



Cattaraugus County Land Bank Corporation  
303 Court Street, Little Valley, NY 14755  
(716)938-2320  
www.CattLandBank.org

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**REQUEST FOR PROPOSALS**  
**ASBESTOS ABATEMENT AND DEMOLITION SERVICES**  
**Date Issue: April 15, 2025**  
**Due: May 16, 2025 at 2:00pm**

NOTICE IS HEREBY GIVEN that submissions will be received by the Cattaraugus County Land Bank Corporation (the "Land Bank") to provide Asbestos Abatement Services and demolition. This Request for Proposal ("RFP") is a competitive process designed to serve the Land Bank's best interests and to provide firms a fair opportunity for consideration of their services. The request is open to all qualified Contractors able to deliver all requirements specified in this RFP. Proposals should address the proposal requirements for the services. All proposals will be treated as confidential and reviewed only by the Land Bank. Proposals must be received at [kmostricker@cattco.org](mailto:kmostricker@cattco.org) no later than 2:00pm on the date and time listed in the header of this RFP.

Email proposals are acceptable, but the Land Bank will not be responsible if the email is not received before the date and time indicated at the header of this RFP. The Land Bank will also not be responsible for any issues associated with email (Ex: bounce backs, files that are too large, etc.) if the contractor submits via email. It is the contractor's sole responsibility to confirm that proposals have been submitted by the deadline.

**Background Information**

The Cattaraugus County Land Bank Corporation's ("Land Bank") mission is to end blight and the devastating effects it has on our communities, and begin to reverse the damage already done. The Land Bank is charged with streamlining and facilitating the processes by which vacant, abandoned, and underutilized properties can be returned to productive use. The Land Bank owns a variety of properties including both vacant and improved lots. The Land Bank is currently looking for bids to abate and demolish the following properties:

517 East Connell St. Olean NY 14760  
623 Seneca Ave. Olean NY 14760

Please refer to asbestos reports prepared by NEM.

**PLEASE MAKE SURE YOUR INSURANCE MEETS THE REQUIREMENTS AS OUTLINED.**  
**BIDS TO INCLUDE AN ACORD 25 AND 855 TO VERIFY INSURANCE.**

NOTE: Land Banks are not subject to DOL Notification Fees. DO NOT include notification fees in your bids. Contractors are responsible for notifying DOL but should not pay the fees. They should submit a Notification Fee Waiver form, which will be supplied by the Land Bank to the contractor, so that the fees can be removed from your account.

# MINIMUM SPECIFICATIONS FOR DEMOLITION AND REMOVAL OF EXISTING STRUCTURES

**GENERAL:** It is the intent of these specifications to describe the need of Cattaraugus County Land Bank for the demolition and removal of various structures within Cattaraugus County Land Bank.

**Description of Properties:**

**517 East Connell St. Olean NY 14760- Single family built in 1915. Consists of 1274 sq.ft- four bedrooms and one bathroom.**

**623 Seneca Ave. Olean, NY 14760- Single family built in 1925. Consists of 1728 sq.ft.- five beds and two bathrooms. Partially finished basement**

**Results of Asbestos Inspections:**

Pre-demolition asbestos inspection surveys have been completed on the structure. The inspection reports are attached. The following is the summary of the results from the pre-demolition asbestos inspection reports:

- 623 Seneca Ave.- RFP – No asbestos found
- 517 E Connell St- RFP -There was asbestos identified as a result of the Inspection. The second layer blue colored floor tile located within the first-floor bathroom tested positive for Chrysotile Asbestos. This area comprises approximately 80 square feet. The second floor 9x9 tan colored floor tile and mastic tested positive for Chrysotile Asbestos. This area represents approximately 360 square feet. The thermal duct wrap located in the basement and vent within the wall tested positive for Chrysotile Asbestos. This area represents approximately 30 square feet.

Asbestos containing structures with pre-demolition asbestos reports shall be demolished and removed from the site. The demolition shall be in accordance with New York State Department of Labor, Applicable Variance “AV-A-1 – Controlled demolition of Municipally-Owned Vacant Residential Buildings/Structures up to 3-Stories in Height” (attached).

FOR ANY PROJECT THAT REQUIRES ASBESTOS REMOVAL OR MITIGATION THE SUCCESSFUL BIDDER OR SUBCONTRACTOR MUST BE NEW YORK STATE CERTIFIED FOR ASBESTOS DEMOLITION.

1) **SCOPE OF WORK:**

- A. The successful bidder shall remove from any and all structures including, deck(s) and chimney(s). Removal of the structures is to include all interior and exterior furnishings, rubbish, garbage, appliances, fixtures, plumbing, heating systems, wiring, etc.
  1. For buildings with basements the bidder shall remove the existing foundation to a point 2-feet below the existing grade, filling the

basement area with clean fill (fill type requires approval from the Cattaraugus County Land Bank) to meet the existing grade, placing 4-inches of screened topsoil, final grading to blend into the existing grade, mulching and seeding.

2. For buildings with crawl spaces the bidder shall remove the existing foundation to a point 2-feet below the existing grade, either filling the crawl space area with clean fill (fill type requires approval from the Cattaraugus County Land Bank) or removing excess material in the crawl space area to meet the existing grade, placing 4-inches of screened topsoil, final grading to blend into the existing grade, mulching and seeding.
  3. For buildings with slab on grade and perimeter foundations the bidder shall remove the existing foundation to a point 2-feet below the existing grade, completely remove the slab on grade, filling the disturbed footprint with clean fill (fill type requires approval from the Cattaraugus County Land Bank) to meet the existing grade, placing 4-inches of screened topsoil, final grading to blend into the existing grade, mulching and seeding.
- B. The bidder will also be responsible for protection of existing structures on adjacent lots, removing combustible materials, debris, vehicles and garbage from the entire site.
- C. The successful bidder shall be responsible for the protection of existing trees, utilities and other items that are to remain.
- D. Each bidder shall visit the site where the structures are located, and thoroughly inform himself/herself of all conditions and factors which would affect the prosecution and completion of the work and the costs thereof, including the arrangement and conditions of existing or proposed structures affecting, or which are affected by, the proposed work, such as surface utilities, trees that are to remain and other potential obstacles.
- E. The successful bidder is to provide all materials, labor, and equipment to complete the removal of structure(s).
- F. The Contractor shall obtain the demolition permits for the project from Municipality – Code Enforcement Division for the project. Within 7 days of the Notice of Award, the Contractor shall submit proof of the required New York State Workers' Compensation Insurance and Disability Benefits Insurance in a form accepted by the State of New York. Accord forms will not be accepted.
- G. The successful bidder shall also be responsible for obtaining all other required permits and paying all fees, disconnecting, capping and sealing existing services and utilities. The successful bidder shall be required to contact any public utility and

municipal utility to arrange and/or coordinate utility shut offs.

- H. For all properties in the City of Olean the successful bidder shall be required to Contact the City of Olean Code Enforcement Office to coordinate the municipal utility shut offs.
- I. The successful bidder shall be responsible for obtaining any permit and for making any notification from or to the New York State Department of Labor - Asbestos Control Bureau. The Successful bidder shall also be responsible for any costs or fees associated with the asbestos permits and/or notifications.

2) COMPLETION DATE:

All demolitions and rough grading shall be completed by October 31, 2025. Final clean up, grading, mulching and seeding shall be completed by November 31, 2025.

3) MAINTAINING TRAFFIC:

- A. The successful bidder will not close or obstruct streets, roads, or store materials on sidewalks, alleys, passageways or rights of way. If in the event a sidewalk or right-of-way is required to be closed to perform the work the successful bidder shall establish a detour (pedestrian or vehicular) in accordance with the requirement of the local jurisdiction (town, village, and city).
- B. The successful bidder will conduct his/her operations with a minimum interference with roads, streets, driveways, alleys, sidewalks and other means of ingress and egress.
- C. The successful bidder will provide, erect and maintain lights, barriers, and other items as may be required to maintain traffic, or as required by local ordinances.

4) PROTECTION:

- A. The successful bidder shall protect adjacent property against damages, which might occur from falling debris or other cause.
- B. The successful bidder shall take precaution to guard against movement, or settlement of adjacent buildings. The successful bidder will provide and place bracing and shoring as required. If at any time the safety of adjacent structures appears to be endangered, the successful bidder shall cease operations and notify the Commissioner of Public Works immediately.
- C. If additional shoring or bracing is required, it shall be furnished by the successful bidder without additional cost to the Cattaraugus County Land Bank.
- D. The successful bidder shall maintain access to and from adjacent properties.

5) UTILITIES REQUIRED DURING CONTRACT PERIOD:

Any utilities and services necessary for the completion of the work shall be installed by, or

for the successful bidder, at his/her expense, and shall be removed when no longer required. Please see Attachment A and B.

6) PRIVATE PROPERTY:

The successful bidder shall not enter upon private property for any purpose without obtaining permission, and he/she shall be responsible for the preservation of all public property, trees, monuments, and other items along and adjacent to the street and/or right of way, and shall use every precaution necessary to prevent damage or injury thereto. The successful bidder shall use suitable precautions to prevent damage to pipes, conduits, and to other underground structures, and shall protect carefully from disturbance or damage to all monuments and property marks, until an authorized agent has witnessed, or otherwise referenced, their location and shall not remove them until directed.

7) REMOVAL OF CONSTRUCTION EQUIPMENT, TOOLS AND SUPPLIES:

At the termination of this contract, before acceptance of the work by the Cattaraugus County Land Bank, the successful bidder shall remove all of his/her equipment, tools and supplies from the property of the Cattaraugus County Land Bank. Should the successful bidder fail to remove such equipment, tools and supplies, the Cattaraugus County Land Bank shall have the right to remove them at the successful bidder's expense.

8) ADJOINING PROPERTY:

- A. The successful bidder shall be fully responsible for any and all damage or injury to property outside of the project site caused by his/her work.
- B. The Cattaraugus County Land Bank shall be relieved of any and all responsibility from any claims due to such injury or damage, and the successful bidder shall defend any action of law at equity brought by reason thereof.

9) BARRICADES AND SIGNS:

The successful bidder shall provide an adequate safety fence and sign(s) and take all necessary precautions for the protection of the work and the safety of the public.

**STRUCTURES TO BE NON-ASBESTOS DEMOLITION:**

**623 Seneca Ave. Olean NY 14760- there was no asbestos materials identified**

**STRUCTURES TO BE QUOTED AS DISASSEMBLED and CONTROLLED:**

- **517 E Connell St, Olean NY 14760-** There was asbestos identified as a result of the inspection. The second layer blue colored floor tile located within the first-floor bathroom tested positive for Chrysotile Asbestos. This area comprises approximately 80 square feet. The second floor 9x9 tan colored floor tile and mastic tested positive for Chrysotile Asbestos. This area represents approximately 360 square feet. The thermal duct wrap located in the basement and vent within the wall tested positive for Chrysotile Asbestos. This area represents approximately 30 square feet.

1) REMOVAL OF ASBESTOS CONTAMINATED MATERIALS:

Any asbestos encountered shall be handled according to the latest Federal, State, and local

regulations for demolition and removal of asbestos contaminated materials including but not limited to New York State Industrial Code Rule 56 (12 NYCRR 56). SEE ATTACHED REPORTS.

2) DEMOLITION PROCEDURE:

- A. All asbestos containing material identified in the attached Asbestos Survey shall be removed and the site certified as cleared before any other demolition is to be performed.
- B. Material and debris resulting from the demolition shall be removed from the premises as rapidly as possible by the successful bidder.
- C. No combustible material shall be allowed to remain within, or to be used to fill, any basement area or other subsurface void or vault.
- D. The basement walls and other foundations shall remain as stated above.

3) SALVAGE OR DISPOSAL:

- A. The successful bidder shall be entitled to all materials. All piping, conduits, cables and other equipment belonging to public service companies shall not become the property of the successful bidder, unless abandoned by the various companies owning or controlling the same.
- B. All disassembled materials become the property of the successful bidder, unless otherwise indicated and shall be promptly removed from the site.

4) AIR MONITORING:

The Cattaraugus County Land Bank shall be responsible for obtaining the air monitoring for the project where necessary. The Contractor shall inform the Cattaraugus County Land Bank seventy two (72) hours before the need for air monitoring service. The Contractor shall not engage in any work requiring air monitoring until the air monitor technician is on site and ready to perform the required measurements.

PAYMENT:

Payment will be made after work is completed, accepted by the Cattaraugus County Land Bank Land Bank.

INSURANCE:

The successful bidder shall provide insurance in accordance with the enclosed form with minimum insurance coverage Type "A – Construction & Maintenance" and the requirements of the Enterprise Community Partners, Inc. Both sets of insurance requirements are needed to be satisfied.

**SITE INSPECTION:**

The exterior of the structures can be inspected at any time during the bidding. Interior inspection of the structures will be done by appointment only.

To schedule an appointment please contact Kate O'Stricker, Cattaraugus County Land Bank Development Specialist, and (716) 938-2320.

**ONE-CALL NOTIFICATION TRAINING CERTIFICATION**

The Contractor certifies that its excavator(s), operator(s), and/or subcontractor(s), if any, have completed the training and education program provided by the One-Call Notification System pursuant to Article 36 of the NYS General Business Law and any other provider authorized by the Public Service Commission to administer such training and education program. **The Contractor shall submit certificates of training with their bid.**

**AWARD PROCEDURE:**

**Proposal DUE May 16, 2025 by 2:00 pm**

Each structure is to be bid as an individual project: Each project will be awarded to the lowest responsible bidder on each individual project. The Cattaraugus County Land Bank shall award the maximum number of projects, as budgetary constraints will allow. The order of the awards will be based on budgetary constraints and determined by the Cattaraugus County Land Bank.

## BID FORM

Lump Sum Bid for: 517 East Connell St. Olean NY \$ \_\_\_\_\_

Lump Sum Bid for: 623 Seneca Ave. Olean NY      Controlled \$ \_\_\_\_\_

Disassembled \$ \_\_\_\_\_

FOR ANY PROJECT REQUIRING THE REMOVAL OR MITIGATION OF ASBESTOS MATERIALS THE BIDDER OR SUBCONTRACTOR TO THE BIDDER MUST SUBMIT WITH THE BID, A COPY OF ITS VALID NEW YORK STATE ASBESTOS CONTRACTOR'S LICENSE.

NOTE: By signing this bid form and submitting a bid, the bidder acknowledges that they have read, understand and agree to all aspects of this document as presented. Conditional bids will not be accepted.

Name of Firm: \_\_\_\_\_

Print Name of Contact: \_\_\_\_\_

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Date: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

IS YOUR COMPANY IS REGISTERED AS AN MWBE IN NYS? YES \_\_\_ NO \_\_\_\_\_

IF PAYMENT IS TO BE MADE TO OTHER THAN THE ABOVE NAMED COMPANY, PLEASE FILL IN COMPANY NAME AND ADDRESS HERE.

RETURN ELECTRONICALLY TO: Kate O'Stricker- [kmostricker@cattco.org](mailto:kmostricker@cattco.org) by May 16<sup>th</sup>, 2025 by 2PM.