

836 River Street – Scope of Work (Construction RFP)

Project Overview:

836 River Street is a 3-story building that has been gutted to the studs and will be converted into a two-family residence. The building requires a full interior rebuild including framing, systems, finishes, and egress improvements. All work must be completed according to stamped architectural plans.

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 approved by HCR. Interior walls between units and exterior walls must meet a minimum 1-hour fire rating as required by code.

1. General Carpentry & Framing:

- Full interior framing including partition walls, ceilings, and unit layouts. (RI/D)
- Build new interior stairwell connecting 2nd and 3rd floors in larger unit per plans. (RI/D)
- Interior layout modifications per architectural plans to establish two 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)
- Inspect and repair any common stairwell or basement stair framing. Replace treads, stringers, or handrails as needed to meet code. (RI/D)
- Remove all debris (RI/D)
- Demolish brick to accommodate the 1st floor kitchen and above bedrooms (RI/D)
- brick restoration as drawn In the plans (RI/D)
- Frame down the 2nd floor bathroom to allow the plumbing to have room to move room to room. (RI/D)
- Remove lathe on the 3rd floor ceiling (RI/D)
- Remove hot water tank and the furnace in the basement and dispose of them (RI/D)
- frame exterior walls with 2x4 construction to allow for electrical and insulation.
- Installation of new doors (exterior and interior) and Trim (Finish)
- Repair and finish rear egress stair or exit structure to meet code and provide safe access. (Finish)

ROUGH IN/DEMO PRICE \$_____

FINISH PRICE \$_____

TOTAL \$_____

2. Masonry & Exterior Repairs:

- Repair and repoint exterior brick where needed to ensure building envelope integrity. See plans
- Exterior masonry or facade repairs (TBD by site conditions during site walkthrough).
- Provide a handrail for the front stoop.
- Repair and patch siding in the back per the plans
- Demolish back stoops and replace with PT wood with handrails.
- support and shore up back deck skirting with screens for air flow and to prevent rodents from entering.
- support damaged 6x6s in the back deck

TOTAL \$_____

3. 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.
- Seal all roof penetrations

ROUGH IN PRICE \$_____

FINISH PRICE \$_____

TOTAL \$_____

4. HVAC:

- Install new high-efficiency heating and cooling systems for both units.
- Include mini-split systems based on mechanical plan requirements.
- Condensers can be placed in the rear of the building
- Thermostats and zone controls to be installed per design.

TOTAL \$_____

5. Electrical:

- Install all new electrical service, panels, wiring, switches, and outlets for both units.
- Include interior and exterior lighting as specified in plans.
- Smoke and CO detectors to be installed per NYS Building Code.

- Reuse of the existing service panel is permitted where safe, code-compliant, and cost-effective. All reused components must be inspected, tested, and certified by the contractor. No branch circuit wiring shall be reused.
- 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
- 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 the circuits for the 2 independent heating systems.
- Install bathroom vents and provide vent pipes to the exterior
- Install new stainless steel hood vents directly vented to the exterior of the building

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

6. Kitchens & Bathrooms:

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

TOTAL \$_____

7. Flooring:

- Repair subfloors as needed.
- The existing floor can be refinished on the back deck if they are in good condition.
- Install new durable, cost-effective hardwood flooring throughout all living spaces.
- floor tile/grout and waterproofing).

TOTAL \$_____

8. 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
- strip the paint off the front of the building exterior - first floor and repaint the cornice exterior
- Repair cornice

TOTAL \$_____

9. Appliances (Provision and installation of):

- (2) stackable washers and dryers, provided and installed
- (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 on the ceilings and walls throughout per building code and plans.
- Tape and sand to a level 4 finish

TOTAL \$_____

11. Insulation

- Provide and install R-49 insulation above the 3rd floor ceiling.
- Provide and install insulation on exterior walls per building code and architectural plans

TOTAL \$_____

Coordination & Requirements:

- Contractor must attend one mandatory site walkthrough.
- Coordinate inspections with the City of Troy and comply with SEQRA and SHPO approvals.
- Contractor is responsible for securing all required permits and scheduling inspections.
- Work must comply with approved architectural plans and all applicable codes.