

**RFP 2025-02
REQUEST FOR PROPOSALS
FOR THE
RENOVATION OF ROCKLAND GREEN ADMINISTRATIVE HEADQUARTERS
AND
CONSTRUCTION OF AN IMMERSIVE THEATRE EXPERIENCE
AT
172 MAIN STREET IN NANUET, NY 10954**

To: All Potential Proposers
From: Rockland Green
Subject: Addendum Number 5
Project: Rockland Green Renovation & New Immersive Theatre Experience at 172 Main Street, Nanuet, NY 10954
RFP No.: RFP 2025-02
Date: May 15, 2025

This Addendum Number 5 is issued to modify the Request for Proposals No. 2025-02 (the "RFP") for the above referenced project. All potential Proposers are hereby notified of the following change:

1. Bids

BIDDING HAS BEEN EXTENDED. SEALED BIDS will be received until 2:00 PM. in the office of the Executive Director, on the 20th of June 2025, at the Rockland Green Administrative Headquarters, 172 Main Street Nanuet, NY 10954. Faxed bids will NOT be accepted. One (1) original proposal with four (4) paper copies and one (1) electronic copy on an external drive must be in sealed envelope(s) with the proposer's name title of the RFP. Sealed envelope(s) must be approximately labeled with the following label:
"RFP-2025-02 Enclosed"

2. Contractor Questions

Following issuance of this RFP, the Proposers may submit written questions to Rockland Green to assist the Proposers in the preparation of their Proposals. Rockland Green may, but shall not be obligated to, respond to such questions. All responses to any questions and requests for additional information which Rockland Green determines to be deserving of response will be issued to all potential Proposers of record in the form of addenda to this RFP which will be issued via email. The last day for submission of written questions have been extended from May 15 to June 6. Any questions submitted after the deadline for questions may be answered by Rockland Green at its discretion.

No oral interpretation, instruction, or information concerning this RFP given by any agent, employee, advisor, or consultant of Rockland Green shall be binding on Rockland Green. Proposers relying on such oral information risk having their response to this RFP deemed unresponsive by Rockland Green. Rockland Green will not be responsible for any explanation or interpretation of this RFP, unless such explanation or interpretation of this RFP is given in accordance with this written procedure.

Should a Proposer find discrepancies in, or omissions from, this RFP, the Proposer shall immediately notify Rockland Green, in writing, and a written addendum, if necessary, will be delivered to each Proposer.

All inquiries, correspondence, questions or clarifications shall be directed to:

Ryan Montal, Confidential Assistant to Executive Director
Rockland Green
172 Main Street
Nanuet, NY 10954
Email: rmontal@rocklandgreen.com

With a copy to:

John Cirilli, AIA, LEED
Partner
Michael Shilale Architects, LLP.
Email: jcirilli@shilale.com

Except as set forth in this section with regard to procedures for inquiries, correspondence, questions or clarifications, in order to ensure fairness during the procurement process as of the date this RFP is released to the public and throughout the procurement process and negotiations of a Contract, Proposers or their employees, representatives or agents shall not contact any Rockland Green Board member, any Rockland Green employee (other than Ryan Montal or a designated Rockland Green employee or such other individual as instructed by Rockland Green), or any of Rockland Green's technical or legal consultants.

If a Proposer or its employee, representative or agent contacts a Rockland Green Board member, any Rockland Green employee (other than Ryan Montal or a designated Rockland Green employee or such other individual as instructed by Rockland Green), or any of Rockland Green's technical or legal consultants in relation to this RFP, such Proposer risks either being disqualified from submitting a Proposal in response to this RFP or having its Proposal rejected by Rockland Green.

3. Tax

Rockland Green is exempt from sales tax.

4. Sign-In Sheet

As per Attachment 1 see Sign-In Sheet for Pre-bid Walkthrough meeting dated May 8, 2025.

5. PLA Agreement

There is a PLA Agreement in place for this project.

6. Revised Bid Schedule

Activity	Date
Issue RFP	May 5, 2025
Site Visit & Meeting	May 21, 2025 @ 11 AM
Deadline for receipt of questions concerning RFP	June 6, 2025
Proposal submission date	June 20, 2025 @ 2 PM
Proposal evaluation period	June 23 – July 24, 2025
Contract Award	July 24, 2025

Contractor Questions

7. Please consider an extension of 2 weeks to Friday June 6th. Many people extend Memorial Day weekend to 5 to 6 days. You are planning to start work in September so there is plenty of time post-bid time and award time and pre-construction submittal time. This will provide you with more responsible bids

The owner has decided to extend the Bid Due date to June 20th, 2025, and will be awarding the contract in July. Please refer to the revised Bid Schedule above.

8. Addendum Number 1 state "... Rockland Green has decided to exercise this discretion and hereby waives the mandatory site visit meeting requirement for this RFP." Please confirm that the prebid was not mandatory and we can bid.

A new site visit is scheduled. We recommend all proposers to attend the May 21st meeting to discuss the scope and address questions. As per Addendum 1, Rockland Green reserves the right to waive the mandatory meeting requirement.

9. What is the Bid Bond for this project?

The Bid Bond requirements can be located in section 3a in the RFP which states each Proposal must be accompanied by a Proposal Bond or certified check payable to Rockland Green, in the amount of 5% of the proposed Bid price.”

10. Specification Section 098128 – Sprayed Acoustical Insulation does not specify a color or the thickness of the application of K-13. Please provide the color and thickness of the application.

The K-13 acoustical spray will be applied at a thickness of 1 inch, with a white finish in the exhibit and lobby areas and a black finish in the theatre.



Howard T. Phillips, Jr.
Chairman

Gerard M. Damiani, Jr.
Executive Director

Rockland County Solid Waste Management Authority

**ATTACHMENT 1
TO
ADDENDUM 1 TO RFP 2025-02**

SIGN-IN SHEET

Rockland County Solid Waste Management Authority d/b/a Rockland Green
RFP 2025-02 - Renovation of Rockland Green Administrative

Pre-Bid
May 8, 2025 @ 11AM

Contact Name & Title	Company	Phone Number & E-mail
Angie Enlers	HUGH ELECTRIC	845-942-4874 ext 113 estimating@hushcorp.com
JEFF CIPULLI	PSA ARCH	845-702-9200 JEFFCIPULLI@PSAARCH.COM
Andrew Lazaro	MSA	845-708-9200 ALAZARO@MSA.COM
Noel Joseph	ACS	(516) 681-1351 (Ext. 224)
Tom Lombardi	G.P.	516-225-3568 TLOMBARDI@G.P.NET.COM
Edward Tuckey	G.P.I	845-552-2800 ETUCKEY@G.P.I.NET.COM
David Feder	Precision Mechanical	845-659-3529 d feder@precisionmech.com
Yanley Rosemberg	Wired Right Electric	845 664 1969 sschwartz@wiredrightelectric.com