



VILLAGE OF BROCKPORT

127 Main Street · Brockport, New York 14420
Telephone (585) 637-5300 · Fax (585) 637-1045
Website: www.brockportny.org

The Victorian Village on the Erie Canal
Preserve America Community
Listed on the State and National Registers of Historic Places
Certified Local Government
Tree City USA Community
Erie Canalway Heritage Award of Excellence
NYS Climate Smart Community
NYS Clean Energy Community

REQUEST FOR PROPOSAL

VILLAGE OF BROCKPORT / NYS MAIN STREET ANCHOR GRANT

PROPERTY: STRAND THEATER, 93 MAIN ST.

OWNERS: JEFF AND JASON YANTZ, ROCHESTER THEATER MANAGEMENT, INC.

RPF for Roof Replacement and Chimney Repair at 93 Main St.

Date Issued: 6/30/2023

Project Title/Location

Strand Theatre

93 Main St.

Brockport, NY 14420

Proposal Due Date

Two copies of the proposal, or one electronic copy will be submitted no later than noon on Friday, July 21, 2023 to:

Erica Linden, Village Manager

127 Main St.

Brockport, NY 14420

elinden@brockportny.org

The proposal may be for one or both elements of the project, Roof Replacement and/or Chimney Repair. Each proposal must include, at minimum, the following:

Project Timetable

Contractor procurement	July 24, 2023
Design	August 28, 2023
Site Evaluation, Work Plan	September 11, 2023
Environmental Reviews/Permits Secured	September 25, 2023
Construction	September 25, 2023 – November 20, 2023
Final Report	December 11, 2023

Project Budget

The total not to exceed budget for the **entire project** is \$110,000.

Site Visit

Wednesday, July 12th at 3pm at 93 Main Street, Brockport, NY Strand Theatre. Alternative visit time possible, please contact if necessary.

Mayor Margaret B. Blackman
Trustee/Deputy Mayor Annette M. Crane
Trustees John D. LaPierre, Shawn Halquist, Katherine J. Kristansen



VILLAGE OF BROCKPORT

127 Main Street · Brockport, New York 14420
Telephone (585) 637-5300 · Fax (585) 637-1045
Website: www.brockportny.org

*The Victorian Village on the Erie Canal
Preserve America Community
Listed on the State and National Registers of Historic Places
Certified Local Government
Tree City USA Community
Erie Canalway Heritage Award of Excellence
NYS Climate Smart Community
NYS Clean Energy Community*

Project / site specific questions, please contact property owners Jeff and Jason Yantz at phone number 585-737-8554 or email (Jeff) jyantz22@gmail.com and (Jason) jymovie29@gmail.com.

Costs

Include an hourly not to exceed fee for services, itemized by each phase of services, broken down by work element. Include billing rates for the various personnel who will be involved in the project.

The contractor may suggest modifications to the scope of services for consideration by the RFP if the firm believes there are opportunities for improving the project overall.

Qualifications

State the following in the Proposal:

- Name, address, telephone number of each participating firm and names of firm's principal officers.
- Description of each firm's technical capabilities and areas of expertise.
- A description of similar projects completed by each member of the firm's team, and contact information including name, address, and telephone number of a reference person from the contracting organization who can be contacted for reference.
- Description of how the project will be organized and managed, who will do the work and the role various members will play in the design process, including any sub-consultant work.
- Include list of key personnel to be assigned to the project by task and identify the project manager.
- Include a proposed project schedule.

Project Overview

The Strand is a historic movie theater in the Village, having been in operation since 1916. Proposed work includes restoration of the theater's weathered facade, specifically the brick chimney, and roof reconstruction. This project is critical to improving the building's safety and long-term sustainability.

Scope of Services

The Village of Brockport shall administer the agreement with the contractor, as the local project administrator for the NYS Main Street Anchor Grant, funded through the NYS Housing Trust Fund Corporation. The property owner, Rochester Theatre Management, Inc. will pay the contractor for services, and receive reimbursement through NYS (via the Village of Brockport).

Roof Work

Remove existing roofing to decking

Remove existing roofing from parapet walls and transition wall of neighboring building

Replace any compromised decking

Attach polyisocyanurate at 5.2" thickness

Mayor Margaret B. Blackman
Trustee/Deputy Mayor Annette M. Crane
Trustees John D. LaPierre, Shawn Halquist, Katherine J. Kristansen



VILLAGE OF BROCKPORT

127 Main Street · Brockport, New York 14420
Telephone (585) 637-5300 · Fax (585) 637-1045
Website: www.brockportny.org

*The Victorian Village on the Erie Canal
Preserve America Community
Listed on the State and National Registers of Historic Places
Certified Local Government
Tree City USA Community
Erie Canalway Heritage Award of Excellence
NYS Climate Smart Community
NYS Clean Energy Community*

Replace existing drain and install additional drain as necessary
Replace fabricated intake hood
Install insulated metal access hatch
Install EPDM or TPO membrane 60 mil, installation to manufacturer's specifications
Install termination strips in existing footprint
Apply sealant above termination strips of parapet walls
Install metal coping cap on parapet walls

Chimney Work

Reconstruct chimney from roof to original height, 31 courses

Insurance Requirements

Contractors must provide proof of insurance including:

- A minimum of one million dollars (\$1,000,000) in general liability insurance
- Workers' Compensation coverage
- Contractor must be willing and able to list Village of Brockport and the State of New York and the Housing Trust Fund Corporation as additional insured.

Contractor Selection Criteria

The proposals will be evaluated using the criteria listed below in order of priority.

1. Not to exceed budget; lowest cost proposal
2. Demonstrated, successful experience in projects of similar character, size and complexity.
3. Proven ability to administer projects within budget and specified requirements; capacity (current workload and availability) of individuals assigned to the project.
4. Quality and responsiveness of the Proposal; ability to meet desired schedule.
5. NYS certification as an MWBE business.

Proposals will be provided to the property owner at noon on Friday, July 21, 2023. A decision will be made and the selected contractor will be notified on Monday, July 24, 2023.

One pre-construction meeting will be required and each step of work will be inspected by the Village of Brockport Building Inspector/Code Enforcement Officer, as will the final project prior to invoicing/payment.

Mayor Margaret B. Blackman
Trustee/Deputy Mayor Annette M. Crane
Trustees John D. LaPierre, Shawn Halquist, Katherine J. Kristansen