



Grange Hall Demolition Bid Town of St. Albans

7 Water Street, St. Albans, ME 04971

Phone: (207) 938-4568

A. Purpose

The Town of St. Albans is accepting bids for a qualified individual/contractor to manage and execute the demolition of the Grange Hall located near 7 Water Street in St. Albans, Maine. The selected bidder will be required to submit proper documentation to the Town Office, provide equipment needed for the demolition, dump trucks for hauling debris, provide final grading, and placement of topsoil.

B. Point of Contact

Town Office

Town of St. Albans
Hayley Lancaster, Town Manager
7 Water Street
St. Albans, ME 04971
Email Address: manager@townofstalbans.net
Town Office Phone: (207) 938-4568

Hartland Landfill

Town of Hartland
Chris Littlefield, Town Manager
21 Elm Street
Hartland, ME 04943
hartlandmanager@gmail.com
(207) 938-4401

C. Project Description and Requirements

Demolition of a two-story wooden structure (approximately 1,660sqft) that consists of wooden cabinets, tin, aluminum ductwork, and various household type objects. Debris must be loaded and hauled by the selected bidder to the landfill located at 1 Cal's Way, Hartland, ME 04943. All drop-off slips must be submitted to the Town Office at time of completion. Submitted bid must also include the furnish of materials needed for final grade and topsoil to allow for the town to lay grass seed.

D. Town of St. Albans Responsibilities

Lead paint and asbestos testing was completed at the project site. Asbestos was found in the "kitchen" space and was abated prior to the start of demolition. The town will also be responsible for the payment to the Hartland Landfill for debris, haul off cement piers, and spreading of grass seed at the project site.

E. Awarded Bidder Responsibilities

The awarded bidder will be considered as an “Independent Contractor” and will be receiving a 1099-NEC at the end of 2026. It is their responsibility to carry, renew, and supply the town with updated insurance annually, until project completion, or if changes occur.

F. Insurance Certificates

Please provide the following Insurance Coverage Certificate with your enclosed bid:

General Liability Insurance –

- \$1,000,000 Bodily Injury Per Occurrence
- \$ 400,000 Property Damage Per Occurrence
- \$1,000,000 Aggregate of all Claims Per Occurrence

Comprehensive Automobile Coverage –

- \$1,000,000 Bodily Injury Per Occurrence
- \$ 500,000 Property Damage Per Occurrence

Workers Compensation Coverage or proof of Workers Compensation Exemption from the State of Maine Workers Compensation Board.

G. Submission

Bid and required documents must be brought to the Town Office in person or by mail in a sealed envelope labeled “Town of St. Albans Grange Hall Demolition”. Sealed envelopes must include a completed bid form, proof of insurance, workers’ compensation and number of employees (if applicable), and three (3) professional references of similar work. Proposals not received by April 24, 2026 at 4PM will not be considered. The Town of St. Albans Board of Selectmen reserve the right to reject any and all bids as deemed in the best interest of the Town.

Grange Hall Demolition Bid

Demolition, Trucking, and Material Total \$_____

Please provide three professional references:

Company	Point of Contact	Phone Number
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Company	Point of Contact	Phone Number
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Company	Point of Contact	Phone Number
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Date: _____ Telephone: _____

Contact Name: _____ Address: _____

Signature and Title