

## 834 River Street – Scope of Work (Construction RFP)

### Project Overview:

834 River Street is a 3-story residential structure that is largely intact and almost habitable. This project will rehabilitate the building into three separate apartment units. The existing electrical and heating systems are partially functional and will be reused or repaired where feasible. All work shall comply with stamped architectural plans and applicable codes.

### 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 applicable historic and environmental standards as well as HCR. Interior walls between units and exterior walls must meet a minimum 1-hour fire rating as required by code. Roof is in good shape and is not in need of repair.

### 1. General Carpentry & Framing:

- Interior layout modifications per architectural plans to establish three legal dwelling units. (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)
- Remove all drop ceilings throughout the building. Raise ceiling height above the top of the windows in each room to expose full window height. Install framing to support new ceilings at this raised level. (RI/D)
- Inspect and repair any common stairwell or basement stair framing. Replace treads, stringers, or hand rails as needed to meet code. (RI/D)
- Demolish Kitchens and Bathrooms (RI/D)
- Remove all debris (RI/D)
- Remove moldy sheetrock on the first floor (RI/D)
- Remove Lathe on the 3<sup>rd</sup> floor ceiling (RI/D)
- Installation of new doors and Trim. Doorknobs to be included. Exterior and interior (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 electric hot water tanks and plumbing fixtures for bathrooms and kitchens per design guidelines.

**ROUGH IN PRICE \$**\_\_\_\_\_ **FINISH PRICE \$**\_\_\_\_\_

**TOTAL \$**\_\_\_\_\_

### **3. HVAC (Radiator Baseboard):**

- Install three new boilers in the basement, one per residential unit.
- Test and repair existing baseboard radiator system/pipes for functionality and safety.
- Add thermostatic controls for each unit per mechanical plans.

**TOTAL \$**\_\_\_\_\_

### **4. Electrical:**

- Test and verify all existing panels for safety and code compliance. Panels may need to be upgraded to accept AFCI breakers with new circuits.
- Install new devices (switches and outlets) light fixtures throughout all three units per layout.
- Install new circuits as needed per architectural plans.
- Install new interconnected smoke detector and c.o. 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). Most wiring is in working order. Lights and outlets are live and working on all floors.
- Adjust wiring and junction boxes to accommodate new ceiling height. If re-running wiring is cost prohibitive, blank plate covers may be used to terminate existing ceiling boxes where code-compliant.
- Inspections to be done by 3<sup>rd</sup> 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 3 circuits for the boilers.
- 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 (3 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
- Exterior façade to be painted as well as the cornice

**TOTAL \$**\_\_\_\_\_

## **8. Exterior and Safety:**

- Exterior masonry repointing and relaying on the south side with around the windows.
- Exterior masonry repointing and relaying on the east side near the corner
- Exterior repair under the kitchen walls to seal up the basement crawl space.
- Repair/replace gutters
- the front stoop will be replaced to allow for a larger landing and handrail.

**TOTAL \$**\_\_\_\_\_

## **9. Appliances (Provision and installation of):**

- (3) stackable washers and dryers, provided and installed
- (3) stainless steel 24" dishwashers, provided and installed
- (3) stainless steel 30" 18 cubic feet refrigerators, provided and installed
- (3) Stainless Steel 30" electric range, provided and installed

**TOTAL \$**\_\_\_\_\_

## **10. Sheetrock**

- Install 5/8" fire rated sheetrock on the ceilings and in new laundry closet per building code and plans. Walls within the envelope of unit can be 1/2"
- Install new sheetrock where moldy sheetrock on the first floor is cut out.
- Repair sheetrock as needed due to demolition (+-500 sq ft)
- Tape and sand to a level 4 finish

**TOTAL \$**\_\_\_\_\_

## **11. Sprinklers:**

- Sprinklers to be designed by others if needed.

**12. Insulation**

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

**TOTAL \$**\_\_\_\_\_

**13. Basement**

- See plans for specifications for a slab and a room to be built out in the mechanical room
- additional supports to be provided where beams are not supported. 6 locations of a 6x6 installed under the beams that currently exist. They will be installed on a Simpson strong tie pb6x6 and on a 1' x 1' x 1' concrete support.
- Level out dirt in the basement and install a vapor barrier on top.

**TOTAL \$**\_\_\_\_\_

**14. Mold Remediation**

- Remediate mold in the basement under the bathroom

**TOTAL \$**\_\_\_\_\_

**15. Windows**

- Replace windows as needed number of windows.
- The kitchen windows in the back do not need to be replaced. The other windows (21 of them, 4 basement, 3 bathroom windows, 8 in the front and 6 on the side need to be replaced. They need to be the same size as the original window opening. We will spec out a window with an allowance of \$600/window for the materials. White, Vinyl, Low E/argon, code compliant, double hung window, 1 over 1 window.

**TOTAL \$**\_\_\_\_\_

**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.