



Request for Quotation (RFQ) – Construction and Renovation Services

RFQ ID: VCE-002

Issuer: Vision Core Enterprise (VCE)

Property: [200 N Pickett St, Unit 1614, Alexandria, VA 22304](http://200Npickett.com)

Size: 1,654 SF (2 Bed / 2 Bath Condominium)

Scope of Work

Objective

Secure **renovation and construction services** to prepare the condo for sale, including permit-ready documentation for submission to both the Condo Association and the City of Alexandria. No interior design or architectural redesign is required.

Room-by-Room Breakdown (Revised Scope of Work)

Kitchen

- Complete demolition of all existing finishes, cabinetry, appliances, flooring, and non-structural walls per approved design.
- Extend the island to accommodate additional seating, cabinetry, and upgraded electrical outlets.
- Remove the existing island wall and open the space toward the dining area for an open-concept layout.
- Construct decorative wall panels to conceal and integrate the electrical panels.
- Install new kitchen cabinets (upper and lower) with under-cabinet and in-cabinet LED lighting.

- Install new countertops, backsplash, double sink, faucet, flooring, outlets, paint, and all associated finishes per approved design.
- Relocate washer and dryer to the storage room (if design and structural feasibility are approved), and convert the previous laundry space into a pantry.
- Provide and install all new modernized appliances, including oven, microwave, dishwasher, and a stainless-steel two-door refrigerator.
- Ensure all plumbing and electrical work are code-compliant and inspected.

Bathrooms (2)

- Full renovation and remodeling of both bathrooms.

Master Bathroom:

- Extend bathroom layout and install a new entry door.
- Install new double vanity, faucets, toilet (commode), shower system, glass enclosure, lighting, plumbing fixtures, and tiles.
- Add in-wall shelving or recessed storage as per design.
- Replace all finishes with high-end, water-resistant materials and ensure waterproofing integrity.

Secondary Bathroom:

- Perform a full renovation similar to the master (excluding layout extension).
- Install new vanity, tiles, plumbing fixtures, lighting, mirror, and finishes.
- Include new shelves or recessed storage where feasible.

Bedrooms

Master Bedroom:

- Extend the walk-in closet and separate it from the bathroom with a new wall and door (including trim and finishing).
- Install closet shelving and storage systems as designed.
- Apply full wall painting and install new flooring per approved material specifications.
- Install modern wall-mounted lighting and one decorative feature wall with wood accents or decorative wall panels.
- Renovate the small storage area with new door, shelving, and finishes.
- Upgrade all electrical fixtures, outlets, switches, trims, and hardware.

Second Bedroom:

- Install new shelving, closet door, and trim.
- Paint walls, upgrade lighting fixtures, and modernize shelving design to complement the overall style of the home.
- Install new flooring and baseboards consistent with the project's approved materials.

Living Room

- Remove the partition wall adjacent to the hallway and extend the living area for improved space flow.
- Remove the existing fireplace and associated wall to fully open and expand the living space toward the kitchen.
- Install new flooring, drywall, ceiling, trim, lighting, chandelier, and paint.
- Apply decorative finishes and design elements per VCE's approved plans.

Hallway and Storage Room

- Reconfigure and condense the hallway storage room to accommodate the relocated washer and dryer.
- Install all required plumbing, venting, and electrical connections extended from the nearby bathroom.
- Finish with appropriate flooring, drywall, paint, and cabinetry per approved design.

Lighting and Electrical

- If ceiling penetrations are not allowed for lighting wiring due to HOA or structural restrictions, install drop walls or suspended drywall channels to house recessed or mounted lighting fixtures.
- Ensure all electrical installations comply with local building and safety codes.

General Requirements

- Maintain daily cleanup, debris removal, and dust control barriers.
- Comply with all HOA regulations and building management requirements.
- Protect all common areas during material transport and work hours.
- Ensure full compliance with City of Alexandria building codes and inspections.
- Conduct weekly progress reporting and coordination with VCE's oversight team.
- Repair any damages to property or common areas within 5 business days at GC's expense.

- Include any additional reasonable items necessary for code compliance, project quality, and aesthetic consistency.

Deliverables

- Complete renovation and construction scope as defined above.
- Permit-ready plans for City of Alexandria and Condo Association.
- Coordination with HOA and city permitting.
- On-site construction and finishing to deliver move-in-ready condition.

Bidder Qualifications

- Licensed contractor in Virginia.
- Active general liability and workers' comp insurance (submit COI).
- Proven experience in condo or multifamily renovation projects requiring permitting.

Submission Requirements

- Technical approach and understanding of scope.
- Proposed schedule and estimated timeline for renovation and permitting.
- Fee proposal (itemized by phase).
- License and insurance documentation.
- Portfolio of similar projects.
- Two client references.
- Assumptions, exclusions, and clarifications.

Evaluation Criteria

- Price competitiveness
- Relevant experience
- Schedule and timeline
- Licensing and insurance compliance

Submission Instructions

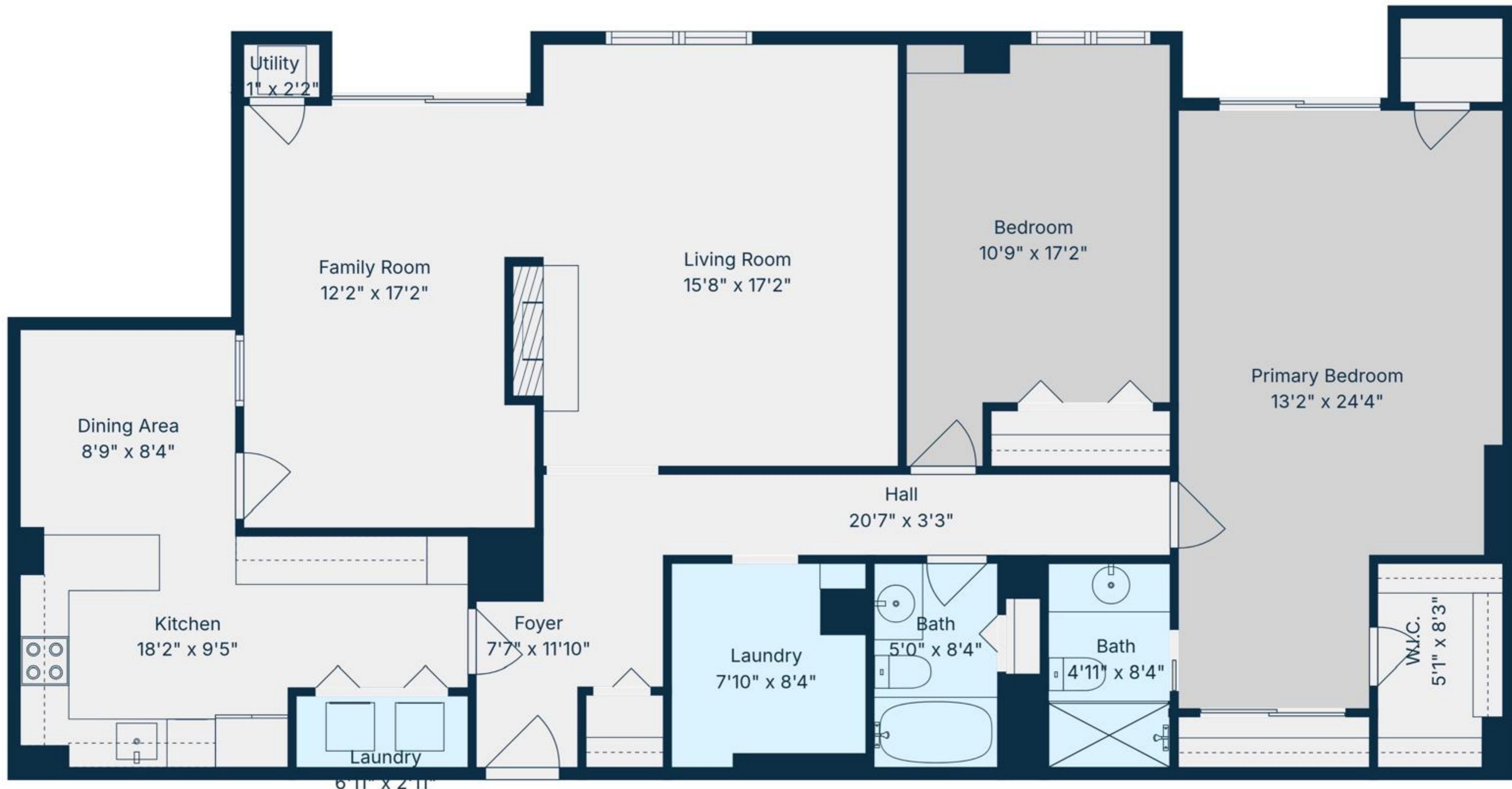
- Upload via **VCE website portal**.
- Email a copy to **info@visioncoreenterprise.com** with subject: **Application for Renovation & Construction Services VCE-002-[Company Name]**
- Include all attachments in one combined PDF.

Timeline

- **Proposal Due:** 11/15/2025
- **Questions Due:** 11/12/2025
- Bidders must state projected duration to complete permit-ready documentation and renovation work.

Administrative

Vision Core Enterprise reserves the right to accept or reject any or all proposals, negotiate terms, and award based on overall value. All deliverables become the property of VCE upon payment.



TOTAL: 1616 sq. ft
FLOOR 1: 1616 sq. ft
EXCLUDED AREAS: UTILITY: 7 sq. ft, WALLS: 97 sq. ft