



**FRANKLIN COUNTY LAND BANK**  
BUILDING STRONGER COMMUNITIES

## REQUEST FOR PROPOSALS (RFP)

### Interior Demolition

**Date Issued:** February 25, 2026

**Submission Deadline:** March 31, 2026

**Project Location:** 71 Canaras Avenue, Saranac Lake, NY 12983

**Issued By:** Franklin County Land Bank Corporation (FCLB)

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### 1. Introduction

The Franklin County Land Bank Corporation (FCLB) is soliciting proposals from qualified general contractors for the Interior Demolition of the single-family residential structure located at 71 Canaras Avenue, Saranac Lake, NY 12983.

This project is funded through the NY Land Bank Initiative (LBI) and is subject to all applicable funding requirements, including MWBE participation goals, local permitting, and compliance with all New York State and municipal regulations.

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## 2. Project Description

The project consists of the Interior Demolition of a vacant, existing two-story (plus basement), wood-frame, single family detached residence to create a workforce house. Interior demolition Scope of Work and Existing Condition drawing documents are attached and will be the basis for collaborative discussions with the selected demolition contractor to finalize the full project requirements in the pre-construction phase.

The Demolition Contractor's fixed price proposal will include all labor, materials, equipment, supplies, and incidentals as necessary and required to complete 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.

When the fixed price, schedule, and related requirements have been established, the demolition contractor will proceed with the interior demolition of the building. The demolition contractor will provide progress photos and a report of the progress of the project to the FCLB on a weekly basis and will identify any field conditions that require collaborative resolution.

Applications for payment for completed work will be submitted by the demolition contractor to FCLB on an approved schedule and will be processed following a site inspection and approval by FCLB.

## 3. Scope of Work

The attached Scope of Work for Interior Demolition and Existing Condition Floor Plan documents comprise the detailed list of the work that is included in this interior demolition project.

# Interior Demolition – Residential Property

## 1. Project Description

This scope of work covers the complete interior demolition of a residential house, including the removal and proper disposal of all demolition debris. The intent of this work is to prepare the structure for renovation or reconstruction.

## 2. General Requirements

- Contractor shall comply with all applicable federal, state, and local laws, regulations, and building codes.
- All required permits, inspections, and approvals related to interior demolition shall be obtained prior to the start of work.
- Contractor shall maintain a safe and secure job site at all times.

- Work shall be performed during approved hours and in coordination with the property owner or owner's representative.

### **3. Scope of Interior Demolition**

The interior demolition shall include, but is not limited to, the following:

#### **A. Preparation and Protection**

- Conduct a pre-demolition walkthrough with the owner or designated representative.
- Disconnect, cap, or protect utilities (electric, plumbing, gas, HVAC) as required for safe demolition.
- Install dust protection, temporary barriers, and floor protection where required to prevent damage to areas not included in the demolition.
- Protect structural elements designated to remain.

#### **B. Removal of Interior Components – See Scope of Work for Interior Demolition for specific requirements in each room.**

- Removal of all interior wall and ceiling finishes, including drywall, plaster, paneling, trim, baseboards, insulation, cabinetry, shelving, and countertops.
- Removal of flooring materials, including carpet, padding, tile, vinyl, and laminate, as applicable. Retain and protect original wood floor materials.
- Removal of plumbing fixtures, including sinks, toilets, tubs, showers, and associated piping within the interior.
- Other than the updated Electrical Service and construction outlets: Removal of electrical fixtures and components, including lighting, outlets, switches, wiring, and devices within the demolition area.
- Removal of HVAC components located within the interior, including radiators and related piping, ductwork, vents, registers, and equipment, unless otherwise noted.

#### **C. Insulation and Miscellaneous Materials**

- Removal of all insulation located within walls, ceilings, and floors in demolition areas.
- Removal of any additional interior materials necessary to fully expose framing, subfloor, and roof/ceiling structure as required.

### **4. Debris Removal and Disposal**

- Provide dumpsters or hauling services necessary for continuous debris removal.
- Remove all demolition debris from the interior of the structure on a regular basis to maintain a clean and safe job site.

- Dispose of all debris at an approved landfill or recycling facility in accordance with local regulations. See Section 5. Environmental and Hazardous Materials disposal.
- No demolition debris shall be left on site upon completion of the work.

## **5. Environmental and Hazardous Materials – Lead-Based Paint**

- Hazardous Materials – FCLB hired Flatley Read, Inc to conduct the attached Lead Based Paint Risk Assessment Report and Asbestos Survey/Inspection Report. Based on the Asbestos Survey/Inspection Report, FCLB hired Neoplanta Environmental Services to complete the abatement of the ACM that were identified. No asbestos containing interior materials are believed to be present.
- Lead based paint exists in the building, based on the Flatley Read report and the materials with LBP will be removed by the general contractor or qualified subcontractor as part of this scope of work. All demolition material containing LBP will be removed from the site and disposed of as “hot waste” at the County of Franklin Solid Waste Management Authority landfill in Constable NY. Tipping fees for the disposal of the contaminated materials will be paid directly by FCLB and will not be included in the price proposal.

## **6. Site Safety and Cleanup**

- Maintain safe access and egress throughout the duration of the project.
- Control dust, noise, and debris migration during demolition activities.
- Upon completion, broom-clean all remaining areas of the structure.

## **7. Completion**

- Interior demolition shall be considered complete when all specified materials have been removed, all debris has been disposed of, and the site is left in a clean and safe condition suitable for the next phase of construction.

## **8. Exclusions (if applicable)**

Unless specifically stated, the following are excluded from this scope of work:

- Structural demolition of load-bearing walls or foundation elements
- Exterior demolition
- Reconstruction or installation of new materials

### General Requirements

- a) The Contractor will provide the Land Bank with at least twenty-four (24) hours’ notice prior to commencing the Work.

- b) 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.
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## 4. Insurance Requirements

The Contractor shall provide and maintain at its own expense the following forms of insurance until completion of the work:

- 1) Commercial General Liability (CGL): \$1,000,000 per occurrence, \$2,000,000 annual aggregate.
- 2) Commercial Liability Umbrella: \$2,000,000.
- 3) Automobile Liability: \$1,000,000 per accident.
- 4) Workers' Compensation & Employers' Liability: As required by law.

The Franklin County Land Bank shall be named as an additional insured on CGL and Umbrella policies. Certificates of insurance and policy endorsements must be provided prior to starting work. All insurance must be primary and noncontributory. **Subcontractors must carry equivalent coverage.**

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## 5. Proposal Requirements

- a) Company Profile
    - i) Business name, contact person, and years in business
    - ii) Relevant experience on similar projects in the past five years
    - iii) Three references from previous construction clients. Please include contact person, phone, and email address
  - b) Project Team and Work Plan
    - i) Key personnel and project team for demolition. Include each person's role on the project and their number of years of experience on relevant similar projects
    - ii) Proposed Overall Project Schedule
  - c) Fixed Price Fee Proposal
  - d) Licensing and Insurance - Proof of general liability, workers' compensation, and applicable licenses
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## 6. Pre-Bid Site Visit

A site walk-through will be held on **March 17, 2026 at 1 PM** at 71 Canaras Avenue, Saranac Lake, NY. Attendance is strongly encouraged.

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## 7. Evaluation Criteria

Proposals will be evaluated based on:

- a) Relevant experience and qualifications.
- b) Approach to the Interior Demolition
- c) Reasonableness and completeness of fee proposal.
- d) Proposed overall project schedule.
- e) References and past project performance.
- f) MWBE participation and workforce compliance.
- g) Responsiveness to LBI and municipal funding requirements.

FCLB will review all submissions and contact the most promising firms to discuss their specific approach to this project.

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## 8. Submission Instructions

Proposals must be received no later than **March 31, 2026 at 4:00 PM**.

Submit either by:

- **Email:** (PDF format preferred) to [executivedirector@franklincountylandbankny.org](mailto:executivedirector@franklincountylandbankny.org)
- **Mail/Delivery:** Sealed envelope clearly labeled:

RFP – Interior Demolition – 71 Canaras Avenue  
Franklin County Land Bank Corporation  
355 West Main Street – 4<sup>th</sup> Floor  
Malone, NY 12953

Late proposals will not be accepted.

**This project is a non-prevailing wage job.**

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## 9. Questions

All questions must be submitted in writing to Shiela Conners at [executivedirector@franklincountylandbankny.org](mailto:executivedirector@franklincountylandbankny.org) no later than March 27, 2026. Responses will be shared with all interested bidders via addendum.

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## 10. Attachments

- a) Scope of Work for Interior Demolition
  - b) Floor Plans of Existing Conditions
  - c) Lead Based Paint Risk Assessment Report and Asbestos Survey/Inspection Report will be provided upon request
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## 11. Equal Opportunity Clause

All construction contracts entered into pursuant to this Agreement shall be subject to HUD Equal Employment Opportunity regulations at 24 CFR Part 130.

**During the performance of this contract, the Contractor agrees as follows:**

1. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, gender or gender identity, sexual orientation, or disability.
  2. The Contractor will state in all solicitations that all qualified applicants will receive consideration without discrimination.
  3. The Contractor will notify labor unions of its commitments under this clause.
  4. The Contractor will comply with Executive Order 11246 and all related rules and regulations.
  5. The Contractor will furnish all required reports and permit access to records for compliance review.
  6. Non-compliance may result in contract termination and ineligibility for future contracts.
  7. The Contractor will include this Equal Opportunity Clause in every subcontract or purchase order.
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**Issued by:**

Shiela Conners, Executive Director  
Franklin County Land Bank Corporation  
Email: [executivedirector@franklincountylandbankny.org](mailto:executivedirector@franklincountylandbankny.org)  
Phone: 518-481-0556

## NON-COLLUSION BIDDING CERTIFICATION

By submission of this bid or proposal, the bidder certifies that to the best of their knowledge and belief:

1. The prices in this bid have been arrived at independently, without collusion, consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or competitor.
2. Unless otherwise required by law, the prices quoted in this bid have not been knowingly disclosed by the bidder, and will not knowingly be disclosed prior to the opening, directly or indirectly, to any other bidder or competitor.
3. No attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.



**FRANKLIN COUNTY LAND BANK**  
BUILDING STRONGER COMMUNITIES

## Scope of Work for Interior Demolition 71 Canaras Ave, Saranac Lake, NY

### Room Demolition Schedule

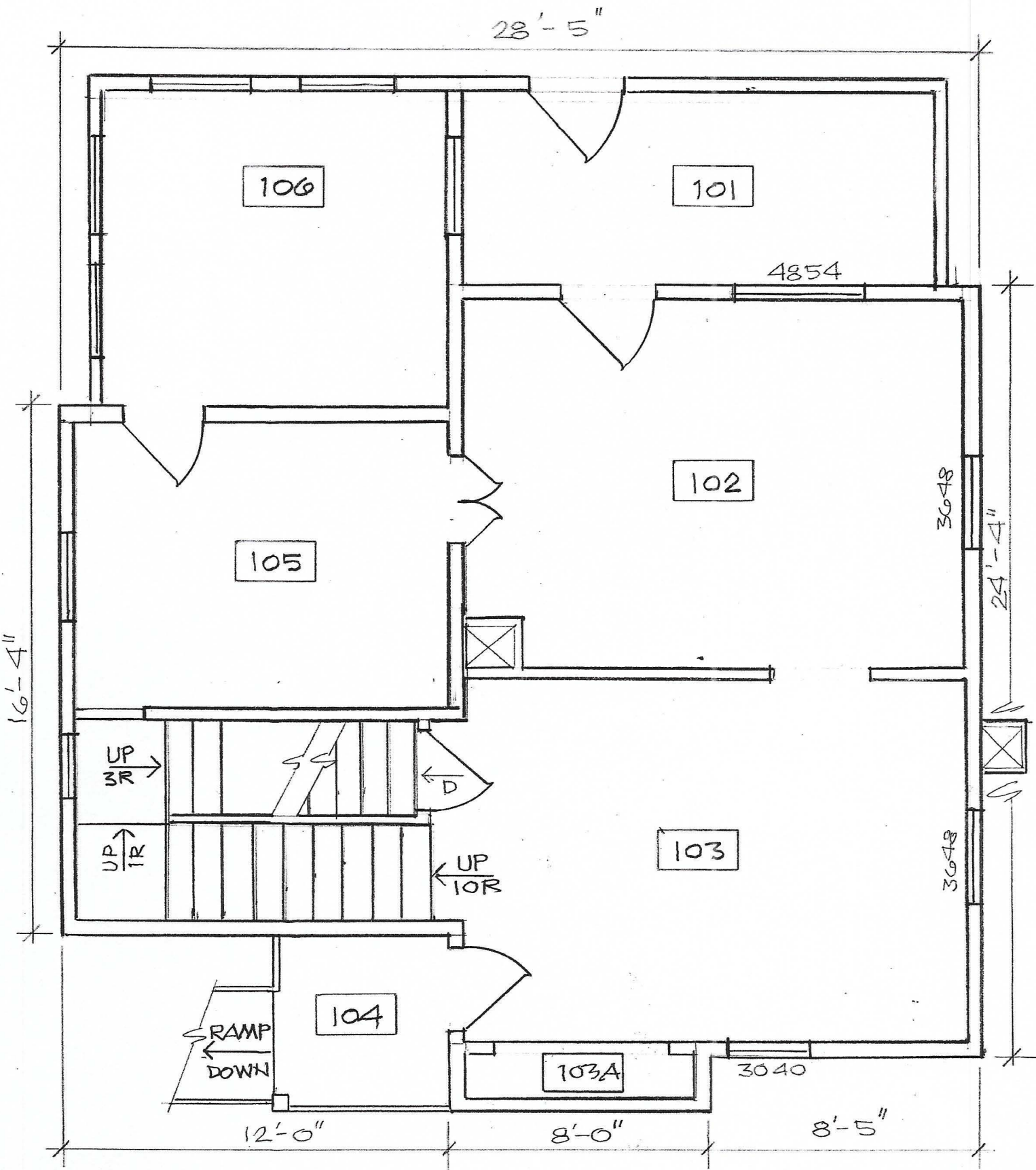
8 February 2026

Room #	Room Name	Item	Description of Work
101	Porch	1	Remove all damaged screens – keep frames if salvageable
		2	Protect exterior door to Room 102
102	Living	1	Remove existing radiator and related piping
		2	Remove interior wall and ceiling finishes to studs / joists
		3	Remove electrical wiring, outlets, lights, and switches
103	Kitchen	1	Remove existing radiator and related piping
		2	Remove interior wall and ceiling finishes to studs / joists
		3	Remove electrical wiring, outlets, lights, and switches
		4	Remove cabinets, counters, plumbing fixtures and piping
		5	Remove wood stove, flue and brick wall covering
		6	Retain built-in cabinet adjacent to exterior door – 103 A
		7	Remove any floor coverings. Protect wood floor.
104	Rear Porch	1	No demolition work
105	Bath Room	1	Remove existing radiator and related piping
		2	Remove interior wall and ceiling finishes to studs / joists
		3	Remove electrical wiring, outlets, lights, and switches
		4	Remove all plumbing fixtures and piping
		5	Remove any floor coverings. Protect wood floor.
106	3-Season Room	1	Remove electrical wiring, outlets, lights, and switches
		2	Retain wood wall and ceiling finish materials
201	2 <sup>nd</sup> Floor Hall	1	Remove interior wall and ceiling finishes to studs / joists
		2	Remove electrical wiring, outlets, lights, and switches
		3	Remove any floor coverings. Protect wood floor.
202	Bedroom	1	Remove existing radiator and related piping
202 A	Closet	2	Remove interior wall and ceiling finishes to studs / joists
		3	Remove electrical wiring, outlets, lights, and switches
		4	Remove any floor coverings. Protect wood floor.
203	Bedroom	1	Remove existing radiator and related piping
203 A	Closet	2	Remove interior wall and ceiling finishes to studs / joists
		3	Remove electrical wiring, outlets, lights, and switches
		4	Remove any floor coverings. Protect wood floor.

204	Bedroom	1	Remove existing radiator and related piping
		2	Remove interior wall and ceiling finishes to studs / joists
		3	Remove electrical wiring, outlets, lights, and switches
		4	Remove any floor coverings. Protect wood floor.
205	Bathroom	1	Remove interior wall and ceiling finishes to studs / joists
		2	Remove electrical wiring, outlets, lights, and switches
		3	Remove all plumbing fixtures and piping
		4	Remove any floor coverings. Protect wood floor.
206	Hall Closet	1	Remove interior wall and ceiling finishes to studs / joists
		2	Remove electrical wiring, outlets, lights, and switches
		3	Remove any floor coverings. Protect wood floor.
Bsmt	Basement	1	Remove existing boiler, water heater, oil tank, and electrical connections, etc.

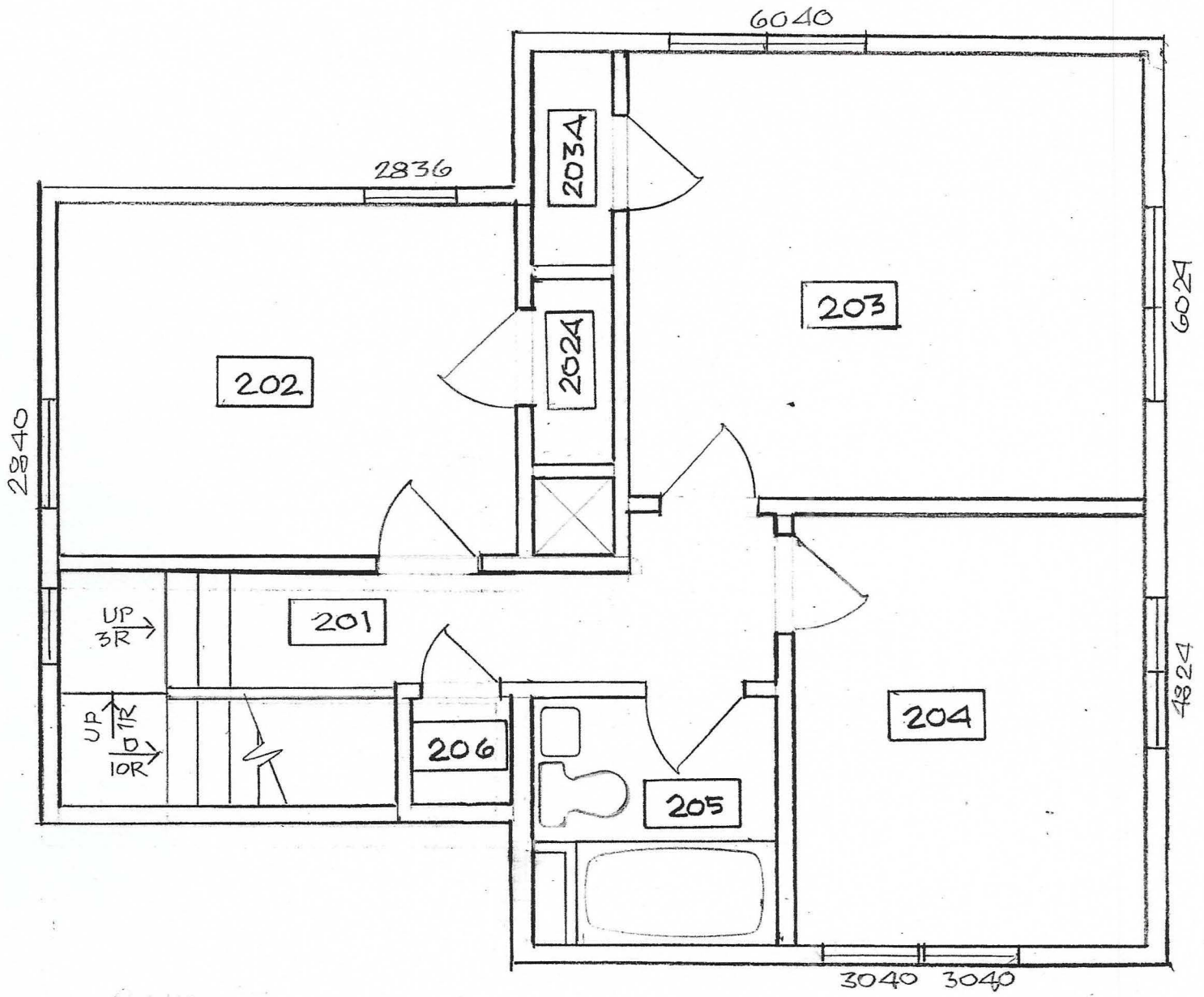
## General Notes

1. Interior painted surfaces may contain lead-based paint. Use appropriate safety procedures.
2. All demolition materials containing lead-based paint or other hazardous materials must be transported to the County of Franklin Solid Waste Management Authority landfill in Constable, NY and declared as "hot" waste. Dump fee to be paid directly by Franklin County Land Bank.
3. All known asbestos containing materials have been safely removed.
4. Remove and discard damaged shed in rear yard.



71 CANARAS AV SARANAC LAKE NY

FIRST FLOOR EXISTING CONDITION SCALE: 1/4" = 1'-0"



71 CANARAS AV SARANAC LAKE NY

SECOND FLOOR EXISTING CONDITION SCALE: 1/4" = 1'-0"