6633

Request For Proposals

**Design and Convert Office Space Back to 3 Apartments
John P. Taylor Apartments, 125 River Street, Troy, New York 12180**

Released: July 16, 2019

Site Tour: July 23, 2019 at 10:00AM

Written Inquiry Deadline: July 25, 2019 at 2:00PM (responses will be disseminated to all who have expressed interest in the Request For Proposals by July 26, 2019 at 4:00PM)

Responses Due: July 31, 2019 by 2:00PM at One Eddy's Lane, Troy, NY 12180

The Troy Housing Authority is seeking proposals from contractors or vendors to design and convert currently vacant office space back to three (3) code compliant two-bedroom apartments. To the extent feasible we would like to make these units handicap accessible, this may involve enlarging bathrooms by extending walls into open space or bedroom. An open design for the apartment G kitchen / living room is also preferred and should be addressed in the comments.

The space at one time consisted of three (3) two-bedroom apartments completed in the early 1990's (see copy of floor plans attached). In the late 1990's the three (3) two-bedroom apartments were modified to be used as offices for the Troy Housing Authority (see copy of floor plans also attached). This consisted of the complete removal of two kitchens and one bathroom. Note that the kitchen cabinets and appliances in what is noted as the conference room have been removed.

Presently, the Troy Housing Authority is seeking a contractor or vendor to design and convert currently vacant office space back to three (3) code compliant two-bedroom apartments, ideally accessible apartments, taking into account existing conditions with the following specified finishes:

- Flooring – Luxury Vinyl Tile, Tarkett “Aloft” Click or approved equal with associated base and trim
- Painting – Walls to be primed and painted utilizing THA standard color of Navajo White
- Cabinetry (Kitchen and Bath) – to be HUD Severe use design with stainless steel splash plate at range
- Bathroom Fixtures – contractor to recommend in bid for Troy Housing Authority approval
- Ranges and Refrigerators – to be provided by Troy Housing Authority for installation.
 - stove dimensions are: 30" wide, 44" high to top of backsplash & 26" deep
 - refrigerator dimensions are: 64" high, 28 ¼" width and 29 ¾" deep

This is expected to be a turnkey project with the apartments fully ready for occupancy upon completion. It is anticipated that a contractor or vendor will be selected based on a proposed price for the design proposed with a firm date of completion. Price, design comments, proposed completion date and other comments should be submitted in a sealed envelope on the attached form. The selected contractor or vendor will be expected to draft, sign and abide by a Standard Agreement for Contractual Services which includes all required clauses regarding contracts with governmental entities and is acceptable to the Troy Housing Authority. Mutually agreed to modifications to the proposed design or completion schedule may result in adjustments to final price.

The Troy Housing Authority reserves the right to cancel this RFP, or to reject, in whole or in part, any and all proposals received in response to this RFP, upon its determination that such cancellation or rejection is in the best interest of the Troy Housing Authority. Troy Housing Authority is an Equal Opportunity Employer and does not discriminate on the basis of race, color, national origin, sex, religion, age, disability, or familial status in employment or the provision of services. Troy Housing Authority solicits and encourages the participation of minorities and small businesses in procurement.

Response To Request For Proposals

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Company: _____

Address: _____

Contact: _____

Telephone: _____

Email: _____ **Fax:** _____

Bath Fixtures

Recommended: _____

Design Comments: _____

**Available
Start Date:** ____/____/____

**Days To
Complete:** _____

**Anticipated
Complete Date:** ____/____/____

**Price as
Proposed: \$** _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____



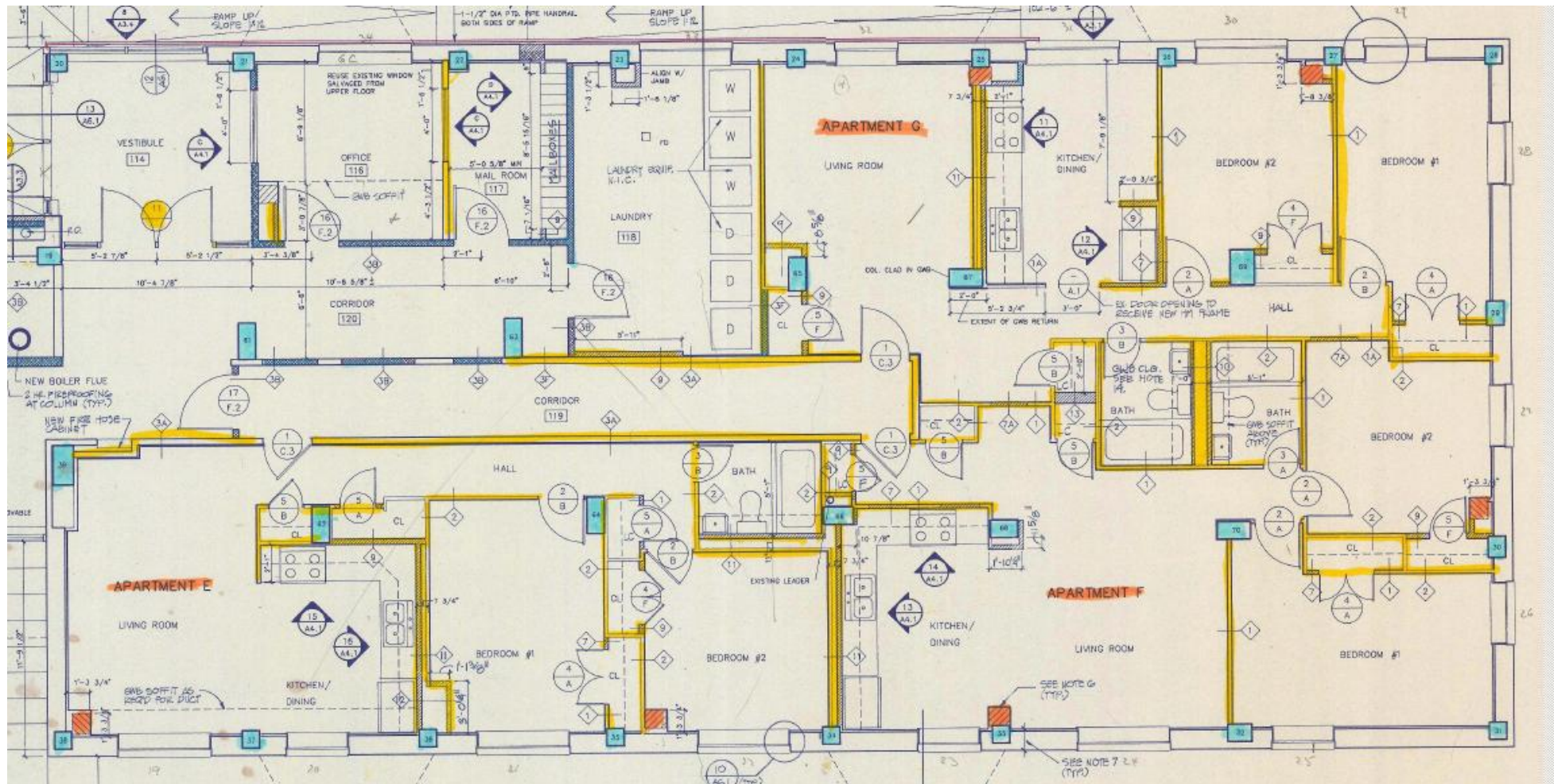
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APARTMENTS UNDER MANAGEMENT: *Conway Court ♦ Corliss Park ♦ Arnold E. Fallon
Grand Street ♦ Griswold Heights ♦ Edward A. Kane ♦ John F. Kennedy ♦ Martin Luther King
Margaret W. Phelan ♦ Catherine M. Sweeney ♦ John P. Taylor ♦ Section 8 Rental Assistance*

