



Request for Proposal (RFP)

Site Preparation for Construction of Foundation and Modular House

Date Issued: October 6, 2025

Submission Deadline: October 17, 2025 at 4:00 PM

Project Location: 92 Wawbeek Avenue, Tupper Lake, NY 12986

Issued By: Franklin County Land Bank

I. INTRODUCTION

The Franklin County Land Bank (FCLB) is soliciting proposals from qualified contractors for site preparation for installation of a new Westchester modular home with a full Superior Walls foundation system (to be completed by others under a separate agreement).

The scope excludes the existing detached garage, which shall be protected from damage throughout the duration of the project.

II. SCOPE OF WORK

In response to this request for proposal (RFP), please submit a bid that includes the preparation of the site, for all labor, materials, equipment, supplies, and incidentals as necessary and required to complete the work of outlined below. Under a separate contract, that was completed prior to this scope of work, the existing wood frame building and foundation system has been removed and disposed at the County of Franklin Solid Waste Management Authority landfill in Constable NY.

- The Contractor will provide the Land Bank with at least twenty-four (24) hours-notice prior to commencing the Work.
- The Contractor shall obtain, at its sole cost and expense, all permits, authorizations, approvals, and licenses necessary for the planning, performance, and completion of the Work in accordance with the requirements of the respective municipal agencies and other authorities having jurisdiction.
- The Contractor shall comply with all federal, state, county, town, village and other applicable laws, ordinances, rules, and regulations and all orders and rules of any duly constituted authorities affecting the Property or bearing on the performance of the

Work. This includes, but is not limited to, 12 NYCRR Part 56-11.5 and all applicable stormwater regulations.

- The Contractor will contact Dig Safely NY at least 48 hours prior to beginning any excavation at the Property.
- The Contractor will confirm with the Village of Tupper Lake Water and Sewer Department that all utilities are disconnected before commencing any Work. The contractor will protect all existing utility pipes.
- Under a previous separate contract, the existing wood frame residential building and foundation have been demolished and removed from the site.
- The Contractor will excavate the site and install a compacted stone base to prepare it for the installation of a foundation system and the placement of a modular residential building by others. The existing garage, driveway, and driveway aprons on, in, or upon the Property shall be protected from damage.
- The Contractor will exercise caution so as not to damage any pedestrian sidewalk. If a sidewalk is damaged, the Contractor must repair or replace the damaged portion in a timely manner, prior to the Completion Date.
- The Contractor will provide before and after time/date stamped photos of the property, including sidewalk, driveway, and driveway apron.
- The Contractor must contact the Land Bank for a Final Inspection.

The selected contractor will be responsible for:

PHASE 1

1.1 Excavation

- Safely excavate the site to the location, size, and depth as shown on the attached Site Preparation Drawings for the installation of the foundation and modular residential building by others. The excavation must be a minimum of two feet (2'-0") wider in each dimension than the footprint of the future house at the footing level.
- Since the new modular will be approximately ten feet (10'-0") narrower than the former existing building, the prior demolition contractor has used some of the non-degradable demolition materials to partially fill in the portion of the north side of the site that will not be used for the new foundation and modular building.
- Properly dispose of all excavation materials in accordance with local and state laws.
- Transport clean excavation spoils to a CFSWMA facility or other agreed-upon location

1.2 Placement of Gravel Base

- Place a compacted six-inch (6") base of #2 stone topped with a compacted two-inch (2") base of #1 stone around the entire perimeter. The base shall extend two feet (2'-0") beyond the exterior side of the foundation wall to permit drainage. The base shall extend two feet (2'-0") toward the interior of the excavation to allow for a

bearing surface. All stone shall be placed on filter fabric material and shall have sufficient coverage to wrap the top of the stone foundation drain to keep fines from mixing with the stone. The tolerance for the levelness of the stone on the perimeter is within one-inch (1") of level. Provide ½ tandem load of extra #1 stone on site to shim walls by the set crew from Superior Foundation Walls.

- Place a compacted base of #2 stone at the locations, depth, and dimensions of the column footing pads as shown in the attached drawing by North Woods Engineering. Superior Walls will provide and install the interior column footing pads.
- Place a four-inch (4") depth base of compacted #2 stone throughout the remainder of the interior of the foundation.
- The excavation and gravel base placement work will be complete when the footings and slab preparation are complete, the stormwater management plan is satisfied, and the foundation walls are ready to be placed by Superior Walls under a separate contract.

PHASE 2

2.0 Partial Backfill and Concrete Slab Placement

- This phase will start after the foundation walls have been placed by Superior Walls under a separate contract, following the completion of phase one by the site preparation contractor.
- Engage a qualified concrete subcontractor to pour a four-inch (4") thick concrete slab on grade in the entire interior of the foundation. Refer to drawings by North Woods Engineering. Provide perimeter insulation below the slab at the depth and locations shown on the drawings. Provide a smooth / troweled finish on the concrete.
- Complete all perimeter footing drains in accordance with the attached site plans by North Woods Engineering. Ensure that all perforated drain pipe is covered by #2 stone and filter fabric.
- Make underground utility connections for water and sanitary lines and bring services through Superior Wall Foundation and into the building. Excavate utility trench below frost line for water line that will be replaced to the edge of the public sidewalk. Coordinate with Village of Tupper Lake Water and Sewer Department, which will make the connection of the private water line to the public water main.
- Partially backfill the foundation using clean sand to a height twelve inches (12") above the concrete slab in the basement to cover and protect the exterior filter fabric and stone.
- Provide and install the Bilco Stakwell window well for the emergency egress and rescue opening (EERO) on the northwest corner of the building. Prepare drainage for this area.

- Complete any rough grading needed to have the worksite ready for the placement of the modular house by others. This phase will be complete upon inspection by the modular house installer.
- Maintain site in secure and safe condition until turnover to modular installer.

PHASE 3

3.0 Final backfill, concrete piers, and final site work

- This phase will begin after the modular house is installed on the Superior Wall foundation.
- Resume backfilling the foundation with sand as per the site plan by North Woods Engineering.
- Locate, provide, and install the precast concrete piers for the entry porch and vestibule as per plans. Refer to drawings by North Woods Engineering.
- Complete final grading
- Top all lawn areas with four inches (4") of screened topsoil in areas to be seeded. Seed with perennial grass and stabilize with straw.
- Install the concrete sidewalk from the town sidewalk to the entry porch.

III. DELIVERABLES

- Proof of required licenses and certifications. Copies of Workman's Compensation and General Liability insurance, naming the Franklin County Land Bank as additional insured.
- Schedule of work. All work in Phase 1 to be completed not later than November 7, 2025.
- Site completion report including photos and inspection documentation

IV. PROPOSAL REQUIREMENTS

1. Company Profile

- Business name, contact person, and years in business
- Relevant project experience.
- 3 References from previous customers. Please include contact person, phone, and email address.

2. Work Plan

- Proposed timeline
- Approach to excavation and site preparation
- Subcontractors (if applicable)

3. Cost Proposal

- Itemized breakdown of all work
- Total not-to-exceed cost

4. Licensing & Insurance

- Proof of general liability, workers' compensation, and applicable licenses

V. EVALUATION CRITERIA

- Experience and qualifications
- Compliance with regulatory requirements
- Cost and value
- Project timeline
- References

VI. SUBMISSION DETAILS

Please submit proposals by October 17, 2025 at 4:00 PM to:

Agency: Franklin County Land Bank
Attn: Shiela Connors – Executive Director
Email: executivedirector@franklincountylandbankny.org
Address: 355 W. Main Street, 4th Floor, Malone, NY 12953

Electronic submission of proposals by the deadline is acceptable. Proposer must contact the Executive Director to verify receipt. 518-481-0556

Late submissions will not be considered.

VII. QUESTIONS

Questions may be submitted in writing to the FCLB Executive Director no later than October 15, 2025 at 4:00 PM. Responses will be shared with all potential bidders.

VIII. RESERVATION OF RIGHTS

The Franklin County Land Bank reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Cancel this RFP at any time
- Award the contract in whole or in part



WARNING: IT IS A VIOLATION OF NEW YORK STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE DOCUMENT THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

FRANKLIN COUNTY LAKE BANK
92 WAWBEEK DEVELOPMENT

PROJECT TITLE:

LOCATION:
92 WAWBEEK AVE
TUPPER LAKE, NY 12986

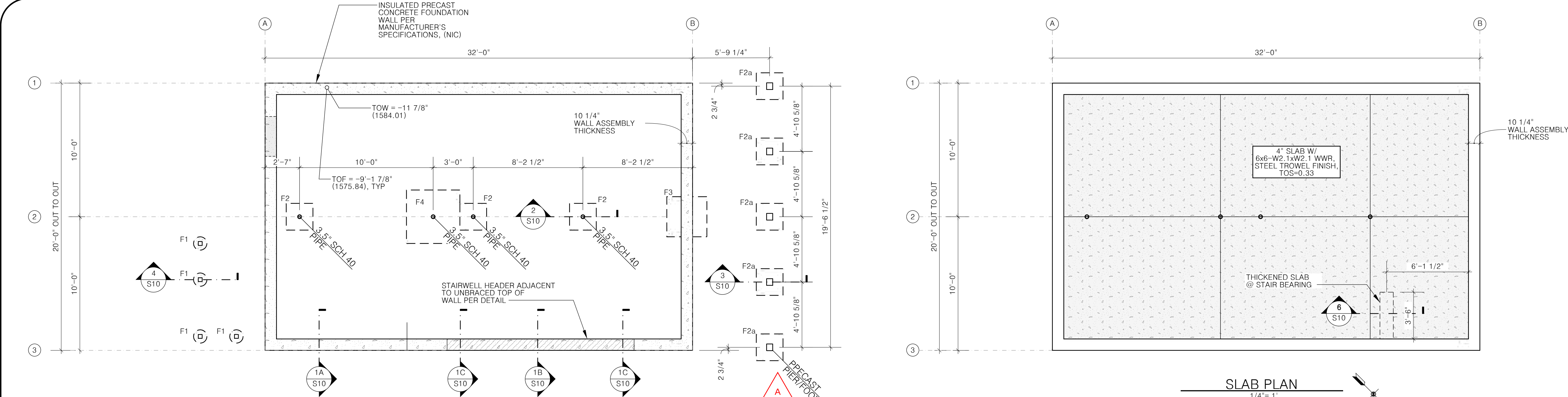
DATE	ISSUED FOR	REV
10.3.25	SITE PREP RFP	
10.6.25	PRECAST PER CHANGE	A

DRAWN BY: TJN
CHECKED BY: TJN
PROJ NO: 25-053
ORIGINAL 24"x36"

FOUNDATION PLAN
AND DETAILS

SHEET:

S10



SITE PREPARATION FOR CONSTRUCTION OF
FOUNDATION AND MODULAR HOUSE NOTES

FOUNDATION PLAN
1/4" = 1'

SLAB PLAN
1/4" = 1'

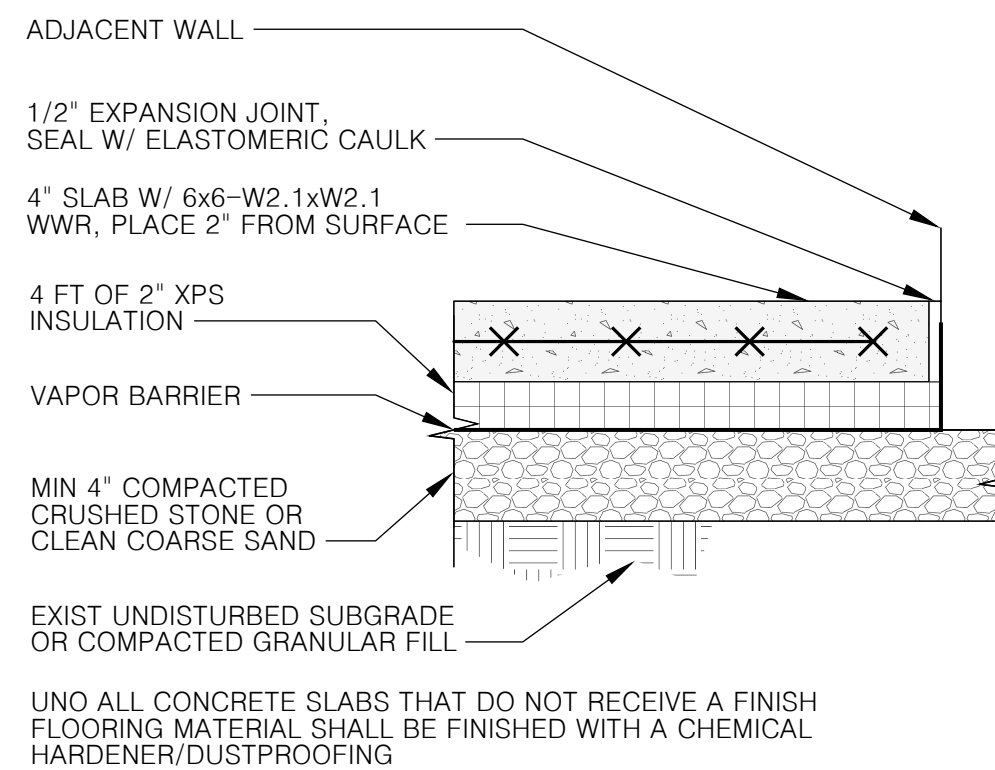
FOOTING SCHEDULE

TAG	QUANTITY	SIZE	THICKNESS	REINFORCEMENT	NOTES
F1	4	FP-12 (12')	-	-	PRECAST FOOTING BY SUPERIOR WALL
F2	3	2'-0"x2'-0"	6"	BY OTHERS	PRECAST FOOTING BY SUPERIOR WALL
F2a	5	2'-0"x2'-0"	-	BY OTHERS	COMBINED PRECAST PEIR/FOOTING
F3	1	3'-0"x3'-0"	6"	BY OTHERS	PRECAST FOOTING BY SUPERIOR WALL
F4	1	4'-0"x4'-0"	8"	BY OTHERS	PERMA-COLUMN COMPOSITE FOOTING PAD

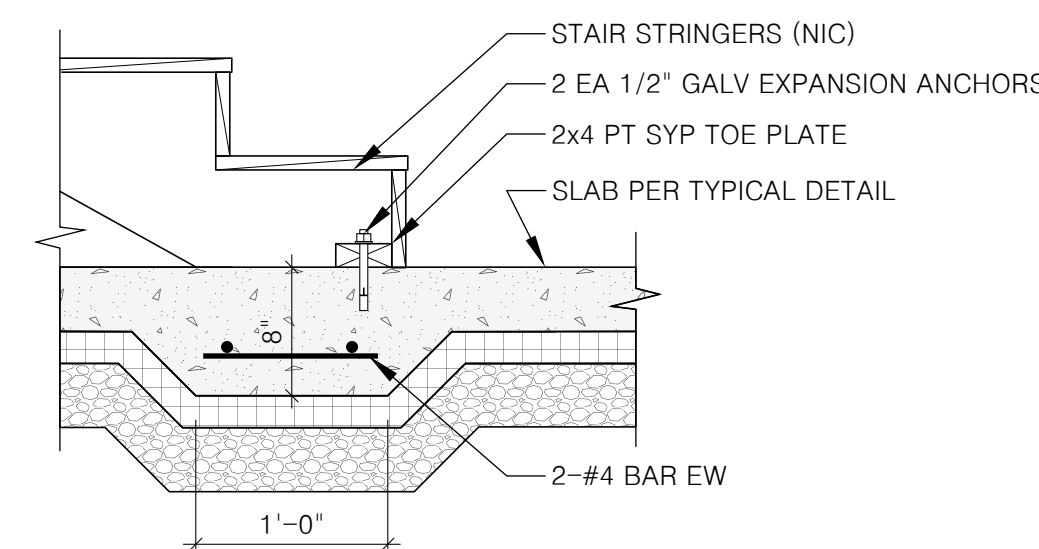
- NOTES:
- ALL FOOTINGS AND PIERS ARE CENTERED ON GRIDLINE INTERSECTIONS UNO.
 - ABBREVIATIONS LIST: BOT = BOTTOM, ES = EQUAL SPACING, EW = EACH WAY, LW = LONG WAY, SW = SHORT WAY

FOUNDATION PLAN NOTES

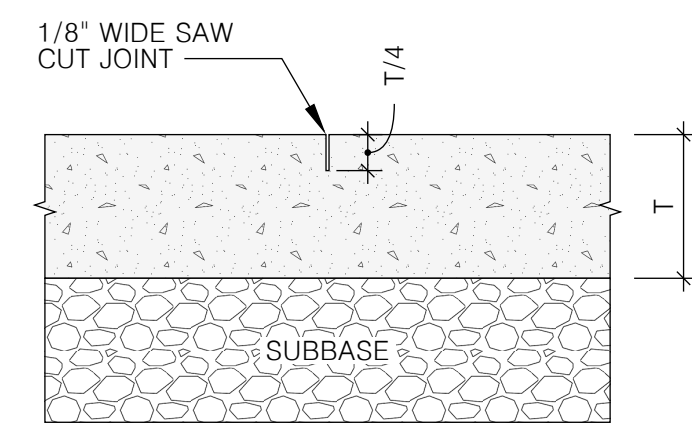
- DIMENSIONS ARE TO EXTERIOR FACE OF PRECAST WALL, UNO.
- COORDINATE W/ MEP AND SERVICE UTILITIES FOR FINAL LOCATION OF WALL SLEEVES FOR WATER, SANITARY, AND ELECTRIC SERVICE.
- SITE BENCHMARK IS BOLT ON FIRE HYDRANT = 1584.61



5 S10
TYPICAL SLAB DETAIL
NTS

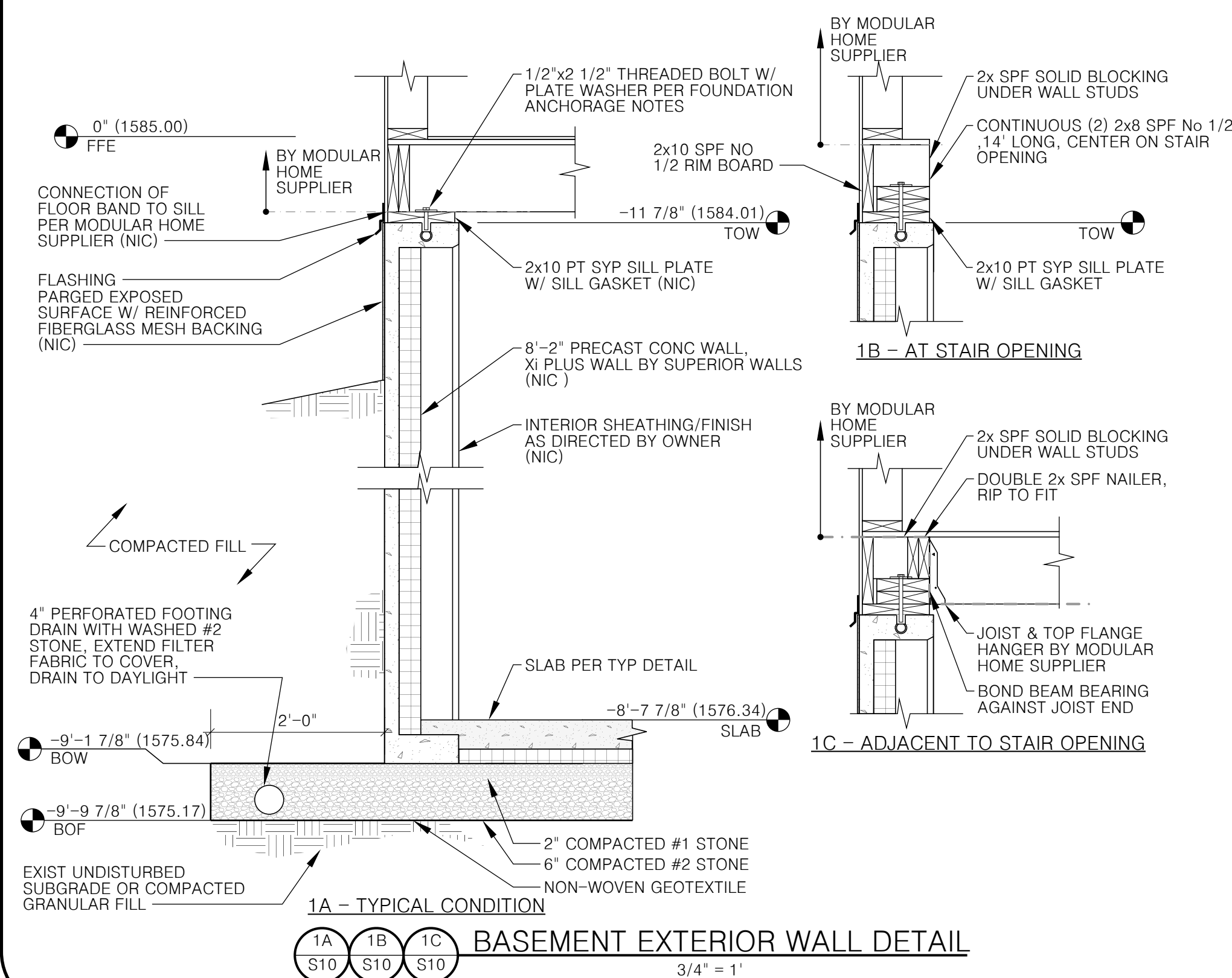


6 S10
THICKENED SLAB AND
STAIR BASE CONNECTION
1" = 1'

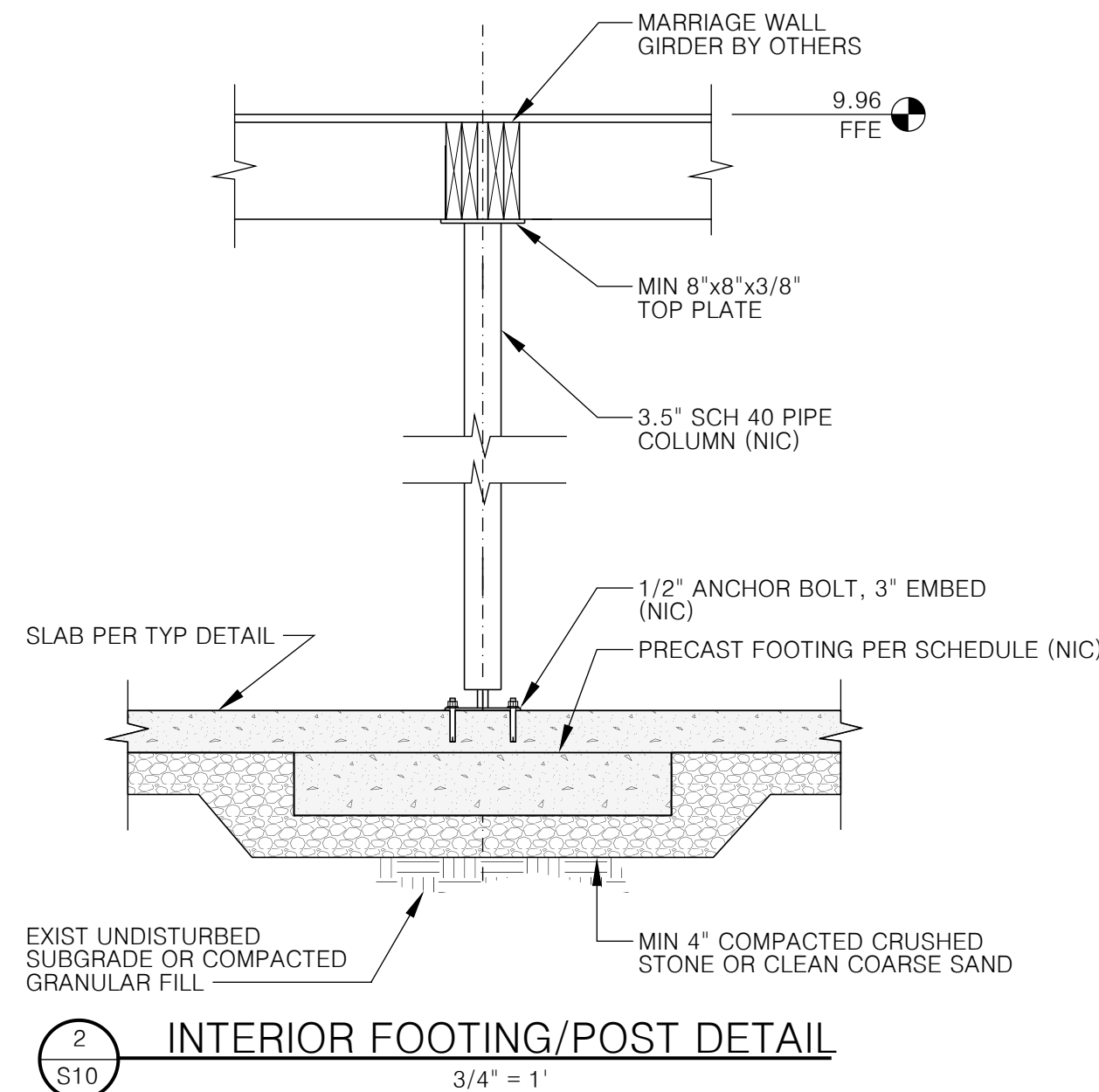


- NOTE:
- SEE SLAB PLAN FOR LOCATION AND SPACING OF JOINTS.
 - REINFORCING NOT SHOWN. SEE SLAB DETAIL. DO NOT CUT REINFORCEMENT.
 - FILL JOINT WITH ELASTOMERIC SEALANT AT EXPOSED CONCRETE.

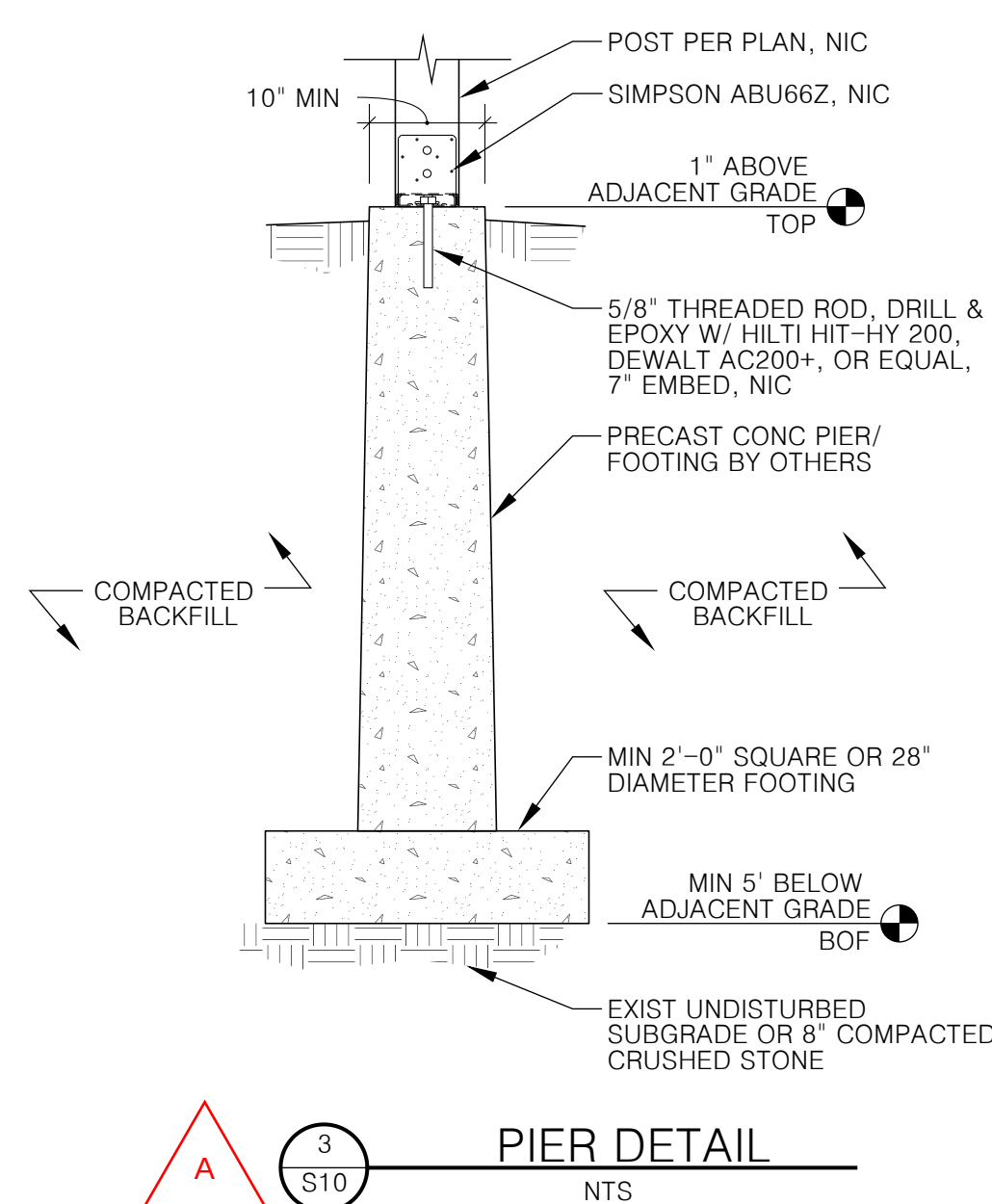
7 S10
CONTROL JOINT
NTS



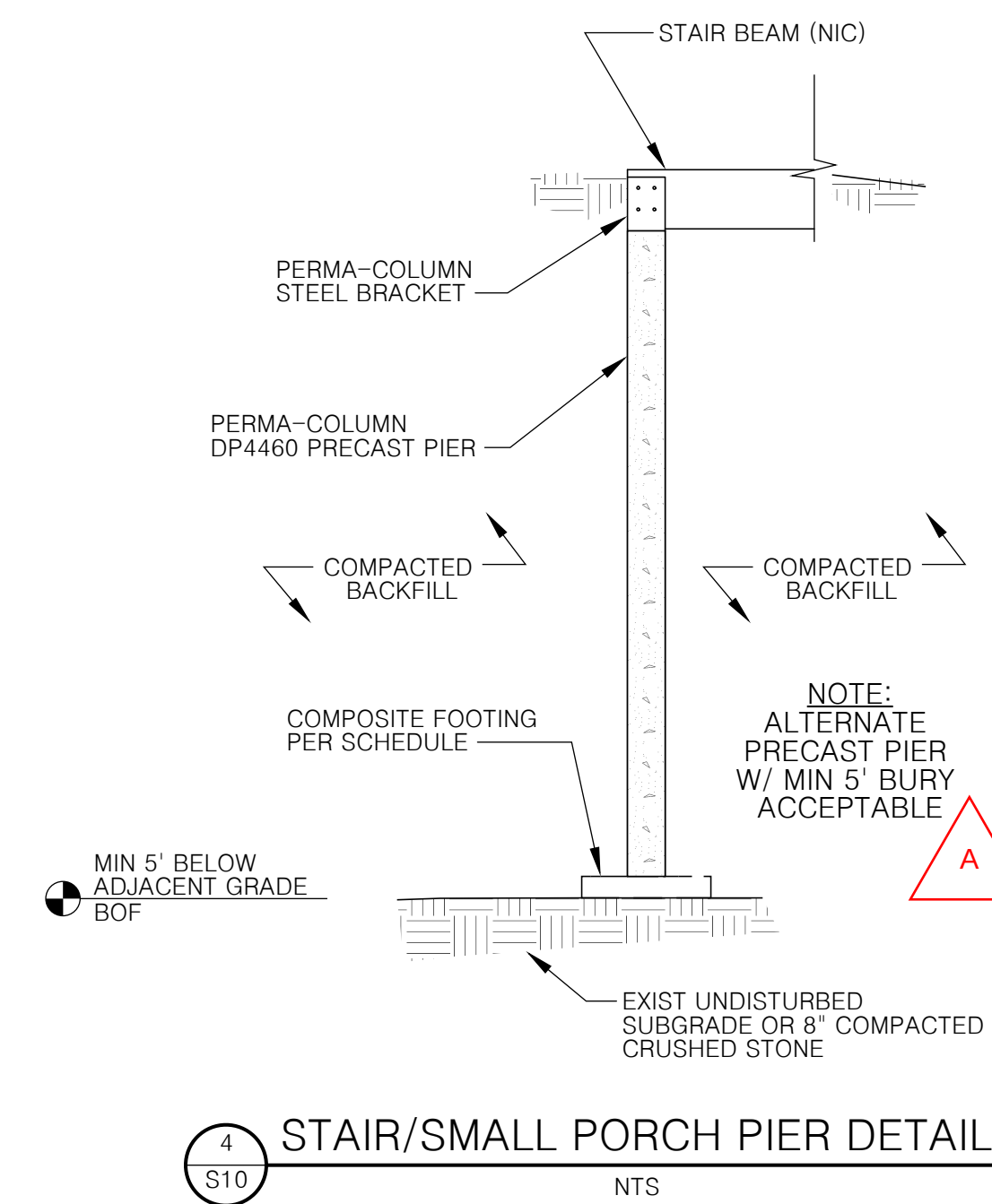
1A - TYPICAL CONDITION
1B - AT STAIR OPENING
1C - ADJACENT TO STAIR OPENING
BASEMENT EXTERIOR WALL DETAIL
3/4" = 1'



2 S10
INTERIOR FOOTING/POST DETAIL
3/4" = 1'



3 S10
PIER DETAIL
NTS



4 S10
STAIR/SMALL PORCH PIER DETAIL
NTS



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92 WAWBEEK AVE
FRANKLIN COUNTY LAND BANK, TUPPER LAKE, NY 12986

PROJECT NAME

LOCATION

TUPPER LAKE, NY

DATE	ISSUED FOR	REV
10.3.25	CONSTRUCTION	

DRAWN BY:RRG

CHECKED BY: JAG

PROJECT #:25-053

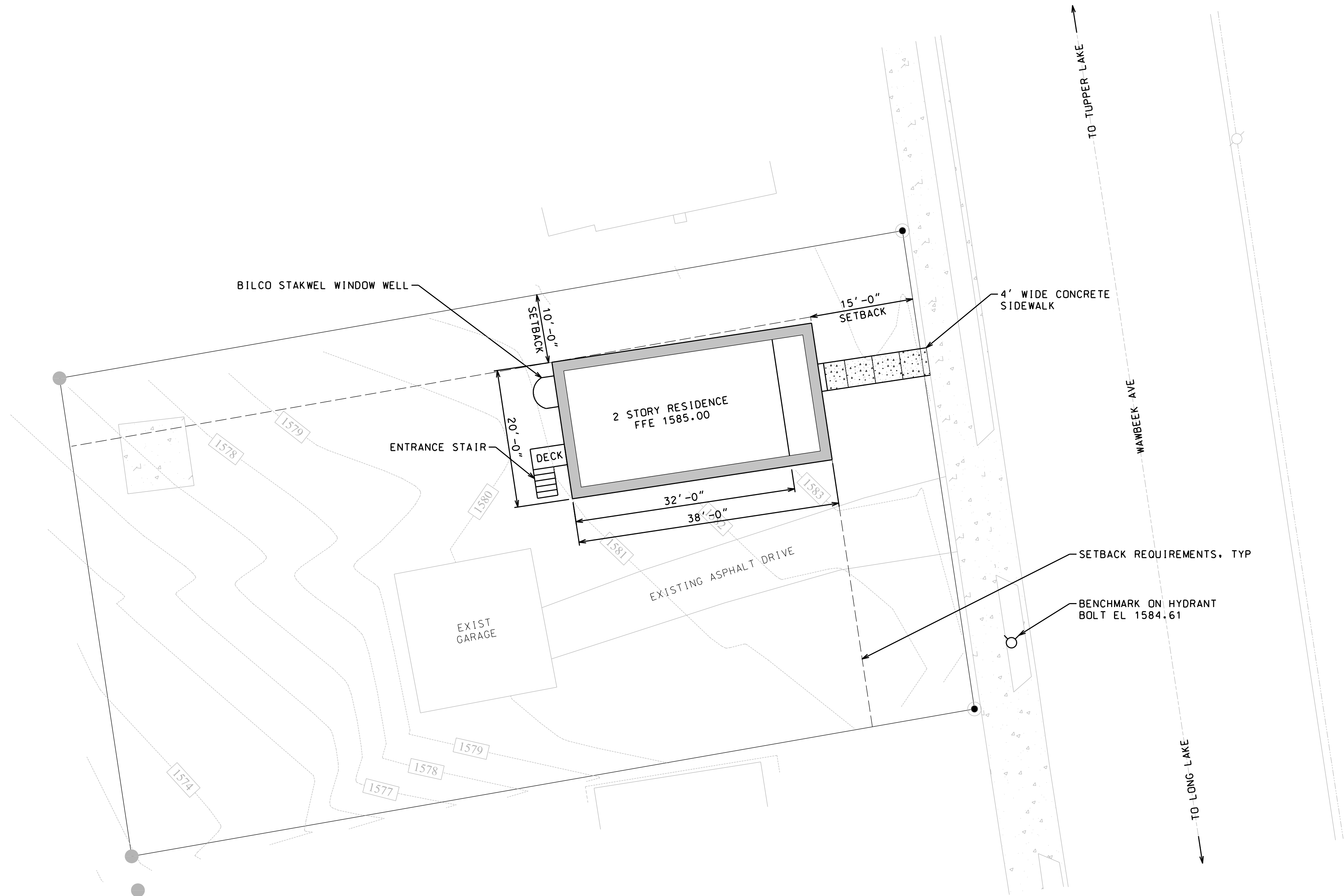
ORIGINAL 24"x36"

TITLE

SITE PLAN

SHEET

C10



TUPPER LAKE DESIGN GUIDELINE - PLANNING INFORMATION

APPLICATION FOR DEVELOPMENT BOARD SITE PLAN APPROVAL
LOCATION: 92 WAWBEEK AVE
APPLICANT: FRANKLIN COUNTY LAND BANK, INC
PROJECT: 92 WAWBEEK DEVELOPMENT
REMOVAL OF EXISTING SINGLE FAMILY RESIDENTIAL BUILDING & CONSTRUCTION OF
NEW SINGLE FAMILY DWELLING WITH ASSOCIATED UTILITY CONNECTIONS. EXISTING
DRIVE TO REMAIN.
DISTRICT: HIGH DENSITY RESIDENTIAL, HDR
LAND USE TYPE: EXISTING SINGLE FAMILY RESIDENTIAL
TO REMAIN SINGLE FAMILY RESIDENTIAL, SITE PLAN REVIEW REQ'D

DISTRICT HDR DIMENSIONAL STANDARDS:

DESCRIPTION	MIN/MAX	92 EXIST	92 PROP'D
PRINCIPAL BLDG FRONT SETBACK	15'	8.9'	15.0'
PRINCIPAL BLDG BACK SETBACK	10'	60.8'	70.8'
PRINCIPAL BLDG SIDE SETBACK	10'	-0.7 & 37.8	10' & 39.2'
ACCESSORY BLDG FRONT SETBACK	N/A	N/A	NA
ACCESSORY BLDG REAR SETBACK	N/A	N/A	NA
ACCESSORY BLDG SIDE SETBACK	N/A	N/A	NA
MIN LOT SIZE	0.5 ACRE	0.199 ACRE	0.199 ACRE
MAX GROSS LOT COVERAGE +	25%	28%	20%
MAX LOT COVERAGE (BLDG ONLY)	N/A	21%	14%
BLDG HEIGHT MIN	N/A	N/A	N/A
BLDG HEIGHT MAX	35'	30' +/-	25'-11.5"

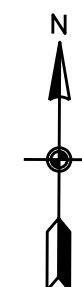
NOTES:
1) DEVELOPMENT: SINGLE FAMILY RESIDENTIAL, 2 STORY, 760 SQUARE FEET.
2) PARKING: EXISTING DRIVE TO REMAIN.

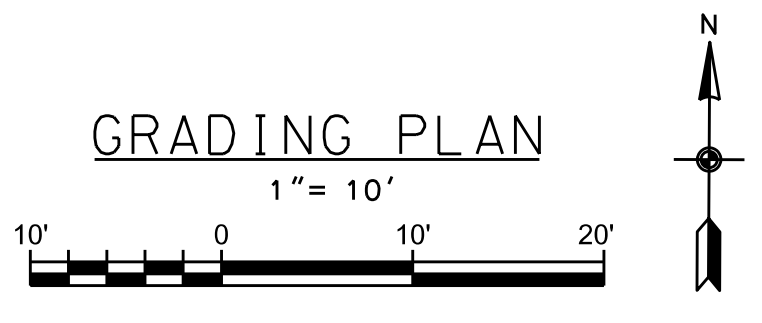
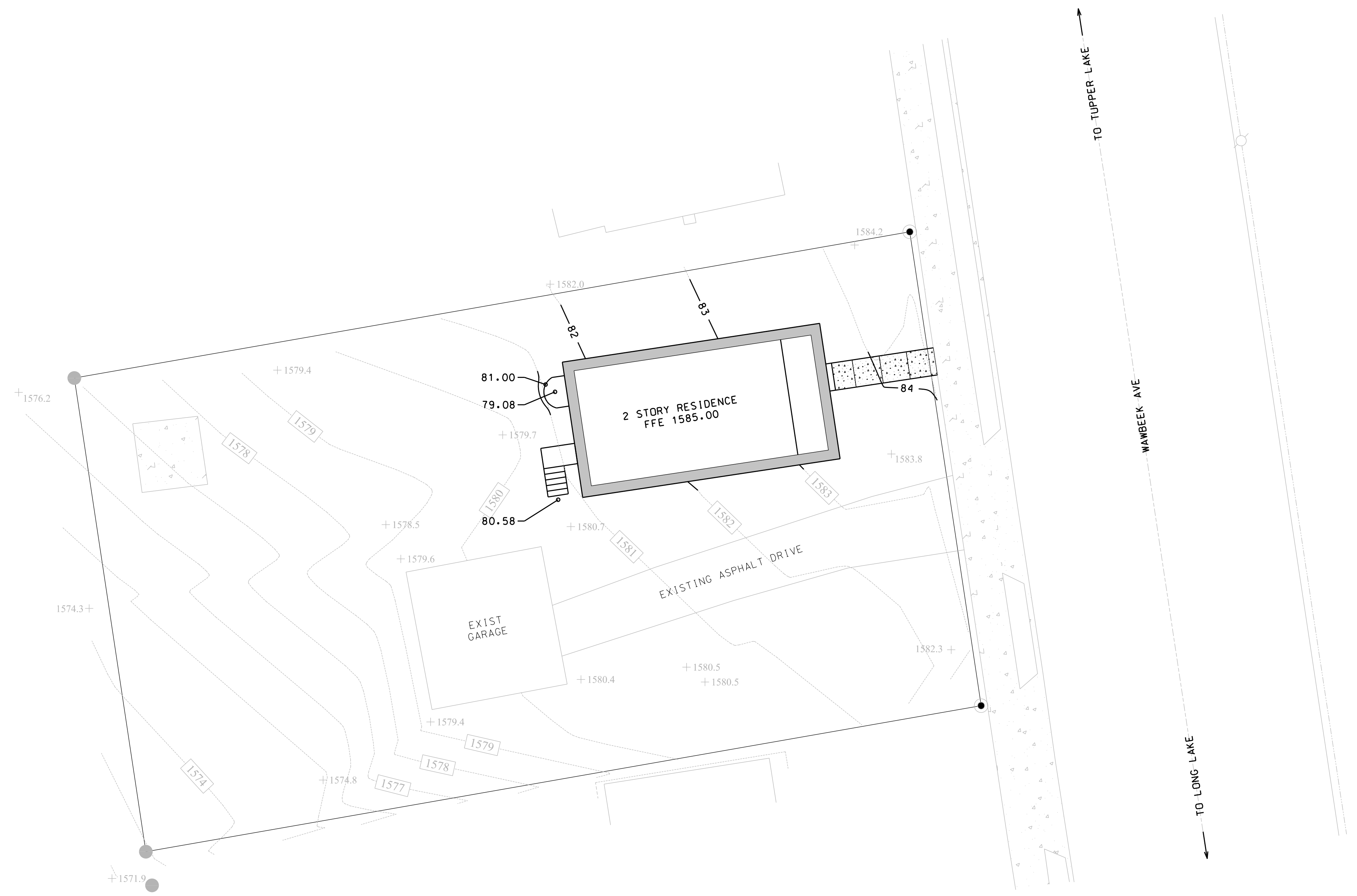
SURVEY NOTES

1. SITE PLAN BASED ON MAP OF BOUNDARY & TOPOGRAPHIC SURVEY FOR
FRANKLIN COUNTY LAND BANK, INC RECEIVED ON 9/5/2025 BY
LEIFHEIT & LITTLEFIELD LAND SURVEYING. ADDITIONAL FIELD
MEASUREMENTS BY STAFF OF NORTH WOODS ENGINEERING, PLLC ON
JULY 9, 2024.

SITE PLAN

1"= 10'





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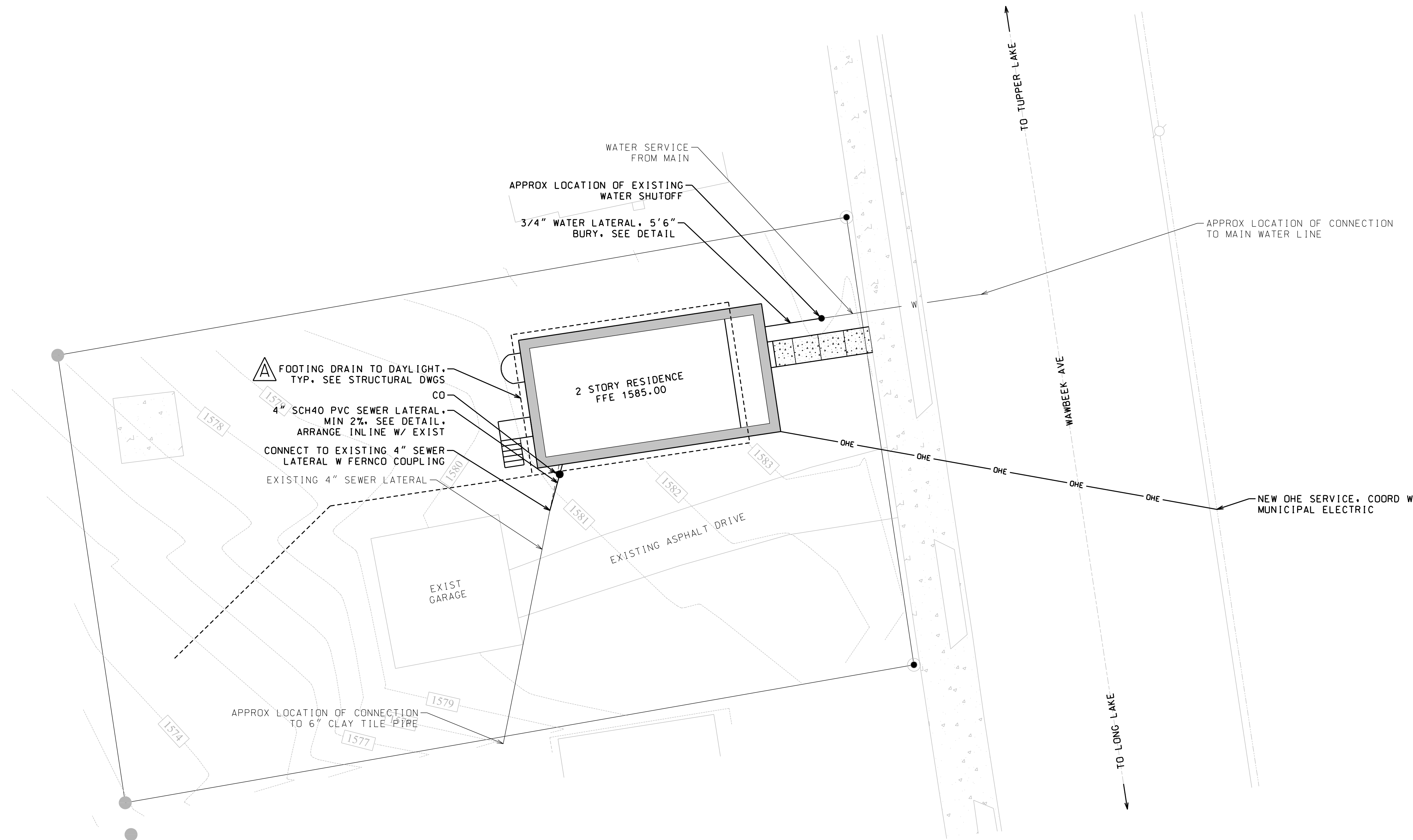
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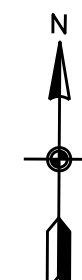
TITLE
 GRADING PLAN

SHEET
 C11



UTILITY PLAN

1" = 10'



North Woods
Engineering P.L.L.C.

348 Lake Street
Saranac Lake, NY 12983
(518) 891-4975
www.north-woods-engineering.com

New York State Certified
Service-Disabled Veteran-Owned Business



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LOCATION

TUPPER LAKE, NY

DATE	ISSUED FOR	REV
10.3.25	CONSTRUCTION	
10.6.25	FCLB CHANGES	A

DRAWN BY:RRG

CHECKED BY: JAG

PROJECT #:25-053

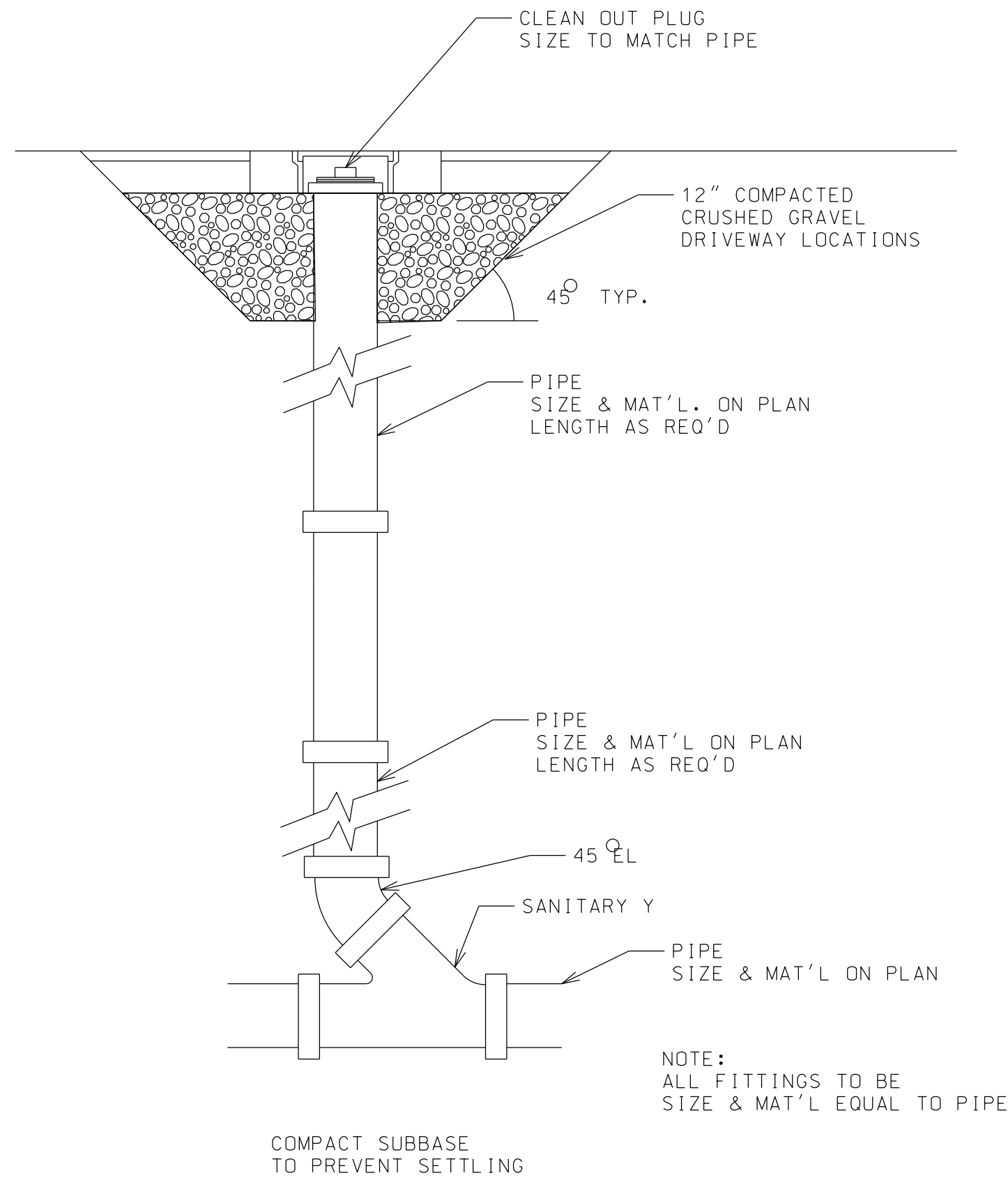
ORIGINAL 24"x36"

TITLE

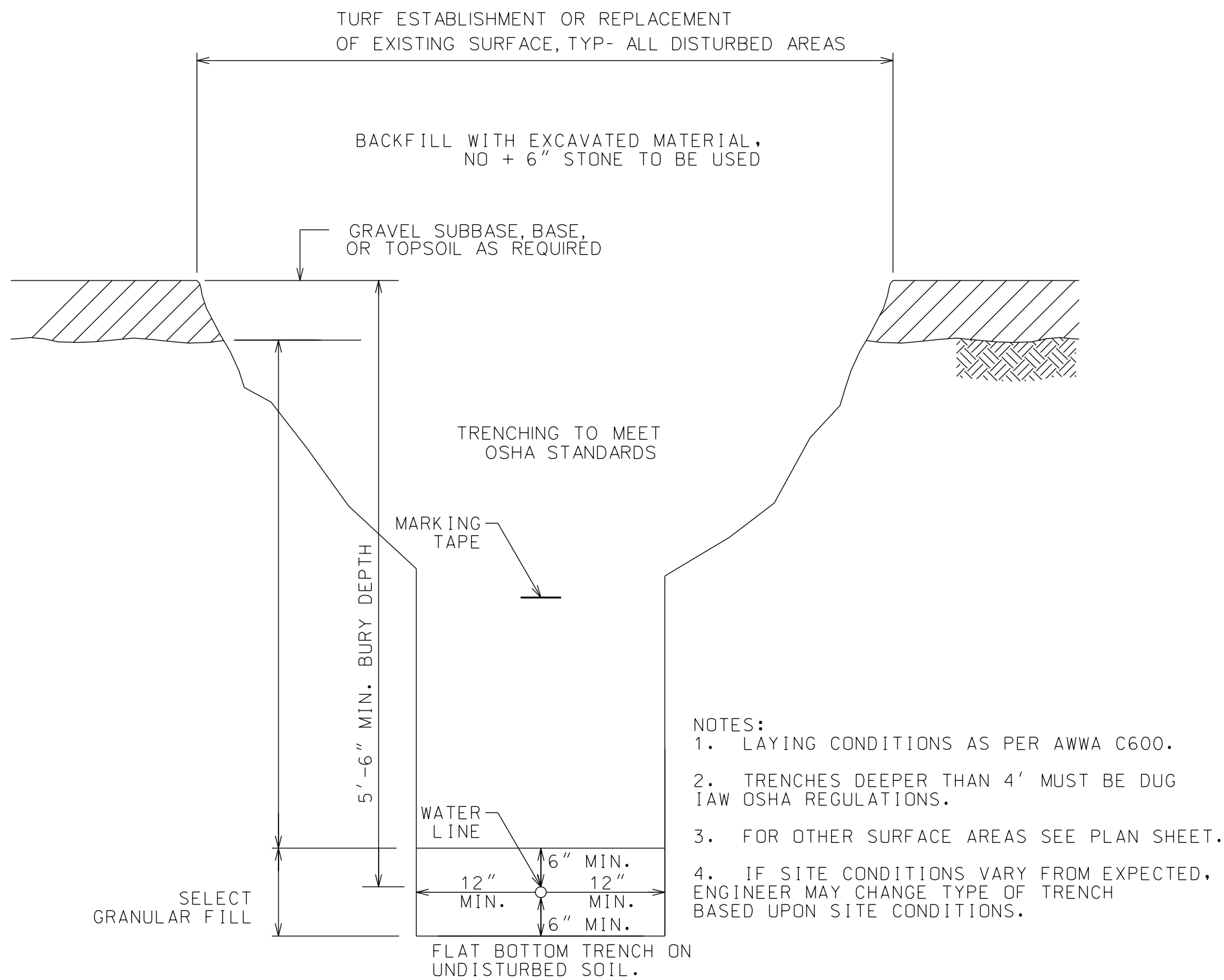
UTILITY PLAN

SHEET

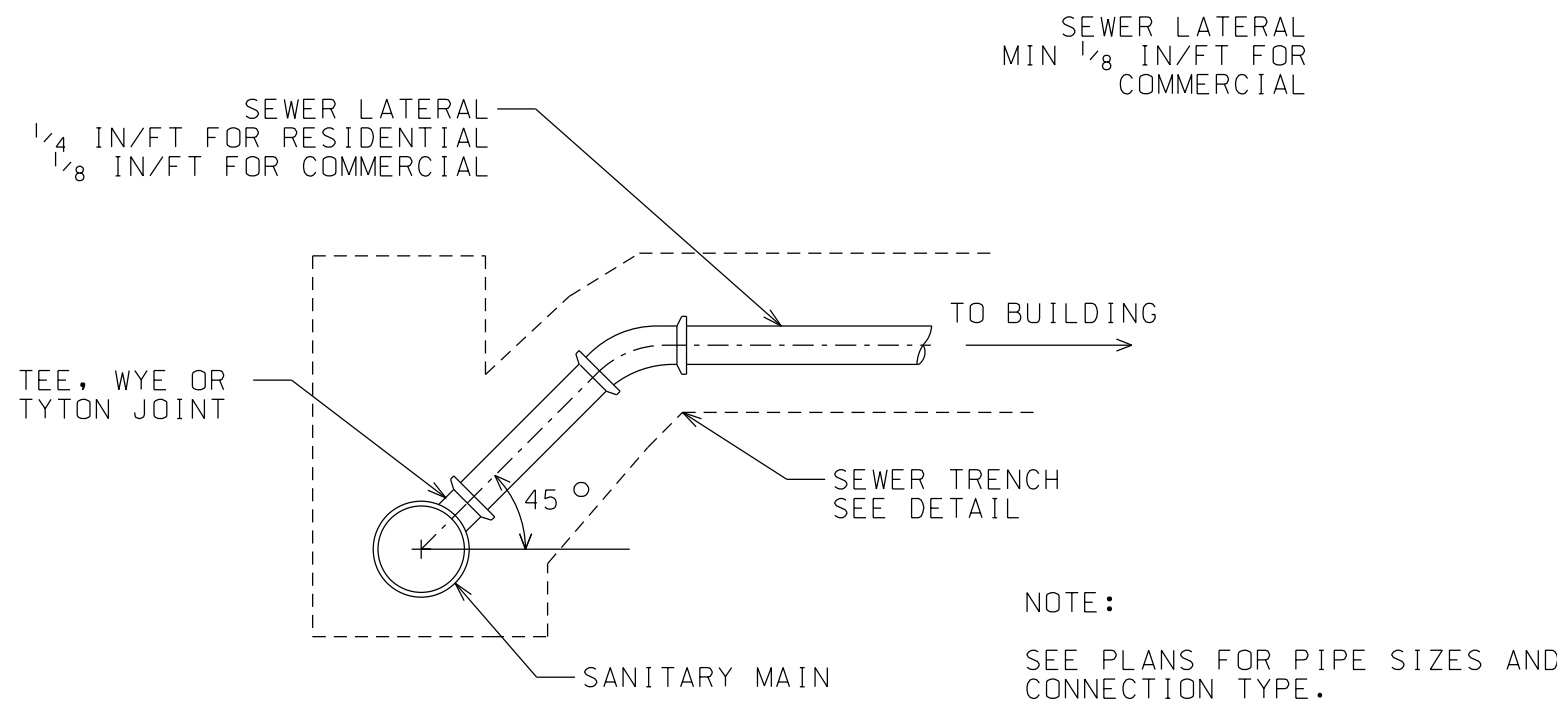
C12



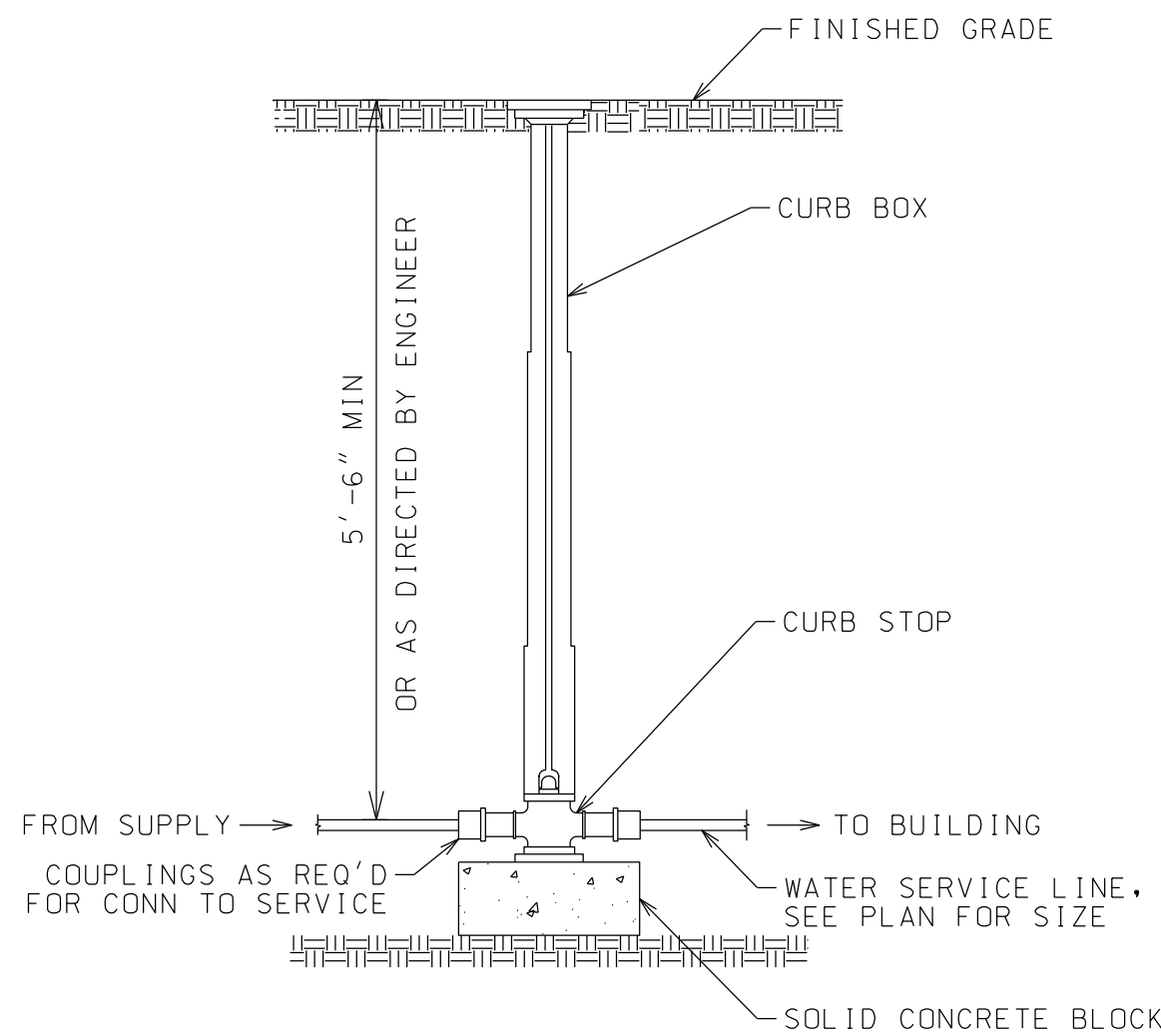
CLEANOUT DETAIL
NTS



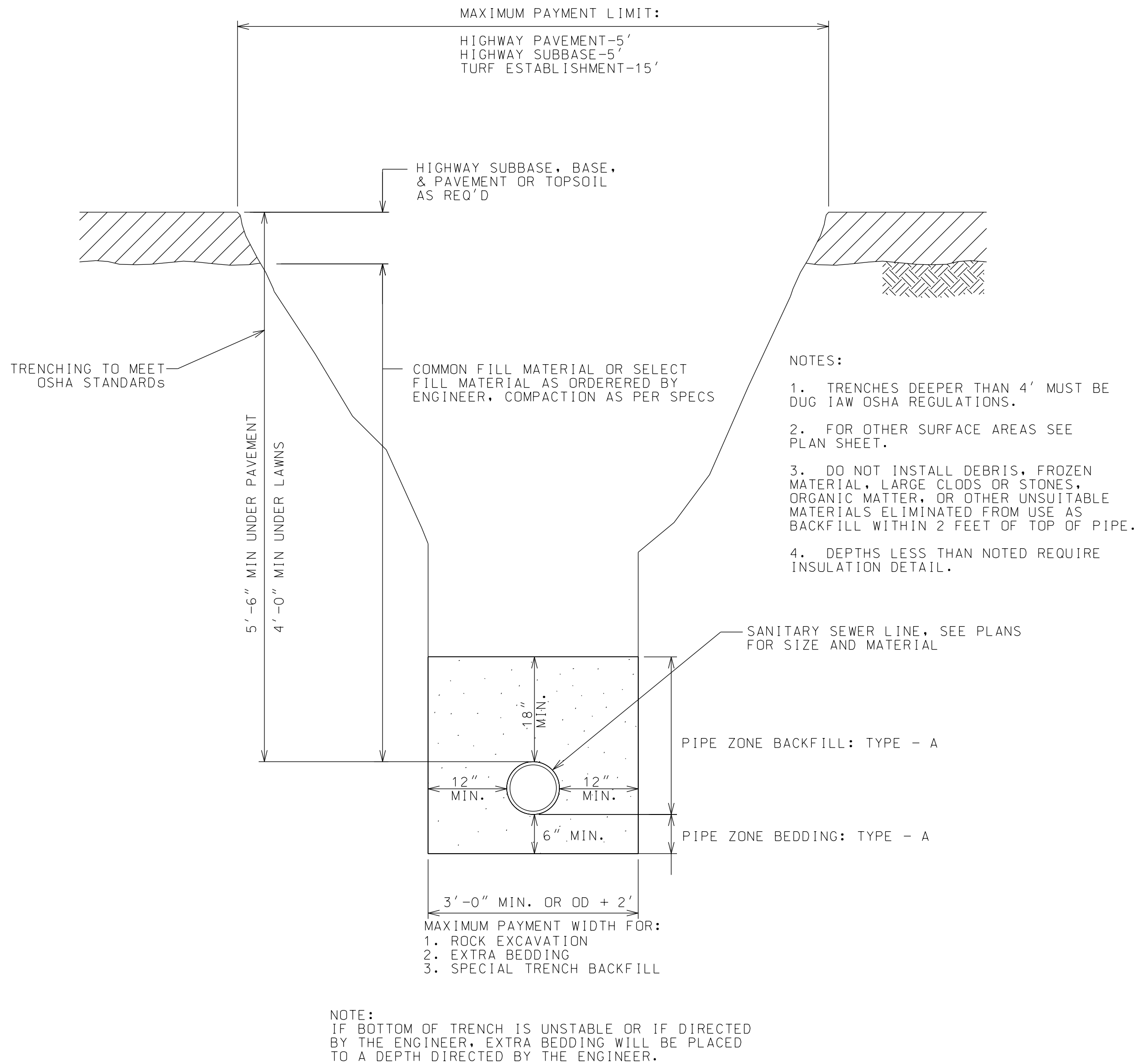
WATER LATERAL TRENCH SECTION
NTS



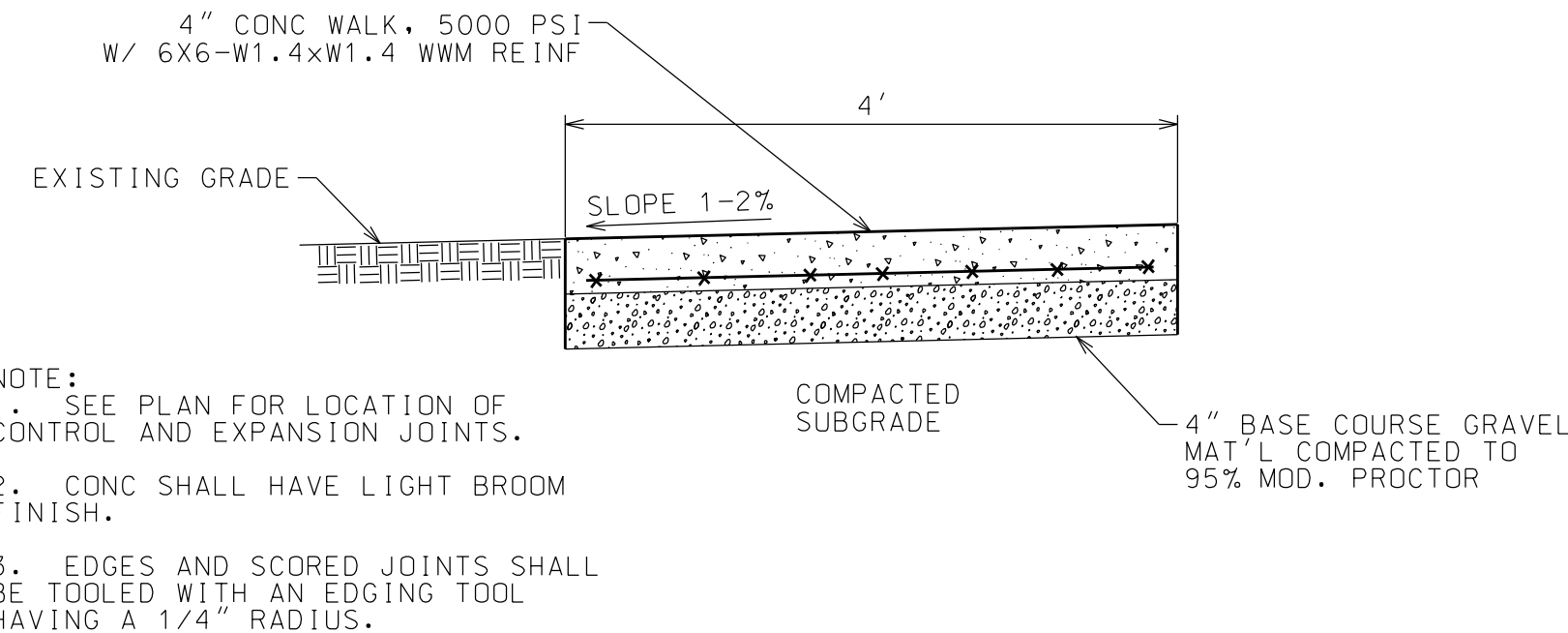
TYPICAL SANITARY LATERAL CONNECTION
NTS



SERVICE VALVE AND CURB BOX
NTS



SEWER TRENCH SECTION
NTS



CONCRETE SIDEWALK DETAIL
NTS



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UTILITY & SITE
DETAILS
& NOTES

SHEET