

NY CAPITAL FLIPPERS LLC

REQUEST FOR PROPOSAL

Schenectady Heritage Property

Full Gut Renovation — Residential

Project Budget:	\$150,000 (Cash Disbursement)
Location:	Schenectady, NY 12302
Project Type:	Residential Full Gut Restoration
Timeline:	60 Calendar Days from Notice to Proceed
Bid Deadline:	Rolling Basis — Immediate Review

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1. PROJECT OVERVIEW

NY Capital Flippers LLC ("Owner") has recently acquired a distressed heritage residential property located in Schenectady, New York. The property has been vacant for an extended period and requires a comprehensive, code-compliant full gut renovation to restore it to modern residential standards suitable for the regional rental or resale market.

This Request for Proposal (RFP) is issued to solicit competitive bids from licensed, insured, and qualified general contractors or construction firms with demonstrated experience in residential rehabilitation projects within the Capital Region of New York State.

1.1 PROPERTY DETAILS

Address: 1234 Heritage Avenue,
Schenectady, NY 12302

Property Type: Single-Family
Residential (2-Story + Basement)

Approx. Square Footage: 2,400 sq
ft (Living) / 800 sq ft (Basement)

Lot Size: 0.18 Acres

Year Built: c. 1945 (estimated)

Current Condition: Vacant —
significant deferred maintenance;
structurally sound per preliminary
inspection

Zoning: R-1 Residential (Single-
Family)

Utilities: Municipal water/sewer;
natural gas; electric (National Grid
service area)

1.2 BUDGET & PAYMENT STRUCTURE

The total project budget is \$150,000.00 (One Hundred Fifty Thousand Dollars), funded entirely through cash reserves held by the Owner. Payments will be structured on a milestone basis as follows:

Milestone 1 — Mobilization & Demo:

\$22,500 (15%) — Upon signed contract and site mobilization

Milestone 2 — Structural & Framing:

\$30,000 (20%) — Completion of structural/framing work

Milestone 3 — MEP Rough-In:

\$37,500 (25%) — Rough plumbing, electrical, HVAC inspection passed

Milestone 4 — Interior Finishes:

\$37,500 (25%) — Drywall, flooring, cabinetry, fixtures

Milestone 5 — Final Punch & CO:

\$22,500 (15%) — Certificate of Occupancy and final walkthrough

2. SCOPE OF WORK

The selected Contractor shall provide all labor, materials, equipment, and supervision necessary to complete the following scope of work in accordance with all applicable local, state, and federal codes:

A. Demolition & Site Prep

- Complete interior demolition to studs (all rooms, kitchen, bathrooms)
- Removal of all existing flooring, cabinetry, fixtures, and appliances
- Debris removal and proper disposal (roll-off dumpsters)
- Hazardous material abatement (if asbestos/lead paint identified)

B. Structural & Framing

- Foundation crack repair and waterproofing
- Basement slab leveling and moisture barrier installation
- Floor joist reinforcement or sister joisting as needed
- Window and door rough opening modifications per new floor plan

C. Mechanical, Electrical, Plumbing (MEP)

- Complete electrical rewiring — 200-amp panel upgrade
- New forced-air HVAC system with high-efficiency furnace
- Full re-plumbing with PEX supply lines and PVC drain/waste
- Hot water heater installation (tankless or 50-gal tank)

D. Interior Build-Out

- New drywall throughout (fire-rated where required)
- LVP flooring in living areas; ceramic tile in baths and kitchen
- Kitchen: 30 LF of modular cabinetry, laminate countertops, standard appliance package
- Bathrooms (x2): tub/shower combo, vanity, toilet, tile surround
- Interior doors, trim, baseboards, and closet shelving

E. Exterior Work

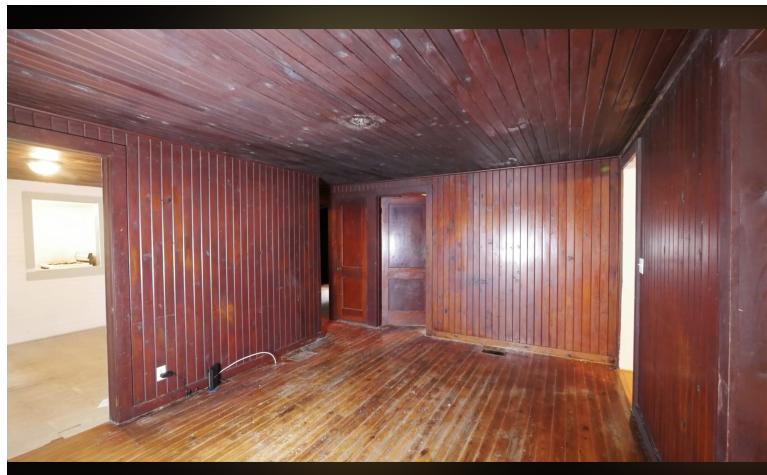
- Vinyl siding repair/replacement (front and sides)
- Roof inspection and repair (patch or partial re-shingle)
- Exterior painting — trim, soffits, fascia
- Gutters and downspouts — clean or replace
- Concrete walkway and front step repair

3. EXISTING SITE PHOTOGRAPHS

The following photographs document the current as-is condition of the property. These images are provided to assist contractors in preparing accurate bids. An on-site walkthrough can be scheduled upon request.



Exterior — Rear elevation showing existing siding and HVAC unit



Interior — Main living area with wood paneling (to be removed)



Interior — Kitchen area visible through window; drop ceiling and partition wall

3. SITE PHOTOGRAPHS (CONTINUED)



Interior — Existing kitchen cabinetry and plumbing fixtures (to be demolished)



Interior — Secondary room with wood paneling and ceiling fan



Exterior — Backyard view showing lot depth and existing playground structure

4. CONTRACTOR REQUIREMENTS

4.1 MINIMUM QUALIFICATIONS

- ' Valid New York State Home Improvement Contractor registration
- ' General Liability Insurance: minimum \$1,000,000 per occurrence
- ' Workers' Compensation Insurance (current and verifiable)
- ' Minimum 3 years experience in residential gut renovation projects
- ' At least 2 verifiable project references in the Capital Region
- ' Capacity to maintain a full-time crew of 4+ workers on site

4.2 PROJECT TIMELINE

Phase 1 (Days 1–7): Site securing, utility coordination, permits, interior demolition

Phase 2 (Days 8–21): Structural work, framing modifications, basement waterproofing

Phase 3 (Days 22–35): MEP rough-in, insulation, municipal inspections

Phase 4 (Days 36–50): Drywall, flooring, kitchen/bath installation, interior finishes

Phase 5 (Days 51–60): Final finishes, punch list, C/O application, owner walkthrough

4.3 BID SUBMISSION INSTRUCTIONS

Interested contractors should submit their proposal via the secure online portal at:

<https://nycapitalflippers.site/schenectady-heritage>

Your proposal should include:

- Company name, address, and primary contact information
- Proof of licensing, insurance, and bond (if applicable)
- Itemized cost breakdown by trade/scope category
- Proposed project schedule with key milestones
- At least two (2) references from similar completed projects
- Any exclusions or allowances assumed in the bid price