



118 Main Street Today



Architect's Rendering

Project Summary

Historic Saranac Lake will rehabilitate the Trudeau Building at 118 Main Street, Saranac Lake, NY for expansion of their museum. The rehabilitation project will go out to bid for construction in January 2023. Together, the Trudeau Building and the adjacent Saranac Laboratory Museum will form a two-building museum campus that will present the history of the Saranac Lake area and Dr. Trudeau's pioneering work in tuberculosis treatment.

Schedule

1/16/2023	Bid Period Begins, Contract Documents Available
1/25/2023	Pre-bid Meeting, 11am (Inclement weather pre-bid meeting, 11am on 1/30/2023)
2/15/2023	Bid Opening, 4pm
3/1/2023	Project Award / Execution of Owner and Contractor Agreement
3/15/2023	Earliest Construction Start Date (Start Date is Flexible)
10/1/2024	Substantial Completion
12/31/2024	Final Completion

Existing Conditions

Constructed as a single-family home in 1894, the building is in good condition, but it has been significantly changed over the many years it was operated as a medical office. Located adjacent to the Saranac Laboratory Museum and restored Hotel Saranac, this is a highly visible Downtown Revitalization Initiative project, supported by grants, private donations, and historic preservation tax credits. The building is a contributing property in the Church Street National Register Historic District.

Project Description

Construction costs are estimated to be \$2 to \$2.5 million. Project includes: removal of vinyl siding, replaced with wood, rebuild front portico and porches, new handicap lift, HVAC, electrical service, fire suppression, site improvements, complete interior rehabilitation. Abatement is already complete.

Project Team

Developer: Historic Saranac Lake; Architect: Landmark Consulting LLC; Engineers: Quantum Engineering Co. P.C. and North Woods Engineering, PLLC; Bidding Assistance: Schoolhouse Construction Services, LLC; Clerk of the Works: Victoria Management Solutions, LLC.

Additional information: Contact Amy Catania, Executive Director, Historic Saranac Lake
89 Church Street, Suite 2, Saranac Lake, NY 12983, 518-891-4606, amy@historicsaranaclake.org

This project is funded in part by a grant from the NYS Office of Parks, Recreation and Historic Preservation through Title 9 of the Environmental Protection Act of 1993. All contracts and subcontracts for the project are subject to the terms of the NYS Master Contract for Grants -- Standard Terms and Conditions (MCG). Under Article 15A, Executive Law, the State of New York is committed to providing Minority and Women Owned Business (MWBE) equal opportunity to participate in government contracts. The successful bidder may be required to furnish reports showing the participation of various business enterprises of subcontractors and suppliers on the contract.

