

3340 6th Avenue – Scope of Work (Construction RFP)

Project Overview:

This project involves the full rehabilitation of a two-family, two-story residential structure located at 3340 6th Avenue in Troy, NY. The scope includes interior and system renovations following architectural plans with the goal of obtaining a Certificate of Compliance from the City of Troy.

General Notes:

All work shall be performed in accordance with stamped architectural drawings (to be provided) and in compliance with the City of Troy building code, New York State Residential and Building Code, and all applicable historic preservation and environmental review guidelines required by HCR. Roof is new and is not in need of repair.

1. General Carpentry & Framing:

- Demo of non-structural interior elements as needed for new layout according to architectural plans. (RI/D)
- New partition walls and framing to match architectural plans. (RI/D)
- Installation of doors, trim, and stair repairs or rebuilds according to architectural plans.
*The architectural plans spec removal of some historic doors. In some cases, we will be repairing doors or frames. In no case will Historic Architectural features be thrown away. *(RI/D)
- Repair/replace front/back decks according to architectural plans. (RI/D)
- Repair structural framing as determined by architectural plans. (RI/D)
- Repair and replace siding as needed. TBD at site visit (RI/D)
- Interior layout modifications per architectural plans. (RI/D)
- Installation of partition walls and unit separations as needed. (RI/D)
- Ensure unit entries meet fire separation and egress requirements. Modify as needed per plans. (RI/D)
- Inspect and repair any common stairwell or basement stair framing. Replace treads, stringers, or guardrails as needed to meet code. (RI/D)
- Demolish Kitchens and Bathrooms (RI/D)
- Remove all debris (RI/D)
- Remove the paneling on the walls and one layer of ceiling tile on the ceiling.
- Provide an access to attic in the front room above entry. (finish)
- Installation of new doors or repair of existing doors and installation of Trim (Finish)
- Replacement/repair of the front handrail as well as a new handrail on the far side of the front entry. See Q and A. (finish)

ROUGH IN/DEMO PRICE \$_____

FINISH PRICE \$_____

TOTAL \$_____

2. Plumbing:

- Installation of rough-in/final plumbing for new kitchens and new bathrooms and laundry (per existing footprint and plans).
- Provision of laundry venting and water/sewer connections for each unit.
- Inspection and repair of existing supply and waste lines as needed.
- Test, repair, and/or install a new supply line to serve each plumbing fixture, including the main.
- Test/repair and/or install new sewer line to each plumbing fixture, including the main.
- Install and provide hot water tanks and plumbing fixtures for bathrooms and kitchens per design guidelines.

ROUGH IN PRICE \$_____ **FINISH PRICE \$**_____

TOTAL \$_____

3. HVAC:

- Install new high-efficiency heating systems for both units per mechanical plans.
- Include mini-splits as specified in the architectural plans.
- Thermostats and zone controls to be installed per design.

TOTAL \$_____

4. Electrical:

- New service upgrade (if needed), subpanels, and wiring for both residential units.
- Full rewiring to code: outlets, switches, lighting, smoke/CO detectors.
- Reuse of existing wiring and service components is permitted where safe, code-compliant, and cost-effective (contractor to confirm all reused systems are inspected, tested and certified).
- Install new devices (switches and outlets) light fixtures throughout all two units per layout.
- Install new circuits as needed per architectural plans.
- Install new interconnected smoke detector and co detectors
- Reuse of existing wiring and service components is permitted where safe, code-compliant, and cost-effective (contractor to confirm all reused systems are inspected, tested and certified).
- Inspections to be done by 3rd party inspectors paid for by contractor.
- Install new kitchen circuits as specified by plans. Install new washer/dryer outlets, dishwasher outlets, hot water tank circuits, etc.
- Install circuits for the heating systems.
- Install bathroom vent and provide vent pipe to the exterior
- Install new stainless steel hood vents directly vented to the exterior of the building

ROUGH IN PRICE \$_____ **FINISH PRICE \$**_____ **TOTAL \$**_____

5. Kitchens & Bathrooms (2 of each):

- Install and provide new kitchen cabinetry, countertops, sinks.
- Install new bathroom fixtures (tub, vanity, towel bar, toilet paper holder
- Rough in plumbing to be done by plumber. Final fixtures to be installed by plumber

TOTAL \$_____

6. Flooring:

- Repair subfloors as needed.
- Install new durable, cost-effective hardwood flooring throughout all living spaces.
- floor tile/grout and waterproofing).

TOTAL \$_____

7. Painting

- Paint all interior walls, ceilings, doors, trim, and kitchen cabinets.
- Painting all common area walls, ceilings, doors, trim.
- Wall colors and paint manufacturer specs are in finish guidelines

TOTAL \$_____

9. Appliances (Provision and installation of):

- 1 washer and 1 dryer, provided and installed in the basement
- (2) stainless steel 24" dishwashers, provided and installed
- (2) stainless steel 30" 18 cubic feet refrigerators, provided and installed
- (2) Stainless Steel 30" electric range, provided and installed

TOTAL \$_____

10. Sheetrock

- Install sheetrock per building code and plans.
- Repair sheetrock/plaster as needed due to demolition
- Tape/mesh and sand to a level 4 finish
- This includes skim coating plaster that is uncovered.

TOTAL \$_____

11. Insulation

- Provide and install R-49 insulation above the 3rd floor ceiling.
- Provide and install insulation in areas of demo where applicable, behind tub (~400 sqft)

TOTAL \$_____

12. Windows

- Repair, Remove and Replace windows according to plans.
- Installation of windows

TOTAL \$_____

13. Exterior/Porch

- Install new spindles where needed on the back porch
- install repaired on the back porch?
- Repair the center part of the back porch for vertical support.
- **Install joist hangers on the joists of the back porch**
- **Install footings on the front porch**
- **Install new decking on the front porch**
- **Install new railings on the front porch.**
- **Paint back and front porches espresso bean color with exterior grade paint.**
- **Repair and or replace gutters and downspouts on the exterior.**

Coordination & Requirements:

- Contractor must attend one mandatory site walkthrough.
- Contractor shall be responsible for all required permits.

Coordinate inspections with the City of Troy and comply with SEQRA and SHPO approvals.