



FRANKLIN COUNTY LAND BANK
BUILDING STRONGER COMMUNITIES

REQUEST FOR PROPOSALS (RFP)

Garage Roof and Siding Replacement

Franklin County Land Bank

Project: Garage Roof Replacement and Siding Installation

Property Address: 92 Wawbeek Ave., Tupper Lake, New York

RFP Issue Date: July 1, 2026

Proposal Due Date: July 23, 2026

1. Introduction

The Franklin County Land Bank (FCLB) is soliciting proposals from qualified contractors to provide labor, materials, equipment, and supervision necessary to replace the existing garage roof and install new siding on the garage to match the appearance of the associated residential structure.

The selected contractor shall furnish all labor, materials, permits (if required), disposal services, and equipment necessary to complete the work in accordance with applicable building codes and industry standards.

2. Project Description

The project consists of improvements to an existing detached garage located at the above-referenced property.

Scope of Work

A. Roof Replacement

The contractor shall:

1. Remove and properly dispose of all existing roofing materials down to the roof decking.

2. Inspect roof decking for deterioration or damage. Roof deck is visible from inside the garage, and there is no apparent problem with the roof decking being deteriorated. Please provide a cost per sheet replacement schedule in case there is hidden damage.
3. Remove all existing gutter materials and discard. Use caution removing gutter brackets to keep all fascia in good condition.
4. Install synthetic or 30lb asphalt roofing underlayment.
5. Install new architectural shingles. GAF Timberline HDZ “Shakewood” color.
6. Retain all drip edge, fascia and soffit materials.
7. Remove all debris generated by the work.

B. Garage Siding Installation

The contractor shall:

1. Remove and properly dispose of existing siding materials.
2. Inspect exterior wall sheathing for damage. Wall sheathing is visible from inside the garage, and there is no apparent problem with it. Please provide a cost per sheet replacement schedule in case there is hidden damage.
3. On North side where there is corrugated wall covering (approx. 6’ x 10’), remove and sheath with ¾” plywood furred out to match existing sheathing along garage all. In-fill wall framing as required. The goal is to have the North elevation be continuous siding from front to back.
4. Install weather-resistant barrier (house wrap).
5. Install all necessary trim, corner boards, J-channel, starter strips, and accessories required for a complete installation. **Trim color White.**
6. Install new siding to match the house as closely as possible in:
 - o Color – Desert Tan
 - o Profile – Double 4” Woodgrain
 - o Product Line – Mainstreet
 - o Manufacturer - CertainTeed
7. Ensure all siding is installed according to manufacturer specifications.
8. Remove all construction debris from the site upon completion.

C. Garage Doors:

The contractor shall:

1. Retain existing garage door. Jamb and trim to be primed and painted off-white. Flash head casing with aluminum flashing before using J channel.
2. Replace man door with new 2-8 x 6-8 Left Hand In-swing pre-hung exterior steel door with sill. Brickmould trim to match existing if available. Paint exterior door and trim to match garage door trim color. Provide new keyed entry lockset. Door jamb thickness to be 4-9/16”

3. Contractor Responsibilities

The contractor shall:

- Verify all field measurements prior to bidding.
- Obtain any permits required for the work.
- Maintain the site in a safe condition throughout construction.
- Provide all labor, equipment, materials, and supervision necessary to complete the project.
- Comply with all applicable federal, state, and local regulations.
- Protect adjacent structures, landscaping, and improvements from damage.
- Repair any damage caused by construction activities at no additional cost.

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.

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 Pre-Construction and Construction Phases. Include each person's role on the project and their number of years of experience on relevant similar projects
 - ii) Proposed Overall Project Schedule
 - iii) Approach to Pre-Construction and Construction Phases

- c) Fee Proposal including the following:
 - i) Pre-Construction Services – fixed price basis
 - ii) Construction Management Services during Construction Phase
 - (a) General Conditions – percentage basis
 - (b) Construction Management Fee – percentage basis
 - (c) Construction Management markups not included above
 - (d) Basis of cost for self-performed work
 - 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 can be arranged at your convenience please call 518-481-0556 to make arrangements.

7. Evaluation Criteria

Proposals will be evaluated based on:

- a) Relevant experience and qualifications.
- b) Approach to the Pre-construction and Construction phases
- 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.

8. Submission Instructions

Proposals must be received no later than **July 23, 2026**

at 4:00 PM. Submit either by:

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

RFP – Garage Roof and Siding – 92 Wawbeek Ave.
Franklin County Land Bank Corporation
355 West Main Street – 4th Floor
Malone, NY 12953

Late proposals will not be accepted.

This project is a non-prevailing wage job.

9. Questions

All questions must be submitted in writing to Shiela Conners at executivedirector@franklincountylandbankny.org no later than July 17, 2026. Responses will be shared with all interested bidders via addendum.

10. Attachments

- a) Roofing and Siding Replacement 20260626

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.

Issued by:

Shiela Conners, Executive Director
Franklin County Land Bank Corporation

 executivedirector@franklincountylandbankny.org

 518-481-0556

NON-COLLUSION BIDDING CERTIFICATION

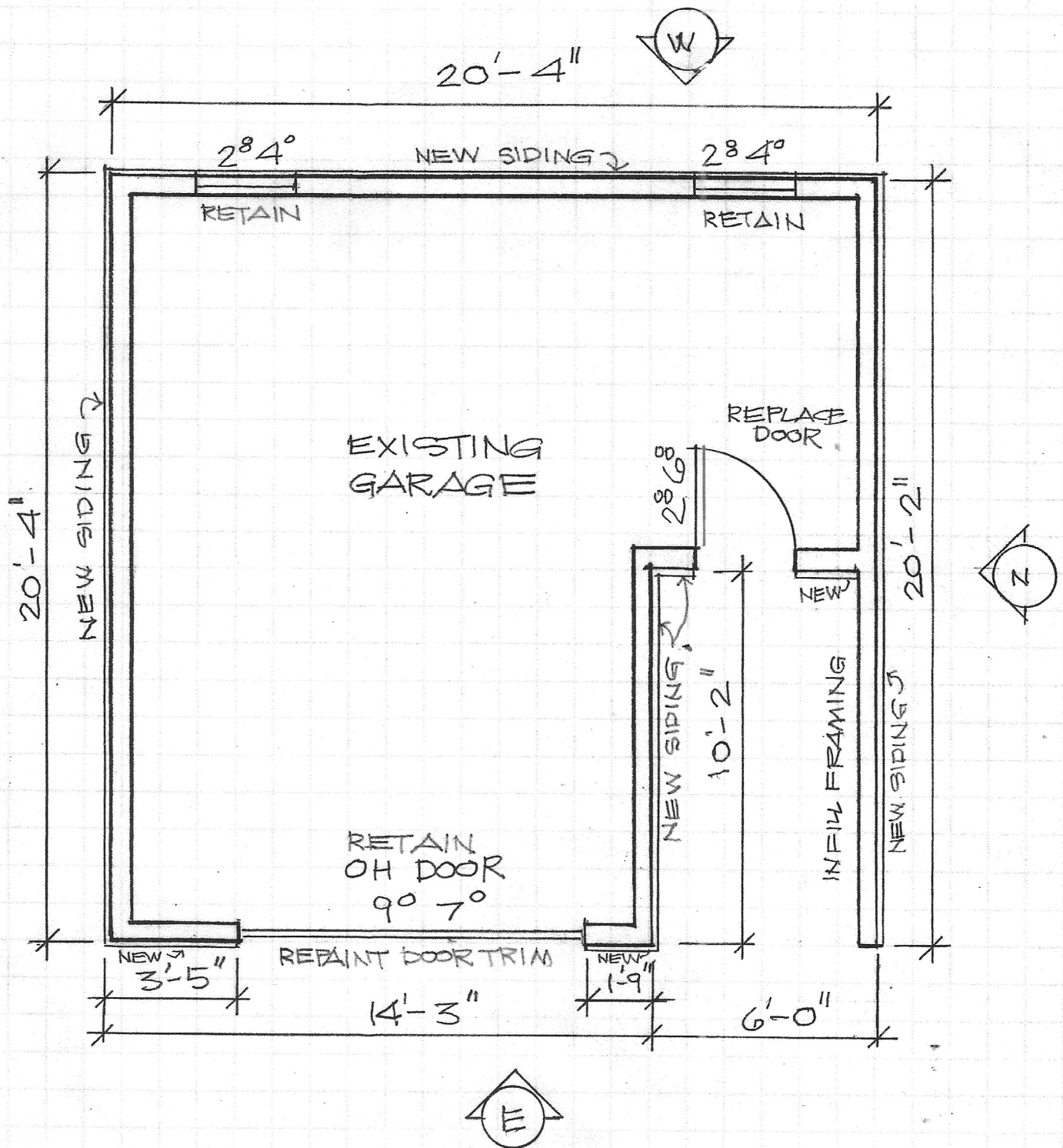
By submission of this bid or proposal, the bidder certifies that to the best of their knowledge and belief:

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.

REPLACE ROOF SHINGLES

- SOUTH 23' x 9'
- NORTH 23' x 15'

NEW



92 WAXBEEK AV TUPPER LAKE NY

REPLACE SIDING AND ROOFING
FRANKLIN COUNTY LAND BANK

1/4" = 1'-0"
26 JUN 2020

92 Wawbeek Avenue Tupper Lake NY
Garage North Elevation



Siding height
at corner 5'-9"

Siding height
at corner 5'-9"

Replacement roof shingles: GAF Timberline HDZ Shakewood
Replacement siding: Certainteed Main Street Desert Tan

92 Wawbeek Avenue Tupper Lake NY
Garage East Elevation



Siding height
at corner 8'-5"

Siding height
at corner 5'-9"

Siding height
at peak 11'-7"

92 Wawbeek Avenue Tupper Lake NY
Garage South Elevation

Siding height
at corner 8'-5"



Siding height
at corner 8'-5"

92 Wawbeek Avenue Tupper Lake NY
Garage West Elevation

Siding height
at corner 5'-9"



Siding height
at corner 8'-5"