



City of Oneida Downtown Revitalization Initiative

Bid Package for

130 Broad Street, Oneida, NY 13421

Administered by:

**City of Oneida
Oneida City Hall
109 North Main Street
Oneida, New York 13421**

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Section 01 Advertisement For Bids

The City of Oneida is currently accepting bids for exterior commercial renovations to be performed on a privately-owned building located at 130 Broad Street in the City of Oneida.

Bids will be accepted until **Friday, October 10, 2025 at 4PM**. Bids shall be emailed to grace.grissett@mrbgroup.com or mailed or delivered to: City of Oneida at Oneida City Hall, 109 North Main Street, Oneida, New York 13421.

In awarding bids, the City on Oneida 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 City 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 Downtown Revitalization Initiative. 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. Receipt & Opening of Bids

Bids shall be submitted using the Bid Form in Section 03. Bids will be received by the City of Oneida until the time and at the place stated in the attached Advertisement For Bids. Bids will be accepted until **Friday, October 10, 2025 at 4PM**. Bids shall be emailed to grace.grissett@mrbgroup.com or mailed or delivered to: City of Oneida at Oneida City Hall, 109 North Main Street, Oneida, New York 13421.

2. Informalities, Waivers and Withdrawals

The City of Oneida 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.

3. 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. This project is not subject to State Prevailing Wage or Federal Davis-Bacon Wage requirements.

4. Bidders Representations

By making a Bid, the Bidder represents and warrants to the City of Oneida 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.

5. Contractual Arrangements

A contract will be issued between the property owner and the contractor exclusively. The City of Oneida holds the right to monitor the project to ensure funding source compliance and the completeness of work. The property owner will be responsible for contractor payment and must abide by all grant program regulations.

6. Indemnity

The contractor shall indemnify and hold harmless the New York State, the Office of Community Renewal/Housing Trust Fund, and the City of Oneida and its employees, consultants and contractors from and against any and all claims, suits, actions, proceedings and any and all resulting damages, losses, costs and expenses of every nature, type and kind including reasonable attorney's fees which claims arise out of work performed by the contractor, its subcontractors and others who are employed by the contractor or its subcontractors during the course of the project.

7. Award of Contract

The Contract will be awarded to the lowest responsible bidder as determined by the City of Oneida 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

City of Oneida – Downtown Revitalization Initiative
Section 03
Project Workscope

Owner Name	Todd Schaal / Richard Kristan 315-269-7387 / 315-269-7463 todd@meidconstruction.com / meidrich@yahoo.com	Property Address	130 Broad Street Oneida, NY 13421
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- All permits and inspection fees to be paid by contractor. No work is to be performed without the necessary permits obtained.
 - Project will require a building permit issued from the local building department and inspections as specified by the code officer.
- The contractor is responsible for obtaining all permits and scheduling inspections deemed necessary by the local authorities. This includes any 3rd party inspections.
- 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 the owner whose information is listed in Section 03. Construction-related questions can be directed to rehab coordinator Drew Alberti at (518) 577-5681 or drew@flatleyread.com.
- Contractor to supply owner copies of all manufacturer's warranties.
- All work to conform to the New York State Building Code and/or local building codes.
- Contractor shall furnish all labor, materials, equipment, and services, unless otherwise specified.
- Contractor to remove and dispose of all debris and keep property clean and safe on a daily basis.
- All work to be done in a professional and workmanlike manner.
- All changes to this scope of work must be submitted in writing and approved by the City and property owner.
- All sub-contractors must be appropriately licensed and insured.
- Flat roof work must comply with ICR-56. Documentation of asbestos clearance is required.

Scope of Work:

Item No.	Description
1	All demolition work, including saw cutting for new window and door openings, is required. This also includes the removal and disposal of the existing wooden bumper , the existing door/frame and associated concrete stairs , and the existing vinyl siding and roof structure.
2	Supply and install metal fascia and associated blocking/framing as indicated in the attached architectural plans (Key note 1,2,3). This should include associated framing and blocking.
3	Supply and install 4" wide linear led light strip, recessed flush in the metal soffit panel, per attached plans. (Key note 4,5)

4	Supply and install surface mounted corporate sign. Location to be confirmed by the owner. (Key note 5) For bidding purposes, allowance of \$6,500 for Corporate Sign is provided.
5	Clean, prep and paint existing metal fascia (color black). (Key note 6)
6	Supply and install insulated aluminum overhead garage door with overhead opener and vision panels. Contractor to verify in field the opening size. (color black) (Key note 7)
7	Supply and install exterior insulation and finish system per architectural plans. (Key note 9,10) This includes the removal of the existing window for the EIFS installation.
8	Supply and install vertical rib metal siding (color black). Install Tyvek wrap over the existing sheathing and fasten to the existing sheathing substrate. (Key note 8)
9	Supply and install steel lintel, aluminum store front entry door w/ aluminum threshold. Prime and paint to match adjacent EIFS color. Refer to architectural plans. (Key note 11,12,13,14) Associated demo required.
10	Supply and install 4'-0" x 3'-4" translucent window unit in 2" w aluminum frame. (color black) (Key note 15) Window installation to include lintels.
11	Install poured concrete landing- 44" deep. Align with the top of the interior building slab. (Key note 16) Install a pipe railing for the new stairs per code.
12	Salvage demolished brick and tooth in at the location of the new door jamb installation. Prime and paint brick to match the existing paint finish.
13	Interior painting - Apply Sherwin Williams Flat Black (SW 6258) paint to the areas specified in the attached Paint Plan. Owner to approve color and finished appearance.
14	Infill: The scope of work includes CMU block infill and infilling the stair removal with concrete. Vents also need to be removed and infilled with CMU
15	New Fixtures: Supply and install a new exterior wall pack and bollards at the front entrance (see drawings).

End of Section

City of Oneida – Downtown Revitalization Initiative

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: 130 Broad St., Oneida, NY 13421

Contractor Name:

Proposal Detail

Item	Description	Bid Price
1.	Removals	\$
2.	Metal fascia	\$
3.	Linear led light strip	\$
4.	Mounted corporate sign	\$
5.	Metal fascia painting	\$
6.	Overhead garage door	\$
7.	Metal siding	\$
8.	Insulation and finish system	\$
9.	Entry door	\$
10.	Translucent window	\$
11.	Concrete landing	\$
12.	Toothed-in brick	\$
13.	Interior painting	\$
14.	Infill	\$
15.	Fixtures	\$
	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	
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.	
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 (\$_____).	
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.	
_____ Company Name	_____ Signature
_____ Title	_____ Date

City of Oneida – Downtown Revitalization Initiative

**Section 04
Bid Form – Page 2 of 4**

Project Name: 130 Broad St., Oneida, NY 13421
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:	

City of Oneida – Downtown Revitalization Initiative

Section 04

Bid Form – Page 3 of 4

Project Name: 130 Broad St., Oneida, NY 13421

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

The undersigned contractor certifies that all information given herein is correct and that the information may be verified from any source and further agrees:

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 Saranac Lake Code, and all other applicable rehabilitation guidelines and standards and be subject to a final inspection by the Village of Saranac 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 Economic 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.

Contractor Name (Please Print)

Contractor Signature

Date

City of Oneida – Downtown Revitalization Initiative
Section 04
Bid Form – Page 4 of 4

NON-COLLUSIVE BIDDING CERTIFICATION

BY SUBMISSION OF THIS BID, BIDDERS AND EACH PERSON SIGNING ON BEHALF OF BIDDER CERTIFIES, AND IN THE CASE OF JOINT BID, EACH PARTY THERETO CERTIFIES AS TO ITS OWN ORGANIZATION, UNDER PENALTY OF PERJURY, THAT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF:

1. The prices of this bid 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 Bidder or with any competitor;
2. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to opening, directly or indirectly, to any other Bidder or to any competitor; and
3. No attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

A BID SHALL NOT BE CONSIDERED FOR AWARD NOR SHALL ANY AWARD BE MADE WHERE 1, 2, 3 ABOVE HAVE NOT BEEN COMPLIED WITH; PROVIDED HOWEVER, THAT IF IN ANY CASE THE BIDDER(S) CANNOT MAKE THE FORGOING CERTIFICATION, THE BIDDER SHALL SO STATE AND SHALL FURNISH BELOW A SIGNED STATEMENT WHICH SETS FORTH IN DETAIL THE REASONS THEREFORE:

[BIDDERS AFFIX ADDENDUM TO THIS PAGE IF SPACE IS REQUIRED FOR STATEMENT]

Subscribed to under penalty of perjury under the laws of the State of New York, this _____ day of _____, 20__ as the act and deed of said individual, corporation or partnership.

Person Legally Responsible for Binding Bidder

Name _____ Title _____

Signature _____

Joint or combined bids must be certified on behalf of each participant

_____	_____
Legal name of person, firm or corporation	Legal name of person, firm or corporation

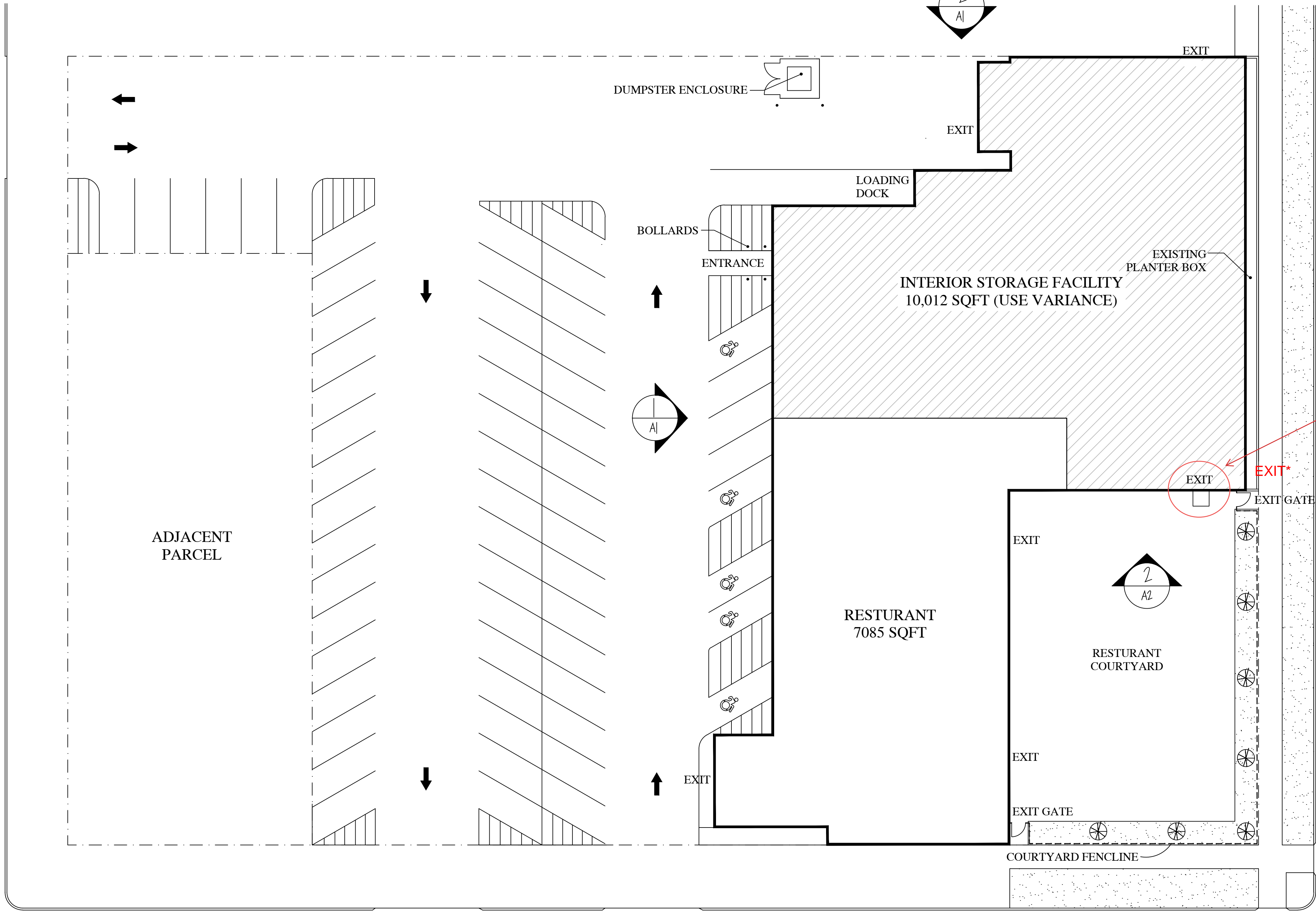
Person(s) Legally Responsible for Binding Participant

Name _____	Name _____
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Title _____	Title _____
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Business Address _____	Business Address _____
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LENOX AVE



FARRIER AVE

BROAD STREET

TAX # 30.79-1-16
LOT SIZE- 1.17 ACRES

SITE PLAN
SCALE-1/16"=1'-0"

MARK DOMENICO
ARCHITECT, PLLC.
ROME, NEW YORK
PHONE: 315-533-6932

REGISTERED ARCHITECT
MARK DOMENICO
STATE OF NEW YORK
058051

CONDITIONS
THESE DOCUMENTS MAY NOT BE ALTERED.
THE ARCHITECT IS NOT RESPONSIBLE
FOR UNAUTHORIZED FIELD CHANGES

NOTE TO TRADES
ALL TRADES ARE RESPONSIBLE FOR FIELD
VERIFYING ALL DIMENSIONS AND CONDITIONS
PRIOR TO THE START OF THIS PROJECT.
CONTACT " M. DOMENICO" WHEN ABOVE
IS NOT OBTAINABLE PRIOR TO INSTALLATION.

INTERIOR STORAGE FACILITY
130 BROAD STREET
ONEIDA, NEW YORK

PROJECT NO. 9901

95% PRELIM REVISED		
REVISION	DATE	BY
DATE	2/6/25	
DRAWN BY		
CHECKED BY		
APPROVED		
SCALE		NOTED

SHEET TITLE
SITE PLAN

SHEET NO.
S1

INTERIOR STORAGE FACILITY
130 BROAD STREET
ONEIDA, NEW YORK

PERCENTAGE		
REVIEWED		
REVISION	DATE	BY
DATE		
DRAWN BY		
CHECKED BY		
APPROVED		
SCALE	NOTED	
SHEET TITLE		

SHEET NO.

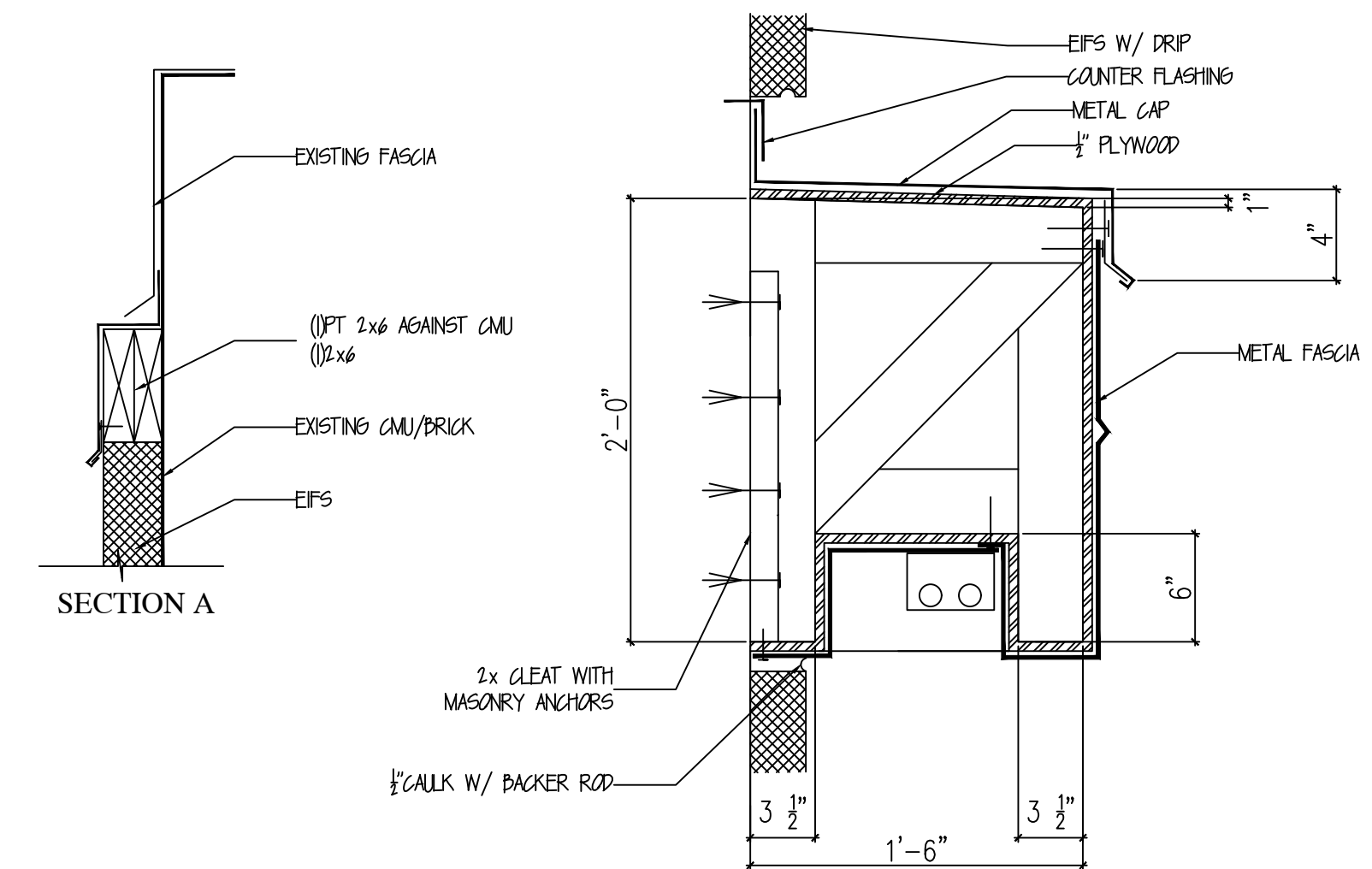
A1

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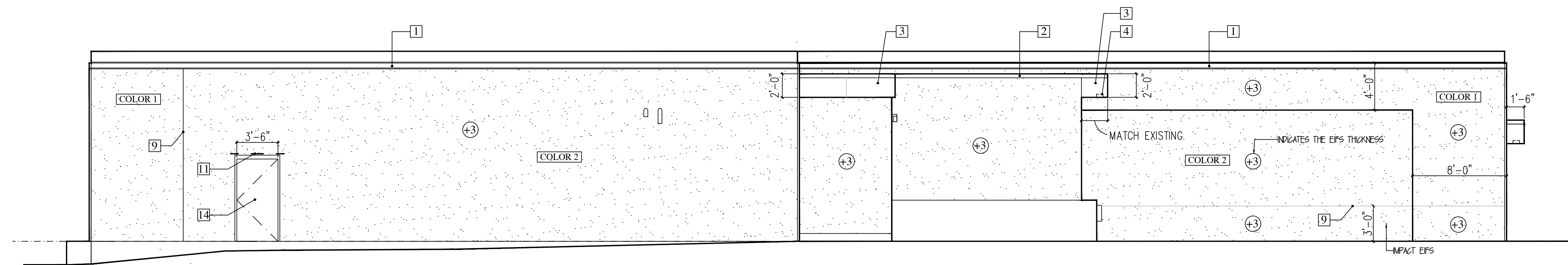


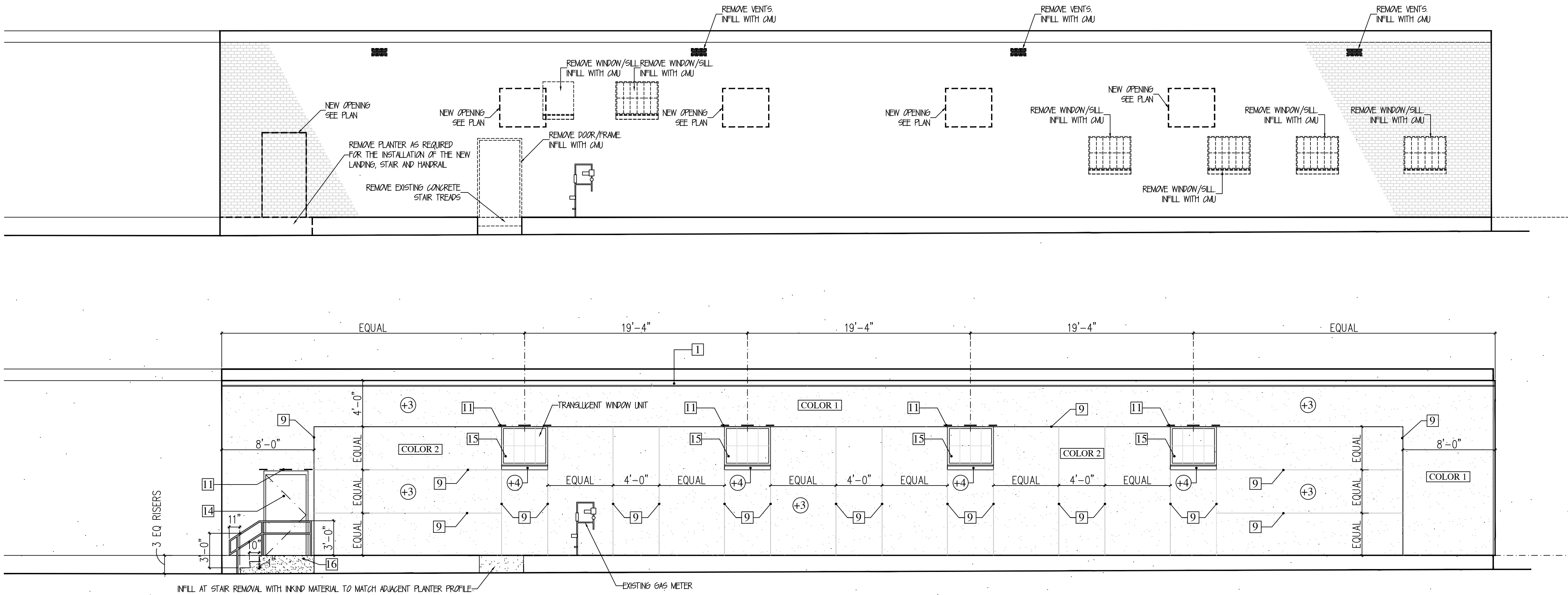
Architectural drawings of the exterior of a building, showing elevations and sections. The drawings include annotations for window removal, sill removal, roof removal, and wood bumper removal.

Annotations and details:

- REMOVE WINDOW/SILL INFILL WITH CMU.
- NEW OPENING SEE PLAN
- REMOVE SILL AS REQUIRED FOR EIFS INSTALLATION
- REMOVE SILL AS REQUIRED FOR EIFS INSTALLATION
- REMOVE ROOF AND VINYL SIDING
- REMOVE WINDOW/SILL INFILL WITH CMU
- REMOVE WOOD BUMPER

2 EXISTING/NEW ELEVATIONS
AI SCALE-3/16"=1'-0"





A2 EXISTING/NEW ELEVATIONS
SCALE-3/16"=1'-0"

KEYED NOTES

- 1- 6" METAL FASCIA WITH HOLD DOWN CLIP (COLOR BLACK) TUCK UNDER THE EXISTING FASCIA 1" MIN. 2x6 PT CONT BLOCKING W/ 1/2" PT SHIM BELOW FASCIA ATTACHED TO CMU
- 2- 4" METAL FASCIA (COLOR BLACK) WITH HOLD DOWN CLIP GRAVEL STOP.
- 3- BENT METAL FASCIA PANEL (COLOR BLACK) OVER 1/2" PLYWOOD SHEATHING AND 2x6 SPF#2 FRAMING.
- 4- 4" WIDE LINEAR LED LIGHT STRIP. RECESSED FLUSH IN THE METAL SOFFIT PANEL. (COLOR BLACK)
- 5- SURFACE MOUNTED CORPORATE SIGN.
- 6- EXISTING METAL FASCIA. CLEAN, PREP AND PAINT (COLOR BLACK).
- 7- INSULATED ALUMINUM OH GARAGE DOOR WITH VISION PANELS. VIF OPENING SIZE. (COLOR BLACK)
- 8- VERTICAL RIB METAL SIDING (COLOR BLACK), INSTALL TYVEK WRAP OVER THE EXISTING SHEATHING AND FASTEN TO THE EXISTING SHEATHING SUBSTRATE.
- 9- EIFS EXTERIOR AESTHETIC CHANNEL REVEAL.
- 10- EXTERIOR INSULATION AND FINSH SYSTEM RIBBED POLYSTYRENE BACKING INSTALLED VERTICALLY. MECHANICALLY FASTEN THE POLYSTYRENE TO THE EXISTING BLOCK/BRICK. INSTALL FIBERGLASS MES, BASE COAT, PRIMER COAT AND FINISH COAT. BASE STARTER TRACK W/ WEEP HOLES.
- 11-STEEL LINTEL 2- 4"x6"x3/8" LLV W/ 1/4"STEEL PLATE WELDED TO ANGLES.. 6" MIN BEARING.
- 12- 6'Wx7'H ALUMINUM STORE FRONT ENTRY DOOR W/ ALUMINUM THRESHOLD.
- 13- VIF WIDTH xVIF HEIGHT. ALUMINUM STORE FRONT ENTRY DOOR W/ ALUMINUM THRESHOLD.
- 14- 3'-6"W x 7'-0"H INSULATED STEEL DOOR AND FRAME. PRIME AND PAINT TO MATCH ADJACENT EIFS COLOR.
- 15- 4'-0" x 3'-4" TRANSLUCENT WINDOW UNIT IN 2"W ALUMINUM FRAME. (COLOR BLACK)
- 16- POURED CONCRETE STAIR AND LANDING. 1 1/2" OUTSIDE DIA STEEL PIPE RAILING. PRIMED AND PAINTED.

MARK DOMENICO
ARCHITECT, PLLC.
ROME, NEW YORK
PHONE: 315-533-6932

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INTERIOR STORAGE FACILITY
130 BROAD STREET
ONEIDA, NEW YORK

PROJECT NO. 9901

95%
PRELIM

REVISED

REVISION

DATE

BY

DRAWN BY

CHECKED BY

APPROVED

SCALE

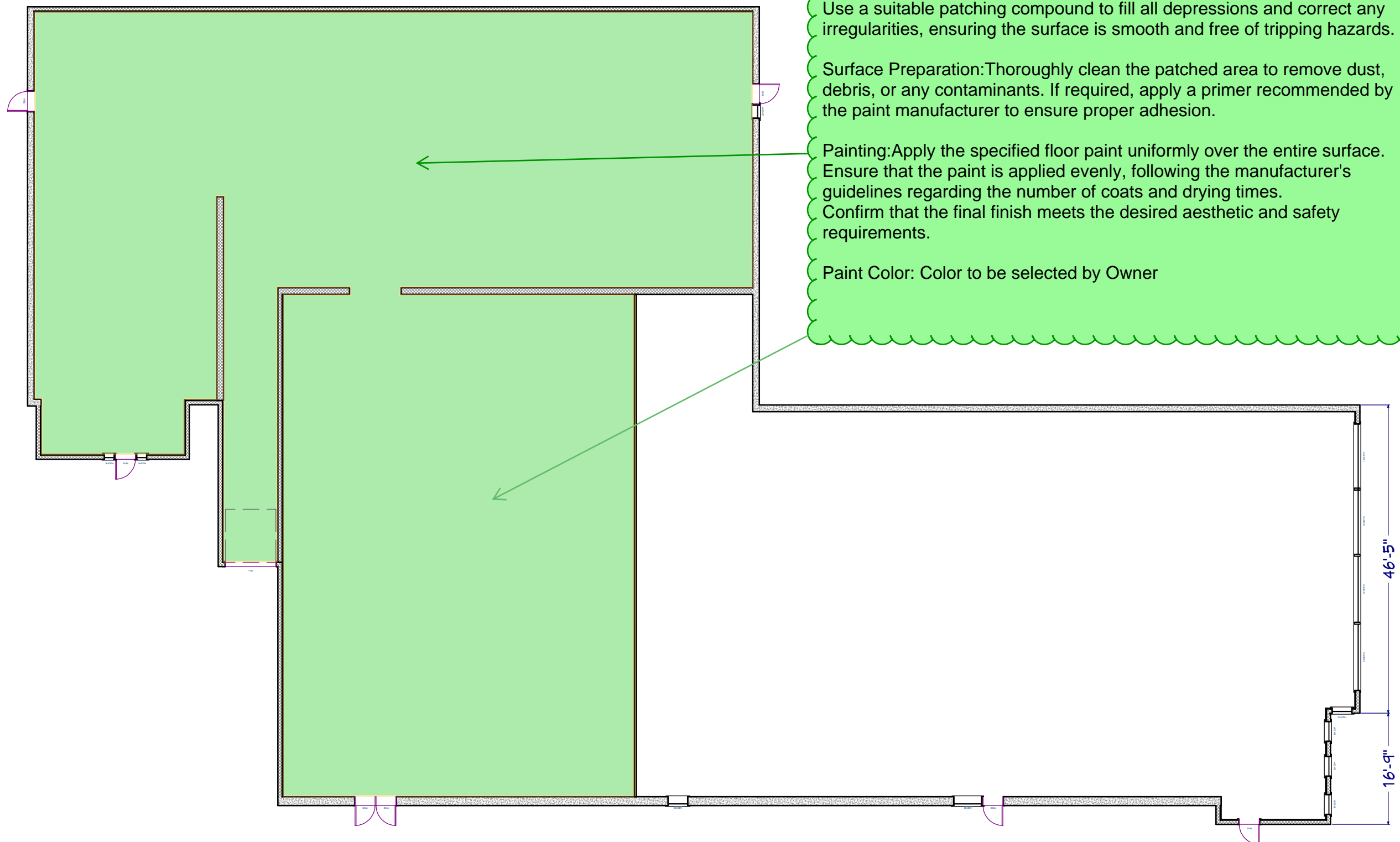
NOTED

SHEET TITLE

SHEET NO.

A2

Flooring Plan



Scale 1/16" = 1.0' 11x17

Window and door details

Aluminum door details

Black anodized narrow stile aluminum doors with 10" ADA Bottom Rails, No Mid Rails, 1" Clear Tempered Insulated Glass, Low-E/Argon

- 1 – Single 42" x 84" D.O., Rim Panic, Electric Strike, Hinges, Threshold, Pull Handle, Weathering, Surface Closer
- 1 – Pair 72" x 84" D.O., CVR Panics with 1 Leaf Electrified, Hinges, Threshold, Pull Handles, Weathering, Surface Closers
 - Includes Power Supply and Power transfer cable. All Wiring by access control vendor

Steel door details

Based on rough opening of 40"x86". (3) Welded exterior frames punch and dimpled with tap cons for masonry opening,

- 3070 Flush insulated exterior doors.
- Hardware exterior stainless steel non removable pin hinges
- closer, exit devices, drip caps, threshold, sweep, and weather-strip.

Aluminum window details

Black anodized thermally broken aluminum framing with Frosted Tempered Insulated Units, Low-E/Argon to meet energy code requirements

- 4 – 48" x 40"