

871 River Street – Scope of Work (Construction RFP)

Project Overview:

This project involves the full rehabilitation of a mixed-use building located at 871 River Street in Troy, NY. The intended end use is a ground-floor commercial office (Land Bank headquarters) in the front, a 1- bedroom apartment in the rear of the first floor, and a two-bedroom apartment on the second floor.

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.

1. General Carpentry & Framing:

- Demo of non-structural interior elements as needed for new layout. (RI/D)
- New partition walls and framing to match architectural plans. (RI/D)
- Repair structural framing as determined by architectural plans (RI/D)
- Replace, install, repair windows as necessary to meet code and following architectural plans (RI/D)
- 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 guardrails as needed to meet code. (RI/D)
- Demolish Kitchens and Bathrooms (RI/D)
- The second floor between the kitchen and bedrooms will be leveled to accommodate the kitchen cabinets. (RI/D)
- Remove all debris (RI/D)
- Rough in framing of new windows and sealing off omitted windows per plans (RI/D)
- Replace windows as needed. number of windows TBD at bid walkthrough. (Finish)
- Installation of new doors interior and exterior and Trim (Finish)
- The handrail will have 12 spindles with an allowance of \$1200 for the spindles to be installed to ensure code compliance. This is on the second-floor entrance out front. (finish)

- Install exterior landings for ADA compliant door on the side and the entrance to the 1-bedroom apartment using PT wood (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.
- Seal all roof penetrations

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

TOTAL \$_____

3. HVAC:

- Second Floor (2BR apartment): Install ductless mini-split system with air handlers in living areas and bedrooms. Condenser unit to be placed on the roof or designated platform (final location per architectural/mechanical drawings). Bathroom to get an electric baseboard separate supplemental unit
- Rear 1BR Apartment: Install ductless mini-split system with air handlers in living areas and bedrooms. Condenser unit to be placed on the roof or designated platform (final location per architectural/mechanical drawings). Bathroom to get an electric baseboard separate supplemental unit
- Front Office Space (Land Bank HQ): Install high-efficiency gas-fired furnace for heat with ducted central cooling system (contractor to propose layout based on architectural drawings).
- Thermostat placement and zoning per design specifications.
- Seal all roof/siding penetrations

TOTAL \$_____

4. Electrical:

- New service upgrade (if needed), subpanels, and wiring for all three spaces.
- Full rewiring to code: outlets, switches, lighting, smoke/CO detectors.

- Lighting layout and light switch placement per architectural plans.
- 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).
- 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 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
- Seal all roof/siding penetrations

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

5. Kitchens & Bathrooms:

- Full kitchen installation in both residential units (1-bedroom and 2-bedroom), including cabinetry, countertops, sink, appliances, and plumbing/electrical hookups per plans.
- Mini-kitchenette build-out in Land Bank office space, including base cabinets, countertop, small sink, and outlet for mini fridge or microwave (final spec TBD).
- 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
- Construct and finish two residential bathrooms and one ADA compliant restroom per plans.

TOTAL \$_____

6. Flooring:

- Repair subfloors as needed.
- The existing floor can be refinished in the 1-bedroom apartment if they can be saved
- Install new durable, cost-effective hardwood flooring throughout all living spaces.
- floor tile/grout in bathrooms

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
- Paint cornice of exterior 2 colors.

TOTAL \$_____

8. 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
- (1) Stainless steel mini fridge for under the cabinet

TOTAL \$_____

9. Sheetrock

- Install sheetrock on the ceilings and in new laundry closet per building code and plans.
- Repair sheetrock as needed due to demolition (+-500 sq ft)
- Tape and sand to a level 4 finish

TOTAL \$_____

10. Insulation

- Provide and install R-49 insulation above the 2nd floor ceiling.
Provide and install insulation in other areas according to code.

TOTAL \$_____

11. Siding and exterior work:

- Replace the east/front siding up to the cornice with white double 4" vinyl siding
- Replace the south siding with white double 4" vinyl siding
- Replace the west siding where graffitied/damaged with white double 4" vinyl siding
- Replace the west siding where siding is not double 4" with white double 4" vinyl siding
- Replace the north siding where graffitied/damaged white double 4" vinyl siding
- Replace/repair/finish the siding on the 2 sides and back where it transitions from the roof to the siding.

TOTAL \$_____

12. Sprinklers:

- Sprinklers to be designed by others.

13. Masonry:

- Repair two holes in the foundation
- Fix the brick at the entrance of the basement stairs.

TOTAL \$_____

14. Windows:

- Procure and install new windows. every window that is specified with the plans should be replaced with an allowance of \$600/window for the materials. White, Vinyl, Low E/argon, code compliant, double hung window, 1 over 1 window. Given that the building is going to remain siding, it should be a new construction window with built in j channel when applicable. The 3 windows in the front are not being replaced.

TOTAL \$_____

15. Mold remediation

- Remediate mold in the basement under the bar.

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.