

Franklin County Main Street Program

Bid Package for

**123 & 127 Park Street, Tupper Lake, New York
Contract No. 1 – Exterior & Interior Renovations**

**Administered by the
Franklin County Local Development Corporation
355 West Main Street, Suite 428
Malone, New York 12953**

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Section 01 Advertisement For Bids

The Franklin County Local Development Corporation (FCLDC) is currently accepting bids for exterior and interior commercial renovations to be performed on a privately-owned building located at 123-127 Park Street in the Village of Tupper Lake. The bid package may be obtained online at www.adirondackfrontier.com or by contacting Jeremy Evans, CEO at (518) 483-9472 or jeremy@adirondackfrontier.com.

Bids will be accepted until **Friday, June 25, 2021 at 12PM**. Bids shall be emailed to Jeremy Evans at jeremy@adirondackfrontier.com or mailed or delivered to: Franklin County Local Development Corporation c/o Jeremy Evans at 355 West Main Street, Suite 428, Malone, NY 12953.

Work must begin by **August 1, 2021** and the project must be complete by **December 1, 2021**.

In awarding bids, FCLDC and the property owner reserve the right to reject any and all bids, waive formalities, informalities and technicalities therein, and to take whatever bids it determines to be in the best interest of the FCLDC and property owner considering lowest or best bid, quality of goods and work, time of delivery or completion, responsibility of bidders being considered, previous experience of bidders, or any other factors they deem appropriate.

This project is funded in part through the New York Main Street Program. As such, Bidders will be required to comply with all applicable Village, State and Federal requirements and regulations pertaining to the Program. However, Bidders should be aware that this project is not subject to State Prevailing Wage or Federal Davis-Bacon Wage requirements.

End of Section

Section 02 Information for Bidders

1. Location of the Work

123 & 127 Park Street, Tupper Lake, NY 12986

2. Description of the Work

The Contractor will provide all labor and material necessary to complete building renovations at the above-referenced location as more fully described in Section 03 – Project Workscope. A pre-bid site visit may be scheduled by contacting Sean Guenette at seanguenette@yahoo.com or (518) 524-4165.

3. Receipt & Opening of Bids

Bids shall be submitted using the Bid Form in Section 03. Bids will be received by the FCLDC until the time and at the place stated in the attached Advertisement For Bids. Bids shall be emailed to Jeremy Evans at jeremy@adironackfrontier.com or mailed or delivered to: Franklin County Local Development Corporation c/o Jeremy Evans at 355 West Main Street, Suite 428, Malone, NY 12953.

4. Informalities, Waivers and Withdrawals

FCLDC may consider informal any Bid not prepared and submitted in accordance with the provisions hereof and may waive any informalities in or reject any or all Bids. Conditioned Bids or Bids which do not contain a price for every numbered item contained in the Bid form will not be accepted.

5. Obligations of Bidders

At the time of the opening of Bids, each Bidder will be presumed to have inspected the Site, to have informed himself fully of the conditions relating to the work and labor required for the work, and to have read and acquainted himself with all Contract Documents. Failure to do so will not relieve the Bidder who is awarded the Contract of his obligation to complete the work for the price or prices bid, or any other obligation under the Contract. The failure or omission of any Bidder to receive or examine any Contract Documents shall in no way relieve him from any obligation in respect to his Bid. The project is subject to all New York State rules and regulations and the Bidder will be presumed to have understood and accepted these requirements.

6. Bidders Representations

By making a Bid, the Bidder represents and warrants to FCLDC that (i) Bidder is and will be financially responsible and has and will have sufficient liquidity to meet its financial responsibilities under the Contract and for all other projects in which Bidder is or may become involved; (ii) Bidder is able to furnish the tools, materials, supplies, equipment, and labor required to complete the Work and perform the obligations required under the Contract Documents and has sufficient experience to do so; (iii) Bidder has carefully examined the Contract Documents and has visited and examined the project site; (iv) Bidder has satisfied itself as to the nature and location of the proposed Work, the general and local conditions, and all matters which may in any way affect the Work; (v) Bidder fully understands the intent and purpose of the Contract Documents, and (vi) the bid is based on labor, material, equipment, and systems required by the Contract Documents without exception. Claims for additional compensation and/or extension of time relating to Bidder's noncompliance with such representations and warranties will not be allowed.

7. Award of Contract

The Contract will be awarded to the lowest responsible bidder as determined by FCLDC unless the owner of the subject property chooses a different bid and agrees to pay the difference between the preferred bid and the lowest responsible bid.

End of Section

Franklin County Main Street Program
Section 03
Project Workscope

Background:

123 & 127 Park Street (the property), is a is a commercial mixed use 2 story building containing 2 residential units, and 2 commercial unit, located at 123 & 127 Park Street, Tupper Lake, NY 12986. The Property was built in circa 1900 and is historically referred to as the Union Block Building. The property is currently owned by Union Block Building LLC. The owners have been awarded grant funding to restore the building façade to its original historic appearance.

The owner has provided detailed architectural sketches for the proposed renovation of the building façade and exterior.

Permitting / Approvals / Lead Based Paint (LBP)

1. Project will require approval from the Village of Tupper Lake Zoning Board.
2. Project will require a building permit issued from the Village of Tupper Lake and inspections as specified by the code officer.
3. Project will require a permit issued from the DOT for the Mill street entryway renovations on the 127 Park Street building.
4. Project will require contractor to have Lead Safe™ certification and perform work following EPA guidelines for lead safe renovations. Projects having a residential component must also comply with NYMS lead based paint requirements (See Appendix - Lead Based Paint Policy Table and LBP section below for details).

Scope Of Work:

EXTERIOR

Store Front

1. Demolition and removal of existing steel doors (not original to building), demolition of brick (Seasons on Park Store front) under store windows to start of brick corner, remove aluminum metal flashing under windows. Remove deteriorated copper flashing on Cornice above storefront. Note: *Contractor to exercise due diligence and care during demolition to preserve any existing historic details and existing trim and wood work for incorporation into new work and for re-painting.*
2. Install new wiring and appropriate switches as needed for new exterior goose neck sign lighting (6 total fixtures) (Appendix B) above storefront signs. See photo provided for approximate locations (Appendix A).
3. Install new entry doors (Appendix C) at specified locations including all necessary flashing and weatherproofing.
4. Trim (exterior and interior) new entry doors, with Exterior brick mold trim, and interior trim (match existing) at locations outlined in photograph.
5. Install all necessary hardware on entry doors and ensure proper function. Door hardware to be as specified in Appendix D.
6. Install cultured veneer stone (Appendix E) to replace brick removed under Season on Park storefront according to manufacturers specifications, including all necessary lathe, WRB and underlayments. Install new copper flashing above stone work and integrate into storefront windows with new caulking, weatherproofing as required.
7. Install new copper flashing on cornice, including all necessary underlying structural work, all waterproofing / flashing details required for integration into existing building masonry. Existing cornice details to be preserved prepared and repainted as outlined below for trim and exterior siding.

8. All trim and exterior siding materials to be installed according to manufacturers specifications. Repair any damaged or rotted wood, fill nail and/or screw holes, repair broken or damaged wood members with a suitable wood epoxy product.
9. Prime (1 coat) and paint all trim and exterior siding materials (2 coats) according to paint manufacturers specifications. Color scheme (Appendix F) to be provided by owner and approved by Village Planning Board. Note: Contractor to use environmentally safe chemical strippers and/or other methods approved by the EPA for safe removal of lead paint.
10. Prime (1 coat), and prepare existing painted brick (cleaning, removal of loose flaking and otherwise deteriorating paint from existing brick and paint (2 coats) according to paint manufacturers specifications. Color scheme (Appendix F) to be provided by owner and approved by Village Planning Board. Note: Contractor to use methods approved for Historic brick work and environmentally safe chemical strippers and other methods approved by the EPA for safe removal of lead paint.
11. Dispose of and remove all construction debris.

Entryway (Mill Street)

1. Prime (1 coat), and prepare existing painted brick (cleaning, removal of loose, flaking and otherwise deteriorating paint from existing brick and paint (2 coats) according to paint manufacturers specifications. Color scheme (Appendix F) to be provided by owner and approved by Village Planning Board. Note: Contractor to use methods approved for Historic brick work and environmentally safe chemical strippers and/or other methods approved by the EPA for safe removal of lead paint.
2. Install new awning (Appendix G) at existing entryway including all necessary underlying structural work, waterproofing / flashing details required for integration into existing building masonry. Awning style to be approved by Village zoning board.
3. Remove plywood and any coverings as necessary to restore original transom above existing entry door. Remove any deteriorated, flaking, cracked and otherwise compromised paint to properly prepare existing wooden door, jambs and frames on existing entry, screen door and door trim for new paint. Note: *Contractor to exercise due diligence and care during demolition to preserve any existing historic details and existing trim and wood work for incorporation into new work and for re-painting.*
4. Repair any damaged or rotted wood, fill nail and/or screw holes, broken or damaged wood members, repair / fill mortises, with a suitable wood epoxy product.
5. Remove all existing glazing compound, replace any cracked or broken glass panes. Re-glaze door with new glazing compound.
6. Install new weatherstripping and threshold for entry door and air seal refurbished door after installation to improve energy efficiency.
7. Install all necessary hardware on entry door and screen door, ensure proper function. Door hardware to be as specified in Appendix D.
8. Prime entry door, screen door, and transom window (1 coat), Paint (2 coats, enamel/trim paint. according to paint manufacturers specifications. Color scheme (Appendix F) to be provided by owner and approved by Village Planning Board.
9. Clean up and disposal of all debris.

Interior

Suite 2

1. Install electrical outlets on walls using metal conduit and surface mounted boxes as depicted on floor plan sketch (Appendix H). Install new ceiling mounted heater (Appendix H). All electrical work to meet all applicable codes and to be inspected by code officer and third party electrical inspector.

Suite 3

1. Remove existing carpeting. Remove existing steel door.

2. Install Wiring (NM-B unless otherwise specified, metal conduit and surfaceboxes for existing plaster / masonry wall) for all circuits, fixtures, and electric baseboard heat depicted on floor plan sketch (Appendix H). Install all lights, fixtures, switches, outlets and covers. Wiring to meet all applicable codes and to be inspected by code officer and third party electrical inspector.
3. Remove existing wood door, Remove any deteriorated, flaking, cracked and otherwise compromised paint to properly prepare existing wooden door, jambs, trim and frames, install in location of previous steel door.
4. Install new 2 hour fire rated steel door and door hardware (Appendix I) according to manufacturers specifications. Install door trim, 1x4 pine flat stock.
5. Prime new steel door, old door and all door trim (1 coat), Paint (2 coats, enamel/trim paint. according to paint manufacturers specifications. Color scheme (Appendix F) to be provided by owner.
6. Install sheetrock (1/2 inch) on interior walls and ceiling within, according to manufacturers specifications. Tape, sand and prime sheetrock (Level 5 finish). Note: Existing plaster walls to remain.
7. Paint all walls and ceilings (2 coats) according to color specifications and finishes detailed in finish schedule in plans.
8. Patch, repair and stain existing hardwood flooring with comparable wood species, size and thickness to match existing. Floor to be stripped to remove old finish, re-sanded, stained and new wear surface (polyurethane 2 coats) applied according to manufacturers specifications.
9. Install baseboard trim, 1x6 pine, Prime baseboard trim, door trim (1 coat), Paint (2 coats, enamel/trim paint. according to paint manufacturers specifications. Color scheme (Appendix F) to be provided by owner.
10. Dispose of and remove all construction debris.

LEAD BASED PAINT (LBP)

Contractor to schedule and cover cost of third party clearance verifying compliance with NYMS lead safe requirements following completion of lead safe work with Flatley Read LLC.

NOTE: Contractor must have EPA certification or complete EPA training prior to performing work specified in the Scope of Work. Contractor to ensure that all other work is done following EPA Regulations for working with Lead Based Paint. Bids not specifying cost of Lead Based Paint work will be considered incomplete and will be rejected.

Flatley Read LLC. 12 Spring Street #102, Schuylerville, NY 12871

(518)-577-5681

Attachments:

- A. Photo of Exterior Façade (Park Street, Mill Street)
- B. Exterior Lighting Specifications
- C. Exterior Entry Doors Quote / Specifications
- D. Exterior Door Hardware Specifications
- E. Cultured Veneer Stone Specifications
- F. Exterior Trim, Siding, Brick Paint Specifications
- G. Awning Quote Specifications
- H. Floor Plan / Electrical Sketch Suite 2 and Suite 3
- I. Steel Fire Door (2 hour rated) Quote / Specifications

End of Section

**Franklin County Main Street Program
Section 04
Bid Form – Page 1 of 4**

Instructions: All bids shall be submitted using this form and must include all other documentation described in the Project Specifications.

Project Name: 123 & 127 Park Street, Tupper Lake – Contract No.1 – Exterior & Interior Renovations
Contractor Name:

Proposal Detail		
Item	Description	Bid Price
1.	Exterior Park Street Renovations	
2.	Exterior Mill Street Renovations	
3.	Interior Renovations	
4.		
5.		
	Total	

Instructions: The Bid Certification must be signed by a person authorized to enter into a contract on behalf of the company listed.

Bid Certification	
<p>I, the undersigned contractor, have inspected the above listed property and understand the extent and character of the work to be completed as described in the Project Specifications.</p> <p>I propose to furnish all labor, materials, and equipment necessary to accomplish the work, as described in the Project Specifications, on the property located at _____, for the sum of _____ dollars (\$_____).</p> <p>I will commence the work within _____ calendar days from the date the notice to proceed is received and will complete the work within _____ calendar days after starting the work.</p>	
<p>_____ Company Name</p> <p>_____ Title</p>	<p>_____ Signature</p> <p>_____ Date</p>

**Franklin County Main Street Program
Section 04
Bid Form – Page 2 of 4**

Project Name: 123 & 127 Park Street, Tupper Lake – Contract No.1 – Exterior & Interior Renovations	
Contractor Name:	

Instructions: Complete the following table. Attach additional sheets if necessary.

Company Information					
Company Name:			Officers, Partners, Owner Name(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Cell:		Phone:	Cell:	
Email:			Email:		

Instructions: List the construction experience of each of the company principals: (Indicate number of years in the industry and if experience is new construction, rehabilitation, historic renovations, energy efficiency, etc.). Attach additional sheets if necessary.

Experience	
Principal Name:	Principal Name:
Experience:	Experience:

Instructions: List business references including local banks, subcontractors, and material suppliers.

Business References					
Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:			Phone:		

Instructions: List customers with whom the company has recently done business.

Customer References					
Name:			Name:		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Phone:	Contract Amount:		Phone:	Contract Amount:	

**Franklin County Main Street Program
Section 04
Bid Form – Page 3 of 4**

Project Name: 123 & 127 Park Street, Tupper Lake – Contract No.1 – Exterior & Interior Renovations	
Contractor Name:	

Instructions: Attach documentation of insurance and EPA lead-based paint certification. If you do not have EPA lead-based paint certification state in the explanation section that it will be obtained prior to the start of construction.

Insurance & Lead-based Paint Certification	
Documentation Submitted with application (Check all that apply)	✓
Liability Insurance	
Workers' Compensation Insurance	
EPA Lead-based Paint certification	
Explanation if not attached.	

Instructions: Principal owners must sign and date the following Attestation.

Attestation
<p>The undersigned contractor certifies that all information given herein is correct and that the information may be verified from any source and further agrees:</p> <ol style="list-style-type: none"> 1. That the contractor will perform the work in accordance with the description of work, general specifications, the NYS Uniform Fire Prevention and Building Code, the Village of Tupper Lake Code, and all other applicable rehabilitation guidelines and standards and be subject to a final inspection by the Village of Tupper Lake. 2. That if the work performed by the contractor is found to be unsatisfactory or if the contract relations between the contractor, property owner, or other parties are found to be unsatisfactory, the Franklin County Local Development Corporation may remove his/her name from the list of selected contractors without notice. 3. That contractor has proper insurance and EPA Lead-based Paint Certification. 4. That she/he will abide by all applicable equal employment opportunity regulations.
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Contractor Name (Please Print)
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Contractor Signature
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date

Franklin County Main Street Program

Section 04

Bid Form – Page 4 of 4

Project Name: 123 & 127 Park Street, Tupper Lake – Contract No.1 – Exterior & Interior Renovations
Contractor Name:

Instructions: The affidavit must be signed by the contractor or authorized representative.

Non-Collusion Affidavit

STATE OF _____)

) ss.:

COUNTY OF _____)

(Contractor Name)

_____ being first duly sworn, deposes and says that:

1. He/She is _____ (Title) of _____ (Company Name) _____, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affined, has in any way colluded, conspired, connived or agreed, directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the Village of Tupper Lake or any person interested in the proposed Contract; and
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including is affined.

_____ Signature

_____ Title

Subscribed and sworn to me this _____ day of _____, 20____

By: _____
Notary Public

C

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Drawing Number

A202

Elevations North & East	
Scale	Drawn By
AS NOTED	AC
Project Number	Date
2019-XX	03/27/19
PRINTED:	
We present March 27, 2019	

Union Block Building Facade
Union Block Building, LLC
Renovation
123 Main Street
New York, NY 10001
Schematic Design

ANDREW CHARY

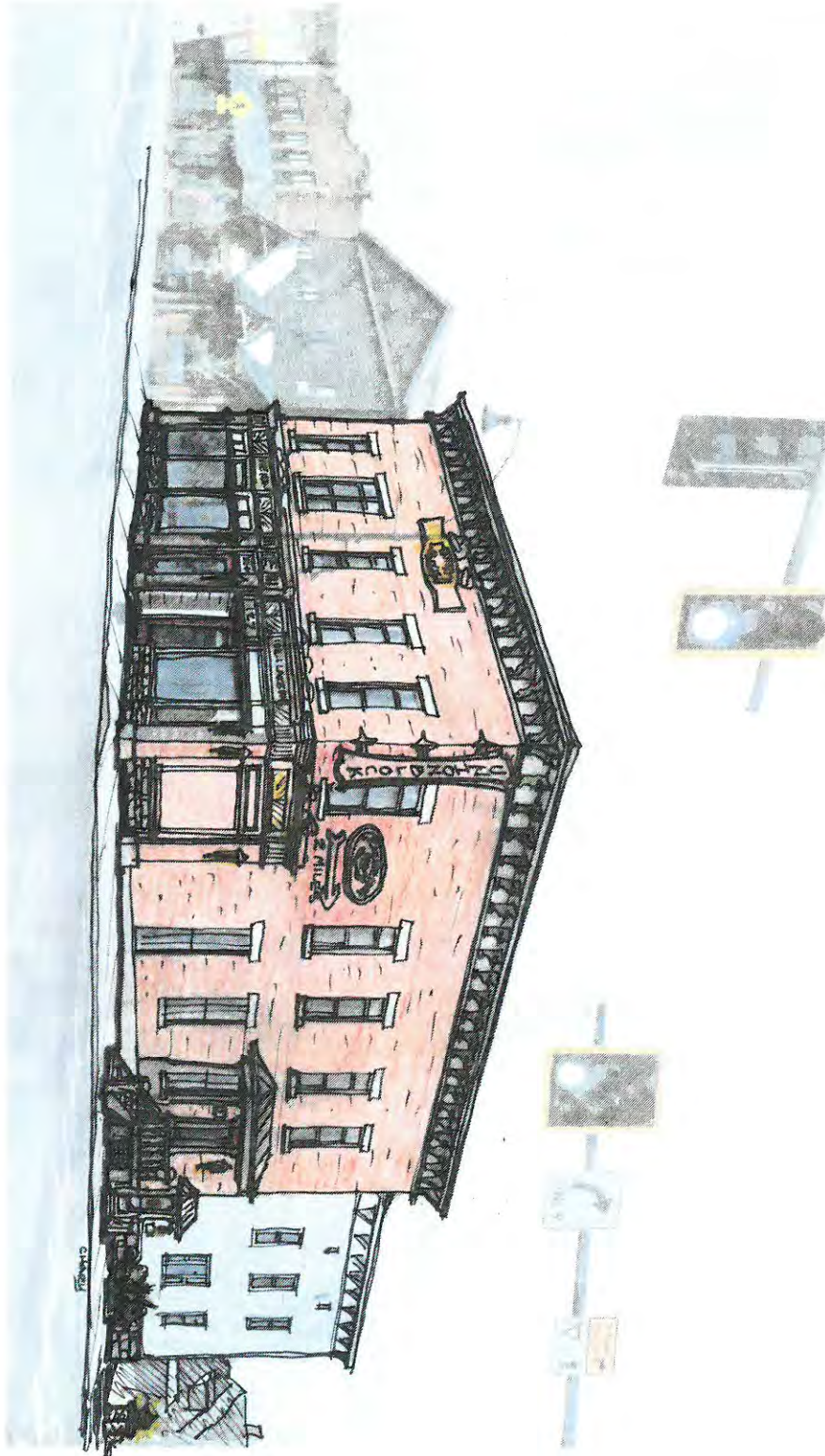
architect, p.l.l.c.

2434 Main Street, Lake Placid, NY 12946
518.523.5727 www.chary.com

ISSUE #	Date	Description

A

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Drawing Number A202	Elevations North & East		Union Block Building Facade Union Block Building, LLC Renovation 123 Main Street New York, NY 10001 Schematic Design	ANDREW CHARY architect, p.l.l.c. 2434 Main Street, Lake Placid, NY 12946 518.523.5727 www.chary.com	ISSUE #	Date	Description
	Scale	Drawn By					
	AS NOTED	AC					
	Project Number	Date					
	2019-XX	03/27/19					

C

View 1-C

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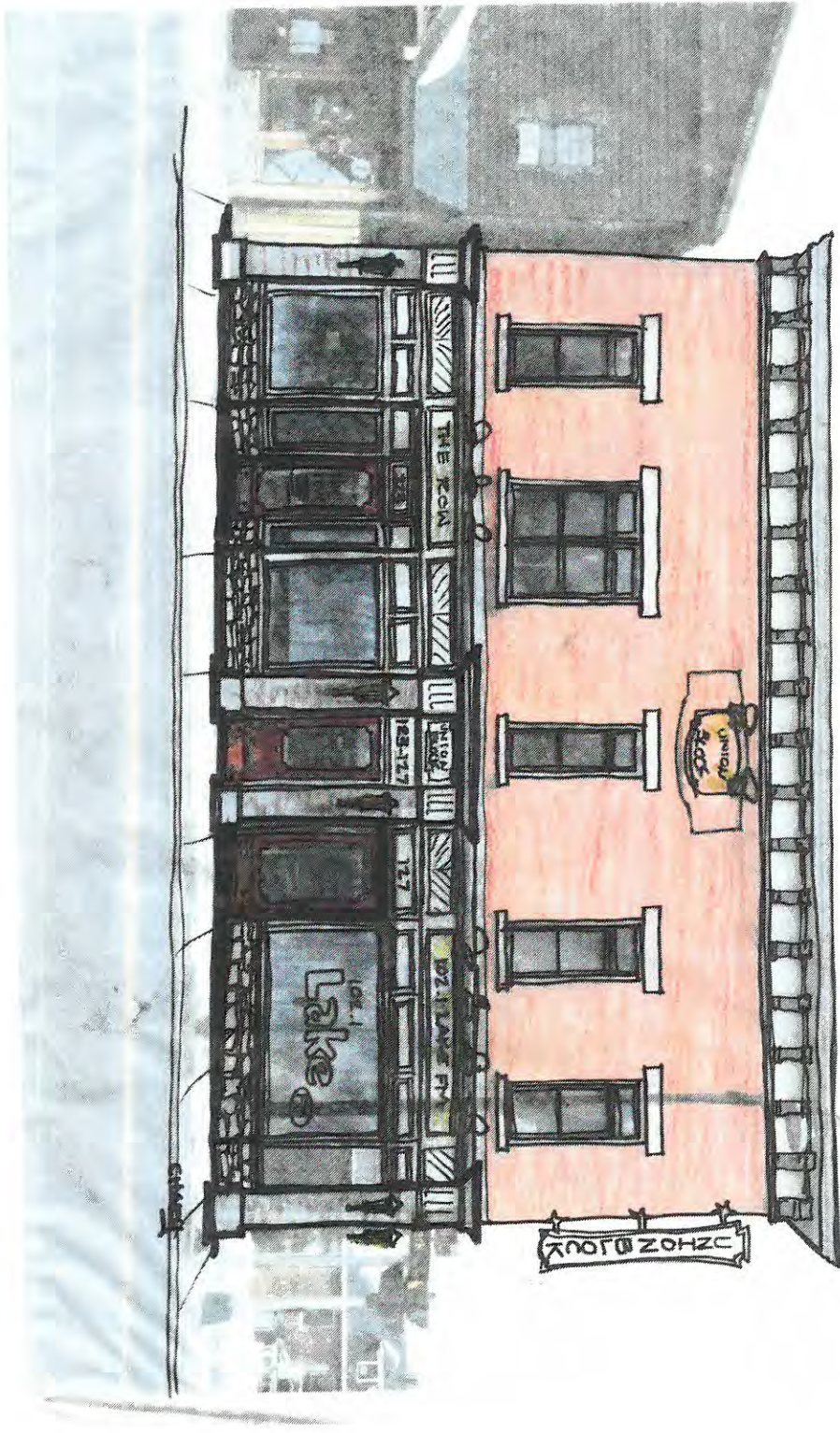


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Drawing Number A201	Elevations North & East		Union Block Building Facade Union Block Building, LLC Renovation 123 Main Street New York, NY 10001 Schematic Design	ANDREW CHARY architect, p.l.l.c. 2434 Main Street, Lake Placid, NY 12946 518.523.5727 www.chary.com	ISSUE #	Date	Description
	Scale	Drawn By					
	AS NOTED	AC					
	Project Number 2019-XX	Date 03/27/19					
PRINTED: Wednesday, March 27, 2019							

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Drawing Number A201	Elevations North & East		Union Block Building Facade	ANDREW CHARY architect, p.l.l.c. 2434 Main Street, Lake Placid, NY 12946 518.523.5727 www.chary.com	ISSUE #	Date	Description
	Scale	Drawn By	Union Block Building, LLC				
	AS NOTED	AC	Rennovation				
	Project Number	Date	123 Main Street New York, NY 10001				
	2019-XX	03/27/19	Schematic Design				
	PRINTED: Wednesday, March 27, 2019						

CED-TWIN STATE - SARANAC
 LAKE 258 BROADWAY,
 #1 SARANAC LAKE NY 12983
 USATEL: (518)891-2402 FAX:
 (518)891-2562
 CONTACT:
 PURCHASING

QUOTATION			PAGE 1
QUOTE #	DATE	REV #	REV DATE
1020086	04/27/2021	0	04/27/2021
QUOTE EXPIRES		PREPARED BY	
05/27/2021		CM	
SLS	INSL		
3135	2000		

QUOTE FOR: SARANAC LAKE
 COD SALES B
 ACCT: DV-00035 COD SALES B
 SARANAC LAKE

258 BROADWAY #1 SARANAC
 LAKE, NY 12983 TEL:

FOB
 SHIPPING POINT

FREIGHT
 PREPAID

CUST PO # RICK DONAH
JOB NAME 518-420-6634

LN	QTY	PRODUCT CODE	DESCRIPTION	PRICE PER	EXT AMT
 					
01	6	RAB	GN1LED13YAC11B 13W GN LUMNR	320.00 E	1920.00
02	*		STOCK IN JERSEY		

MDSE: 1920.00*

TAX: 153.60

TOTAL: 2073.60 **

PLEASE NOTE: This is not an offer to contract, but merely a quotation of current prices for your convenience and information. Orders based on this quotation are subject to your acceptance of the terms and conditions located at sales.our-terms.com, which we may change from time to time without prior notice. We make no representation with respect to compliance with job specifications.

[Back to Quote](#)



LOWE'S HOME CENTERS, LLC #2250
 61 COUNTRY LANE
 POTSDAM, NY 13676-0000
 USA
 (315) 268-6960



Project #: 678803336 Description: union block building facade
 Customer Name: RICK DONAH
 Customer Phone: (518) 420-6634
 Customer Address: 123&127 PARK STREET
 TUPPER LAKE, NY 12871
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001 Size = 37 1/2-in W x 81 5/8-in H	Manufacturer: Pella (R) Entry Division: Millwork Product: Doors Type: Entry/Exterior Manufacturer: Pella (R) Entry Quote Unit Type: Configure Unit Energy Star (R) Qualified Products Only: No - I would like to view all available product offering. Room Location: Other 1 Brand: Pella Entry Doors Panel Configuration: Single Door Operation / Venting: Right Inswing Unit Type: Complete Unit Sill Type: Standard Sill Performance Options: Impact Panel Fire Rating: No Fire Rating Frame Fire Rating: No Fire Rating Actual Call Width: 36-in Actual Call Height: 80-in Frame Width Verification: Yes 37 1/2-In Frame Width Is Correct Frame Height Verification: Yes 81 5/8-In Frame Height is Correct Actual Frame Width: 37 1/2-in Actual Frame Height: 81 5/8-in Fits Opening Width: 38 1/4-in	\$2,810.50	2	\$5,621.00

Fits Opening Height: 82 1/8-in
Panel Style: Flush Glazed 3/4 Light
Glass Strength: Tempered
Door Insulated Glass Options: Low-E
Door Gas Filled: Argon
Grille Type: No Grille
Panel Material: Smooth
Door Exterior Panel Finish: Unfinished
Door Interior Panel Finish: Unfinished
Exterior Frame Material: Composite
Threshold Material: Black Threshold
Panel Reinforcement: No Panel Reinforcement
Exterior Frame Texture: Wood Grain
Exterior Frame Finish: Stained
Exterior Frame Color: Black Stain
Interior Frame Material: Composite
Interior Frame Texture: Wood Grain
Interior Frame Finish: Stained
Interior Frame Color: Black Stain
Active Panel Boring Options: Multi Point Bore (Includes Mechanism)
Actual Backset: 2 3/8-in
Actual Crossbore: 2 1/8-in
Sensor Option: No Integrated Sensor
Active Panel Handle Set: Grip
Interior Handle: Eclipse
Hardware Handle Finish: Oil Rubbed Bronze
Hardware Hinge Type: Standard Steel Ball Bearing
Hardware Hinge Finish: Matte Black
Sill Finish: Black Finish Sill
Actual Attachment Method: 2-in Brickmould
Attachment Method Application: Factory Applied
Actual Base Wall Depth: 4 9/16-in
Actual Base Frame Depth: 4 9/16-in
Actual Jamb Extended Wall Depth: 4 9/16-in
Actual Jamb Extended Frame Depth: 4 9/16-in
Is This A Remake?: No
Lead Time: 45 Days
Item Number: 313789

Project Total: \$5,621.00

Salesperson: JACOB ADAMS (S2250RMO)

Accepted by: _____

Date: 04/23/2021

[Print Detailed Quote](#)

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer. **** Special order configured products are subject to a 20% restocking fee if returned. ****

Texture for Living.



STONECRAFT
INDUSTRIES

A BORAL Brand

Texture for Living.



Stone has a unique intricacy that is simply captivating. With such diversity in shape, color and texture it's easy to see why it can dramatically enhance any exterior or interior space.

Our commitment to craftsmanship can be seen within every textural detail, countless hours spent hand-chiseling each and every natural stone before it was carefully replicated through our proprietary mold techniques. At StoneCraft we honor the masonry traditions of the past and promise to deliver quality and affordability with every stone we make.

Handcrafted

Laurel Cavern Ledge

Laurel Cavern Ledge was meticulously crafted to create a timeless appearance. Handpicked from the rocky ravines and cliffs of North Carolina, this unique profile has rugged yet well defined features. Stones range from 1"-4¼" in height and 5"-18" in length.



Asher Laurel Cavern Ledge



Chardonnay Laurel Cavern Ledge



Hamilton Laurel Cavern Ledge



Pennsylvania Laurel Cavern Ledge



Tennessee Laurel Cavern Ledge

Cover: Warm Springs Heritage

Ledgestone

The linear lines of this versatile profile create an appealing contrast of rugged texture and contemporary design. Ledgestone ranges from approximately 1"-6" in height and 3¾"-19" in length. Installed in a dry-stack application the stones stack tightly together horizontally as the varying stone depths create intriguing shadow play.



Bucktown Ledgestone



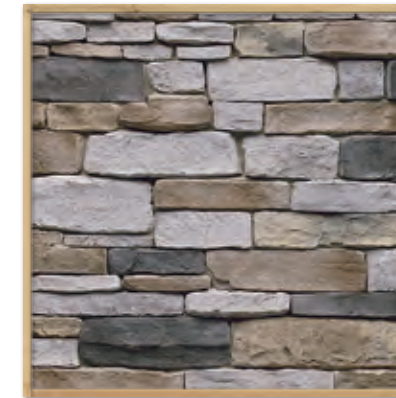
Chardonnay Ledgestone



Hamilton Ledgestone



Kingsford Grey Ledgestone



Pennsylvania Ledgestone



Tennessee Ledgestone



Wisconsin Ledgestone

Heritage

The warm and traditional appearance of Heritage lends itself to a wide variety of architectural styles adding elegance to any residential or commercial application. Each stone was originally hand-chiseled by masons to create rugged rectangular ashlar shapes. The profile installs into randomly coursed patterns making an impressive visual statement. Heritage stones range from 1 $\frac{7}{8}$ "–10 $\frac{1}{2}$ " in height and 3 $\frac{7}{8}$ "–17" in length.



Bucktown Heritage



Chardonnay Heritage



Hamilton Heritage



Ohio Heritage



Old Ohio Heritage



Pennsylvania Heritage



Tan Heritage



Warm Springs Heritage



Wisconsin Heritage

Fieldstone

With a wide range of bold angular shapes and rugged surface texture, Fieldstone creates a unique visual dialog. Inspired by rustic European building techniques, Fieldstone consists of intentionally irregular shapes and sizes. The profile ranges from 2 $\frac{7}{8}$ "–16 $\frac{3}{4}$ " in height and 4 $\frac{1}{4}$ "–21 $\frac{1}{2}$ " in length.



Bucktown Fieldstone



Colorado Fieldstone



Pennsylvania Fieldstone



Valley Forge Fieldstone



Warm Springs Fieldstone

Cobble

The sandstone textured profile Cobble is roughly chisel-cut into rectangular ashlar shapes. To soften the rugged appearance, the edges are slightly weather worn. Subtle face texture and unique beveling encourage the individuality of each stone. Cobble ranges from 2 $\frac{3}{4}$ "–8" in height and 4 $\frac{7}{8}$ "–17 $\frac{1}{2}$ " in length.



Grey Cobble



Valley Forge Cobble

Accessories

StoneCraft accessories are designed to provide the finishing touch to any stone veneer application. Developed specifically to work in concert with any of our profile colors, each accessory is offered in three versatile colors.



Espresso Grey Cream



Wainscot Sill
20"W x 3"H x 1.5"D



Keystone
8"-5.5"W x 10"H x 1.5"D



Trim Stone
6"W x 8"H x 2"D



Rock Face Sill
19.75"W x 3"D x 2"H (FACE)
TO 2.5"H (BACK)



Light Box
8"W x 11"H x 1.5"D



Receptacle Box
7"W x 8"H x 1.5"D



Pier Cap
26"W x 26"L x 2.5"-5.5"H



Peaked Wall Cap
20"L x 12"W x 2.375"-3.5"H
20"L x 16"W x 2"-3.5"H



Flagstone Wall Cap
37"L x 9"W x 2.25"H
37"L x 12"W x 2.25"H



Hearthstone
19"W x 20"L x 1.5"H



Shutter Block
14"W x 2.5"H x 2.5"D
(Grey and Cream only)

Profile Sizes & Quantities

Dimensions listed are approximate; actual sizes may vary slightly.

	HEIGHT	LENGTH	FLAT THICKNESS	CORNER HEIGHT	QTY./BOX
Ledgestone					
FLATS	1" - 6"	3¾" - 19"	1" - 1½"		15 Sq. Ft.
CORNERS	Short Inside Return 1½" - 3"	Long Inside Return 6" - 10"		2½" - 5"	9 Lft.
Laurel Cavern Ledge					
FLATS	1" - 4¼"	5" - 18"	1" - 1½"		15 Sq. Ft.
CORNERS	Short Inside Return 2" - 3"	Long Inside Return 6" - 10"		1½" - 4"	9 Lft.
Heritage					
FLATS	1⅞" - 10½"	3⅞" - 17"	1" - 1½"		15 Sq. Ft.
CORNERS	Short Inside Return 2¼" - 3½"	Long Inside Return 7" - 11¾"		3½" - 10½"	7 Lft.
Fieldstone					
FLATS	2⅞" - 16¾"	4⅞" - 21½"	1" - 1½"		15 Sq. Ft.
CORNERS	Short Inside Return 1" - 2¾"	Long Inside Return 4¾" - 8"		2½" - 11½"	14 Lft.
Cobble					
FLATS	2¾" - 8"	4⅞" - 17½"	1" - 1½"		15 Sq. Ft.
CORNERS	Short Inside Return 2½" - 3¾"	Long Inside Return 4¾" - 14"		2¾" - 8½"	9 Lft.

Because StoneCraft replicates natural stone, variations should, and can be expected. Even though colors in this brochure are as close to the actual stone as possible, photographic and printing techniques – and actual viewing conditions – can alter perception of color. It is recommended to obtain a sample of StoneCraft before placing an order.

Texture for Living.

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BORAL



PROJECT ESTIMATE

UNION BLOCK BUILDING

CONTACT: DONAH, RICK
CUST #: 157539210

SALESPERSON: JOUBERT, JOHN
SALES #: 2553474

PROJECT NUMBER: 673718727

DATE ESTIMATED: 04/23/21

QTY	ITEM #	ITEM DESCRIPTION	VEND PART #	PRICE
12	833040	630-FL OZ EVERLAST SATIN UW-BS	EV0014001-20	2760.00
4	305013	5 GAL VAL PVA PRIMER	007.0305013.	183.92
1	935246	620-FL OZ SHOWCASE SEMI UW/BSA	SH3025001-20	193.00
TOTAL FOR ITEMS				3136.92
FREIGHT CHARGES				0.00
DELIVERY CHARGES				0.00
TAX AMOUNT				250.95
TOTAL ESTIMATE				3387.87

This Quote is valid until 05/23/21.

MANAGER SIGNATURE

DATE

THIS ESTIMATE IS NOT VALID WITHOUT MANAGER'S SIGNATURE.
THIS IS AN ESTIMATE ONLY. DELIVERY OF ALL MATERIALS CONTAINED IN THIS ESTIMATE ARE SUBJECT TO AVAILABILITY FROM THE MANUFACTURER OR SUPPLIER. QUANTITY, EXTENSION, OR ADDITION ERRORS SUBJECT TO CORRECTION. CREDIT TERMS SUBJECT TO APPROVAL BY LOWES CREDIT DEPARTMENT.

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Lowe's of Potsdam #2250
 61 Country Lane
 Potsdam, NY 13676
 Phone (315) 268-6960
 Fax (315)268-6961

Fax

* UNION BLOCK BUILDING, LLC
 518-420-6634

To: _____ From: _____
 Fax: _____ Pages: _____
 Phone: _____ Date: _____
 Re: _____ CC: _____

Urgent For Review Please Comment Please Reply Please Recycle

2 COATS
 ① EXTERIOR PAINT • SW EXTERLAST SATIN UNITS 233030 (12)(5) GAL
 ② EXTERIOR PRIME • VALSPAR PVA PRIME 305013 (3)(5) GAL
 ③ INTERIOR PRIME • " 305013 (1)(5) GAL
 ④ INTERIOR PAINT • SW SHOWCASE SEMI-GLOSS 935246 (1)(5) GAL
 * 325-350 SQFT. PER GALLON (5) GREY
 - EXTERIOR COVERAGE (5) LT. GREY
 (2) BLACK

Dec.
2021

DAVID MILLER • 518-359-5191 / 518-560-1405

Miller Painting

Estimate for

- 123 Park St.
power wash & clean
2 coats of paint
\$ 2000.00
-

- 127 Park St.
power wash & clean
2 coats of paint
\$ 1500.00
Brick add \$ 500.00
-

- 8 mill st.
power wash & clean
2 coats of paint
\$ 3200.00

\$ 7,200.00

Eric Lanthier Painting

Date: 4/14/21

65 Raquette River Dr.

Tupper Lake, NY 12986

To: Rick DONAH

For: 123-127 PARK - EXTERIOR PAINTING

Date	Description	Price	Amount
	PRIME, 2-COAT PAINT FASCIA / SOFFIT (two sides), Front Entry And Window CASINGS. All LABOR & MATERIALS \$ 13,500.00		
		Total	



Samples approximate the actual paint color as closely as possible. El color de las muestras se aproxima lo mas posible al color real.

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Reorder #000144A



HGSW1441
TRICORN BLACK

~~*~~ YES

Available in Collections:
LIVEABLE LUXE • AMERICAN HERITAGE

LRV 3



HGSW1442
RAVEN WING

✓

LRV 14

COLUMNS



HGSW1443
NEVERMORE GREY

✓

LRV 23

COLUMNS



HGSW1444
NOR'EASTER

~~*~~ YES

LRV 32

OTTER CREEK

Awnings • Sunrooms
Custom Closets

Dec. 13, 2011

123-127 Park Street
Tupper Lake, NY

Mr. Rick Donah

The following proposal is for awnings for the two storefronts, upper story windows and side entrances.

123 Park Street

- 1 Shed entrance awning w/ removable sign panel valance 22'-0" w x 4'-0" ht x 3'-0" proj.
- 2021 → ① Arch entrance awning for upstairs entrance 7'-0" w x 3'-6" ht x 3'-0" proj.
- 3 Window awnings (upstairs) 1 @ 3'-6" w x 3'-6" ht x 3'-0" proj.
- 1 @ 6'-6" w x 3'-6" ht x 3'-0" proj.
- 1 @ 3'-0" w x 3'-6" ht x 3'-0" proj.

Sub Total: \$6,790.00

127 Park Street

- 1 Shed entrance awning w/ removable sign panel valance 19'-4" w x 4'-0" ht x 3'-0" proj.
- 7 Window awnings (upstairs) 3'-6" w x 3'-6" ht x 3'-6" proj.
- 2021 → ① First floor shed side entrance 4'-0" w x 3'-6" ht x 3'-0" proj.
- ① Arch entrance door entrance 5'-3" w x 3'-0" ht x 3'-0" proj.

Sub Total: \$11,245.00

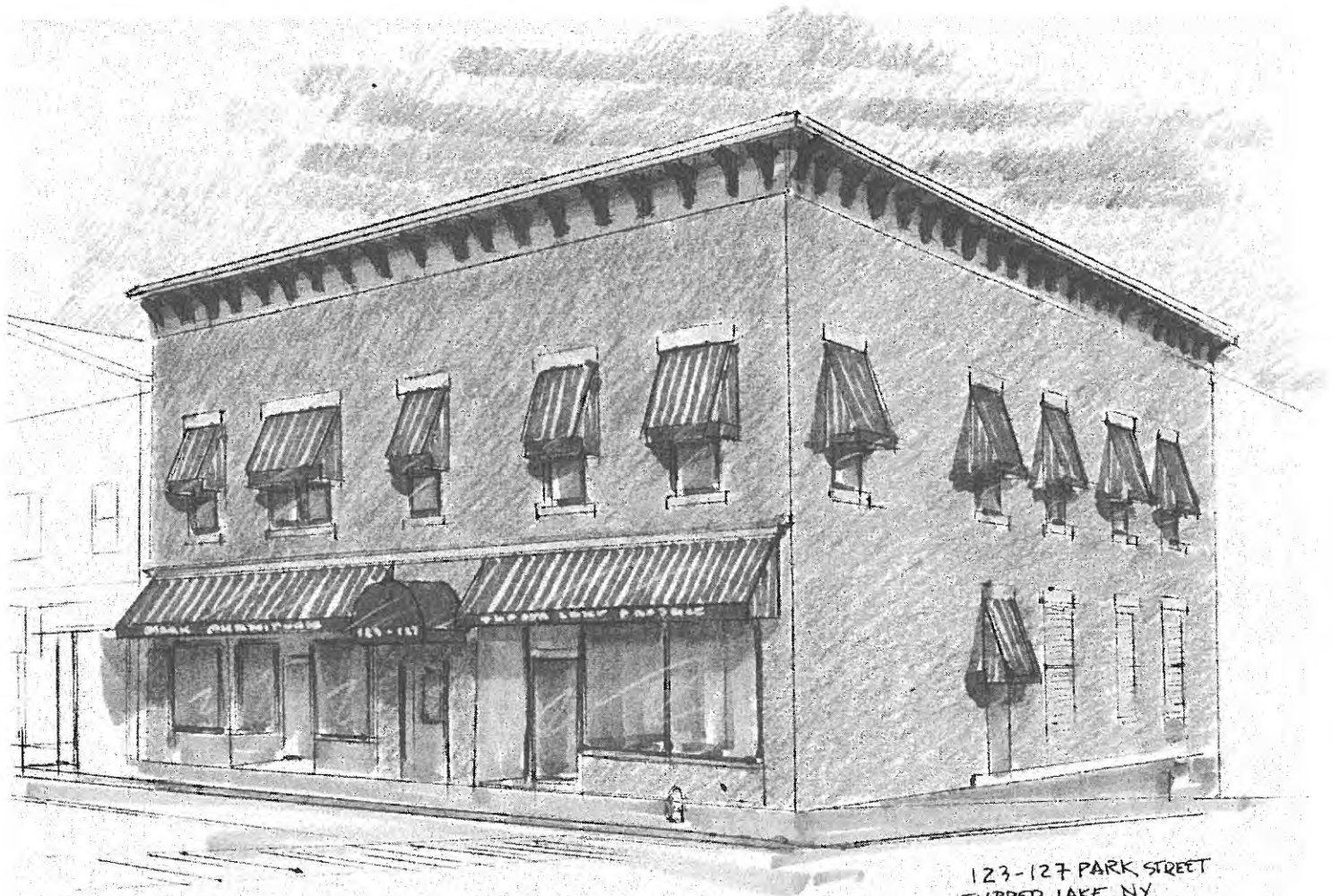
Graphics to be determined based on tenant. To be applied to 12" welded frame removable sign valance on two entrance awnings. Graphics on arch entrance awning to be '123-127 Park St.' Apx. sign price to be \$650 - \$850 for one color printing on all three awnings.

The above proposal includes all taxes, installation and travel. Graphics pricing to be determined.

Total: \$18,035.00

Date Customer Signature

Otter Creek Awnings, Sunrooms & Custom Closets



123-127 PARK STREET
TUPPER LAKE, NY
OTTER CREEK AWNINGS
G.PARK DEC 2011



OtterCreekAwnings.com

19 Echo Place.

Williston, VT 05495

Phone: (802) 864-3009 Fax: (802) 660-9450

Project No. _____

Order Date: _____

PROPOSAL / CONTRACT

Customer:	Union Block Building LLC	Proposal Date:	3/11/2019
Contact:	Rick Donah	Email:	Radonah@hotmail.com
Mailing Address:		Location:	123/127 Park St.
City, State, Zip:	Tupper Lake NY 12986	Purchase Order No.	
Phone:	518-420-6634	Design Rep:	Andrew Dickerson
Fax Number:		Approximate Install Date:	TBD

We Propose hereby to furnish material and labor - complete in accordance with specifications and pricing below.

(10) Welded Aluminum Frame open ended Shed Awnings
 To Measure approximately : (9)@ 3'6" (1)@ 6'6" Wide x 2 Projection x 3 Drop
 Fabric: Sunbrella 100% Solution Dyed Acrylic Color: TBD
 Frame Color: TBD

Cost with fabric only: \$ 9,468
 Cost for powder coated standing seam metal: \$13,975

Notes:

Financing Available
 Pricing Valid for 60 days
 Installation by Otter Creek Awnings

50% DEPOSIT / BALANCE ON COMPLETION		Products \$	TBD
DEPOSIT \$ 50%		Graphics \$	None
BALANCE DUE \$ 50%		Subtotal =	\$0.00
		Tax \$	Capital Imp.
PAID IN FULL:		Installation/Travel \$	TBD
		Total =	\$0.00

NOTE: ALL MATERIAL IS GUARANTEED TO BE SPECIFIED. ALL WORK IS TO BE COMPLETED IN A PROFESSIONAL MANNER ACCORDING TO INDUSTRY STANDARDS. ANY ALTERATION OR DEVIATION FROM ABOVE OR ATTACHED SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXCLUDED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN ADDITIONAL CHARGE OVER AND ABOVE THE ESTIMATE. AN INTEREST CHARGE OF 1½% (18% PER ANNUM) WILL BE CHARGED ON ALL ACCOUNTS PAST DUE 30 DAYS. DUE TO CODE REQUIREMENTS, ELECTRICAL WORK PERFORMED ON SITE IS NOT INCLUDED IN THIS PROPOSAL AND IS THE SOLE RESPONSIBILITY OF THE BUYER. YOU WILL BE NOTIFIED VIA TELEPHONE TO VERIFY THE EXACT DATE OF THE INSTALLATION.

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date

Customer Signature

Otter Creek Awnings, Inc.



OtterCreekAwnings.com

19 Echo Place.

Williston, VT 05495

Phone: (802) 864-3009 Fax: (802) 660-9450

Project No. _____

Order Date: _____

PROPOSAL / CONTRACT

Customer:	Union Block Building LLC	Proposal Date:	3/11/2019
Contact:	Rick Donah	Email:	Radonah@hotmail.com
Mailing Address:		Location:	123/127 Park St.
City, State, Zip:	Tupper Lake NY 12986	Purchase Order No.	
Phone:	518-420-6634	Design Rep:	Andrew Dickerson
Fax Number:		Approximate Install Date:	TBD

We Propose hereby to furnish material and labor - complete in accordance with specifications and pricing below.

(4) Welded Aluminum Frame poen ended Shed Awnings
 To Measure approximately : 19', 4', 20', 10' Wide x 2 Projection x 3 Drop
 Fabric: Sunbrella 100% Solution Dyed Acrylic Color: TBD
 Frame Color: TBD

Cost with fabric only: \$ 6,900
 Cost for powder coated standing seam metal: \$17,400

Notes:

Financing Available
 Pricing Valid for 60 days
 Installation by Otter Creek Awnings

50% DEPOSIT / BALANCE ON COMPLETION		Products \$	TBD
DEPOSIT \$ 50%		Graphics \$	None
BALANCE DUE \$ 50%		Subtotal =	\$0.00
		Tax \$	Captial Imp.
PAID IN FULL:		Installation/Travel \$	TBD
		Total =	\$0.00

NOTE: ALL MATERIAL IS GUARANTEED TO BE SPECIFIED. ALL WORK IS TO BE COMPLETED IN A PROFESSIONAL MANNER ACCORDING TO INDUSTRY STANDARDS. ANY ALTERATION OR DEVIATION FROM ABOVE OR ATTACHED SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXCLUDED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN ADDITIONAL CHARGE OVER AND ABOVE THE ESTIMATE. AN INTEREST CHARGE OF 1½% (18% PER ANNUM) WILL BE CHARGED ON ALL ACCOUNTS PAST DUE 30 DAYS. DUE TO CODE REQUIREMENTS, ELECTRICAL WORK PERFORMED ON SITE IS NOT INCLUDED IN THIS PROPOSAL AND IS THE SOLE RESPONSIBILITY OF THE BUYER. YOU WILL BE NOTIFIED VIA TELEPHONE TO VERIFY THE EXACT DATE OF THE INSTALLATION.

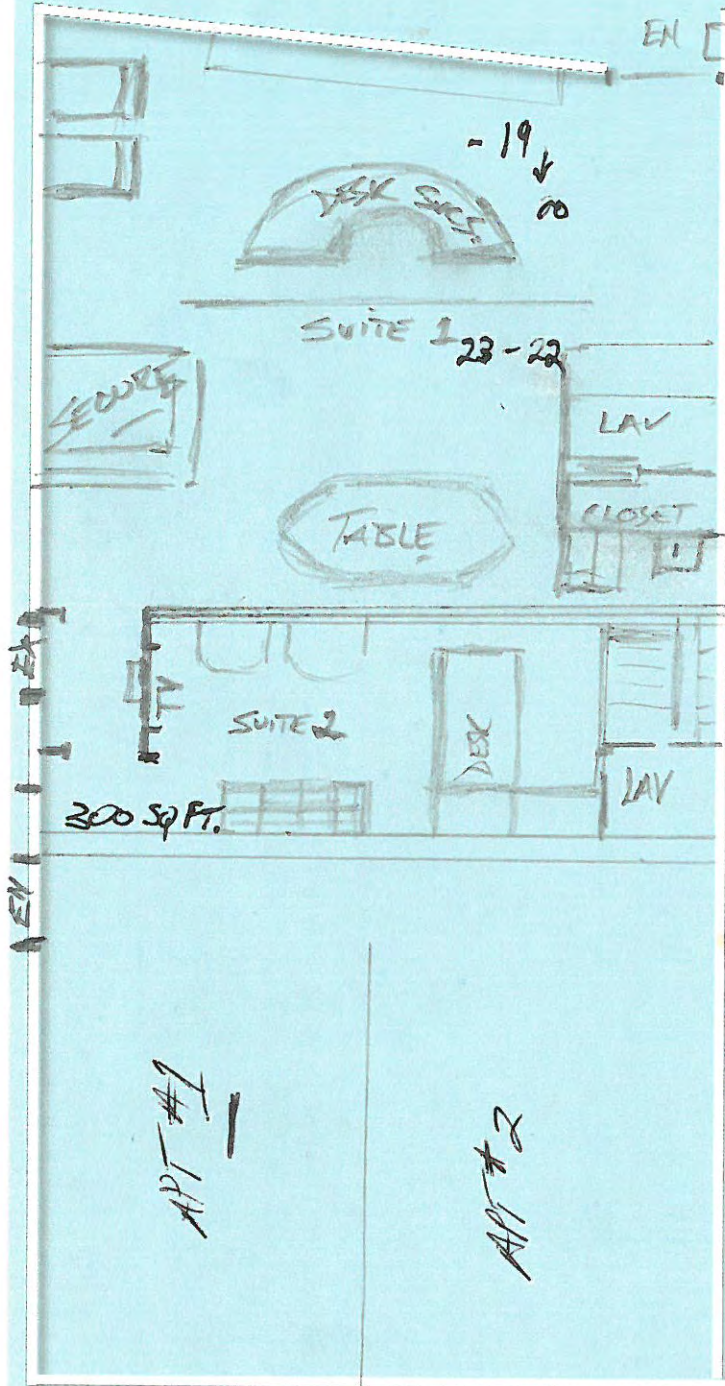
Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

 Date Customer Signature Otter Creek Awnings, Inc.

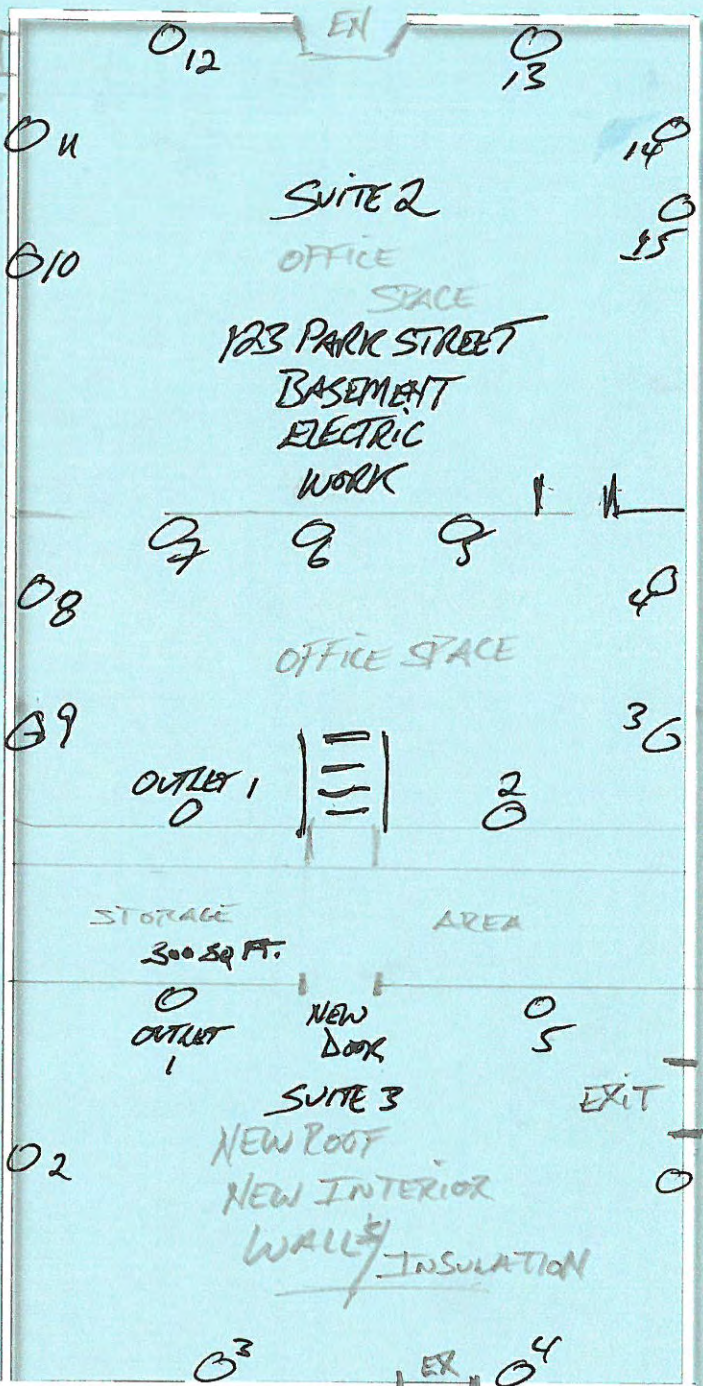


\$ 31,375.00 EST. FULL AWNINGS / METAL BRACKETS / COATED.





FIRST FLOOR PLAN DRAFT



127 PARK STREET

- NOV 1ST, 2015 - NOV 1, 2017 - 2 YRS.
- * MOVE UP STAIRS (2) SUITES - APT 3 BACK BLDG. (2) APTS - MILL ST.

123 PARK STREET

- NOV 1ST, 2015 - NOV 1ST, 2017 - 2 YRS
- * RETAIL & STORAGE ROOMS



EXECUTIVE SUITES


OVERVIEW

*FIRE DOOR FOR
STUDIO OFFICE*

Ideal for entry ways, garages or multi-family homes, the Masonite fire-rated primed Prehung 6-Panel steel fire door provides incredible durability, protection and peace of mind. Engineered to meet Warnock-Hersey standards for long lasting durability and performance, this fire rated door offers a 90-minute neutral pressure fire rating, one standard hinge, two spring-loaded hinges and includes a primed steel frame. Pre-primed and ready to paint, the door is pre-drilled to accept most handle sets (sold separately).

- Durable, steel design with high-definition panels
- Spring-loaded hinges help prevent the rapid spread of fire
- Door comes primed, ready to paint
- Door unit is a ready-to-install, complete door system with all necessary assembled components (jambs, brickmold, weather stripping, sill and hinges)
- Interlocking steel-edge ensures stability and resist warping
- Reinforced steel lock plate applied to the latch side jamb for added security
- Double bored for easy installation of handle set and deadbolt lock
- It is not recommended to trim steel or fiberglass exterior doors; any and all trimming voids warranty

-  **Installation Guide**
PDF
-  **Warranty Guide**
PDF
-  **Use and Care Guide**
PDF
-  **How to Guide**
PDF
-  **CA Prop 65**
PDF

CA Residents: Prop 65 Warning(s) 

REUPACK

SPECIFICATIONS

Material	Steel	Door Style Traditional	<input checked="" type="checkbox"/>
CA Residents: Prop 65 Warning(s)	Prop 65 WARNING(S)	Door Style Rustic	<input type="checkbox"/>
Impact Resistance	<input type="checkbox"/>	Door Style Mid Century	<input type="checkbox"/>
Configuration	Single door	Door Style Contemporary	<input checked="" type="checkbox"/>
Common Height (Inches)	80.0	Finish	Primed

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Windows & Doors / Exterior Doors / Front Doors

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\$233.00

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Masonite 36-in x 80-in Steel Left-Hand Inswing...

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\$423.00

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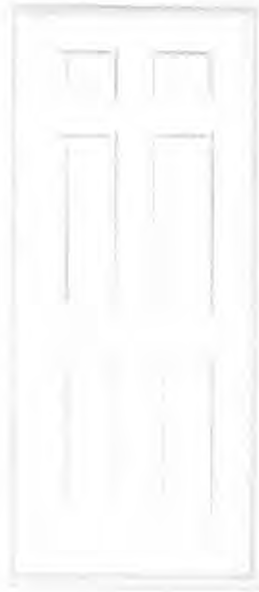
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Masonite 36-in x 80-in Steel Left-Hand Inswing Primed Fire Rated Prehung Single Front Door with Brickmould

Item #740863 Model #710363

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We'll notify you once this item is back in stock.

Enter Email Address

Notify Me

Durable, steel design with high-definition panels

Spring-loaded hinges help prevent the rapid spread of fire

Door comes primed, ready to paint

Common Size (W x H)

36-in X 80-in >

Handing

Left-hand Inswing >

FEEDBACK