

Village of Perry

REQUEST FOR PROPOSALS (RFP)

To Provide:

Engineering Services to Extend the Silver Lake Trail through Downtown Perry and Complete the Main Street Streetscape Improvements

Due: 2:00 PM, August 27, 2025



Village of Perry
46 North Main Street
Perry, NY 14530

I. General Information

A. INTRODUCTION

The purpose of this document is to provide information to enable interested firms to prepare and submit a proposal for architectural/engineering design services for the Village of Perry (“Village”). The Village’s project consists of two components. Project component one includes the construction and enhancement of trail segments from Federal Street into downtown Perry, across the Silver Lake Outlet and beyond to create a cohesive, off-road active transportation connection that supports walkability and attracts visitors, accompanied by landscaping, street furniture, and public art at key nodes. Project component two includes upgrading the streetscape along South Main Street and Mill Street to create a cohesive appearance and character along the length of Main Street, which includes enhanced sidewalks, street trees lighting, and street furniture. Services include architectural/engineering design and to represent the Village’s interests during the concept validation, schematic design, design development, construction documents, bidding, construction, and close out phases.

The Village intends to use the results of this Request for Proposal (RFP) to award a contract for the above listed project. Firms may decide to bid on either project component or both components. Proposals for each project component shall be submitted separately.

B. DEFINITIONS

The following definitions are used throughout the RFP:

A/E means Architectural/Engineering.

Proposer/Vendor/Bidder means a company/individual submitting a proposal in response to this RFP.

RFP means Request for Proposal.

Firm means the company for which the Architectural / Engineer works for.

State means the State of New York.

Village means the Village of Perry.

C. PROJECT BACKGROUND

The Village was awarded a Downtown Revitalization Initiative grant from the NYS Department of State (NYSDOS) to complete two project components.

Project Component One: Extend the Silver Lake Trail through Downtown Perry across the Silver Lake Outlet and beyond, to create a cohesive, off-road active transportation connection that supports walkability and attracts visitors, accompanied by landscaping, street furniture, and public art at key nodes.

In 2016, the Village commissioned the Silver Lake Trail Feasibility Study to develop and evaluate concepts and route scenarios for a trail that would connect Silver Lake, the Village of Perry, and Letchworth State Park via the Silver Lake Outlet. In 2019, the Village received a NYS Department of Transportation grant to complete Phase I of the Silver Lake Trail (SLT) that extended from the Perry Public Beach to downtown. The current section of the SLT is comprised of both on and off-road trail segments with property ownership challenges. This project aims to address the gaps in the current SLT and fully connect the trail from Federal Street to Walnut Street through downtown Perry. A range of amenities are desired to enhance the user experience, including enhanced landscaping, stairs and footbridges, lighting, signage, benches and picnic pavilions, and public art. (Reference Attachment C for the project profile labeled Project No. 11.)

Project Component Two: Complete the Main Street Streetscape Improvements

Within the past 10 years, the Village has undertaken streetscape improvements along portions of Main Street that run through downtown Perry. Funded through the New York State Department of Transportation's (DOT) Transportation Enhancements Program, the improvements included medians, corner bump-outs, new sidewalks, planters, and lighting. The project will expand previous streetscape improvements south of Dolbeer Street, as the Main Street building fabric continues for another block. The proposed streetscape improvements along South Main Street and the south side of Mill Street will include new concrete sidewalks with an adjacent exposed aggregate walkway, new concrete curbing, new tree planting pits, new pedestrian-level streetlights with banners and basket hangers to match those along North Main Street, and new public benches. The proposed streetscape improvements will significantly enhance the appearance of South Main Street, unify downtown Perry's sense of place, and improve walkability and pedestrian comfort. (Reference Attachment C for the project profile labeled Project No. 12.)

D. OBJECTIVES AND NEEDS

The Village is seeking a qualified professional Architectural/Engineering Firm registered in the State of New York to represent the Village in all aspects of the project. The A/E firm shall provide architectural /engineering design services, and to represent the Village's interests during the concept validation, schematic design, design development, construction documents, bidding, construction, and close out phases. The Scope of Services for both project components include:

Analysis Phase:

- Develop a draft design for review and comment from the Village and NYSDOS.
- Assess existing site conditions, prepare required permits, construction estimates, and construction schedules for each project.
- Selected consultant will be required to interact with the NYSDOS, NYSDEC, NYSDOT, and other interested agencies
- Costs related to design should include, but not limited to surveying, permitting, easements/property control, etc.

Design Phase:

- Provide all engineering services to advance each project, interaction with outside agencies, final design, and preparation of contract documents.
- Public meetings to ensure community involvement throughout the process.
- Assist with pre-bid and pre-construction meetings, bid review and award recommendations.

Construction Phase:

- Provide assistance and technical capability for shop drawing review and approval, project reporting and close out, construction inspection, and preparation of record drawings.

E. CALENDAR OF EVENTS

The following is the anticipated schedule for this RFP process:

1. Request for Proposal Issued _____ July 22, 2025
2. Walk-Through _____ August 7, 2025 – 9:00AM
(Meet at the Village Hall at 46 North Main Street, Perry, NY 14530)
3. Last day for submitting questions _____ August 20, 2025
4. Proposals Due Date _____ August 27, 2025 – 2:00 PM
5. Interviews/Presentations (week of) _____ September 8, 2025
6. Contract Award (estimated) _____ September 15, 2025

F. CONTRACT AND TERM

The agreement between the Firm and the Village shall be AIA Document B101 – 2017, Standard Form of Agreement Between Owner and Architect. The contract shall be effective on the date indicated on the contract and shall continue until the completion of the project, subject to the termination clause in section. The desired project completion is May 1, 2029.

G. MWBE REQUIREMENTS

As part of the funding requirements, the Village is committed to complete the project following Minority-, Women-Business Enterprise participation goals. The total project award for component one is \$2,100,000.00 with an MWBE goal of 15% for MBE and 15% for WBE. The total project award for component two is \$350,000 with an MWBE goal of 15% for MBE and 15% for WBE.

II. Submittal Information

A. General Instructions

The evaluation and selection of an A/E Design Firm will be based on the information submitted in the proposal plus references and any required on-site visits, interviews/presentations or demonstrations. Proposers should respond clearly and completely to all requirements. Failure to respond to each of the requirements in the RFP may be the basis for rejecting a proposal.

B. Incurring Costs

The Village is not liable for any cost incurred by proposers in replying to this RFP.

C. Submitting Proposals

Proposers must submit, in a sealed package, One Original (identify) PLUS 5 identical copies of all materials required for acceptance of their proposal on or before 2:00 p.m., 8/27/2025 to:

Village of Perry
Attn: Samantha Marcy
46 N Main Street
Perry, NY 14530

All proposals must be received by the stated time. Late proposals will not be accepted. Receipt of the proposal by the U.S. mail system does not constitute receipt of the proposal by the Village.

The Village does not accept facsimile machine or email submitted proposals. All proposals must be packaged, sealed, and show the following information on the outside of the package:

Proposer's Name and Address
Request for Proposal Title
Proposal Due Date

Proposers may decide to submit a proposal for either project component or both project components.

D. Withdrawal of Proposals

Proposals shall be irrevocable until contract award unless the proposal is withdrawn. Proposers may withdraw a proposal, in writing, at any time up to the proposal due date and time or upon expiration of 180 days after the due date and time. The written withdrawal notice must be received by The Village. The notice must be signed by an authorized representative of the proposer. If a previously submitted proposal is withdrawn before the proposal due date and time, the proposer may submit another proposal at any time up to the proposal due date and time.

III. Proposal Selection and Award Process

A. Evaluation Committee

The Village's evaluation committee will consist of members who have been selected because of their special expertise and knowledge of the service(s) and/or product(s) that are the subject of this RFP. Proposers may not contact members of the evaluation committee except at the request of the Village.

B. Preliminary Evaluation

The proposals will be initially reviewed to determine if mandatory requirements are met. Failure to meet mandatory requirements shall result in the proposal being rejected. In the event that all proposers do not meet one or more of the mandatory requirements, the Village reserves the right to continue the evaluation of the proposals that most closely meet the mandatory requirements of this RFP.

C. Rights to reject proposals

The Village reserves the right to reject any and all proposals in full and/or in part, waive any informality, issue subsequent RFPs, cancel the entire RFP, remedy technical errors in the RFP process, and seek assistance in the evaluation process.

D. Proposal Scoring

Accepted proposals will be reviewed by an evaluation committee and scored against the stated criteria. The committee may review references, request interviews/presentations, conduct demonstrations and/or conduct on-site visits. The resulting information will be used to score the proposals. The evaluation committee's scoring will be tabulated and proposals ranked based on the numerical scores received.

E. Evaluation Criteria

The proposals will be scored using the following criteria:

<u>Description</u>	<u>Points</u>
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Experience, Qualifications, and Capacity	25
Project Approach	25
Project Understanding	20
Cost of proposal	15
Quality and completeness of response	10
References	5
Total	100

F. Interviews/Presentations and/or Site Visits

Top-scoring proposers, based on the evaluation of the written proposal, may be required to have interviews/presentations to support and clarify their proposals, if requested by the Village. The Village will make every reasonable attempt to schedule the interview/presentation on the date specified in the Calendar of Events. Failure of a proposer to complete a scheduled interview/presentation to the Village may result in rejection of that proposer's proposal. The Village may conduct site visits of proposer and/or references' facilities to clarify or confirm proposal information.

G. Final Evaluation

Upon completion of any interviews/presentations and/or demonstrations by proposers, the Village's evaluation team will review their evaluations and make adjustments to the scores based on the information obtained in the interview/presentation, demonstration, possible reference checks, and any other pertinent proposer information.

H. Award and Final Offers

Award will be granted in one of two ways. The award may be granted to the highest scoring responsive and responsible proposer after the original evaluation process is complete. Alternatively, the highest proposer or proposers may be requested to submit best and final offers. If the Village requests best and final offers, they will be evaluated against the stated criteria, scored, and ranked by the evaluation committee. The award will then be granted to the highest scoring proposer following that process. However, a proposer should not expect that the Village will request a best and final offer.

I. Notification of Intent to Award

All proposers who respond to this RFP will be notified in writing of the Village's intent to award the contract(s) as a result of this RFP.

J. Appeals Process

Notices of intent to protest and protests must be made in writing. Protestors should make their protests as specific as possible and should identify provisions that are alleged to have been violated.

The written notice of intent to protest the intent to award a contract must be filed with Samantha Marcy, Village Administrator, Village of Perry, 46 North Main Street, Perry, NY 14530, and received in the office no later than five (5) working days after the notice of intent to award is issued. The written protest must be received in the office no later than ten (10) working days after the notice of intent to award is issued.

The decision of the Village Administrator may be appealed to the Board of Trustees within (5) working days of issuance. The appeal must allege a violation of a New York State statute or a Village of Perry Ordinance provision.

K. Negotiate Contract Terms

The Village reserves the right to negotiate the terms of the contract, including the award amount, and/or refinement of the scope or work, with the selected proposer prior to entering into a contract. If contract negotiations cannot be concluded successfully with the highest scoring proposer, the Village may negotiate a contract with the next highest scoring proposer.

IV. Requirements

A. Contract Requirements

The awarded A/E Firm needs to demonstrate their experience in dealing with moderate and complex governmental projects. The A/E Firm is expected to fulfill the following contract requirements.

1. Plan Development:

The original concept development for this project was completed as part of the Downtown Revitalization Initiative. These are only conceptual and the A/E for this project will validate this concept and explore alternatives to help the Village prior to proceeding to the schematic design phase. Plan development will likely include several meetings including:

- Community Input –Meet with public and targeted user groups to review concept plan
- Prioritization Exercise – Meet with Village staff and Board to categorize priorities
- Open House – Review pre-final plan in a public meeting
- Board Presentations – Present final master plan to Village Board

2. Schematic Design:

- Review existing and complete necessary site surveys. CAD files are not available.
- Complete code study.
- Review existing work, reports and studies completed to date.
- Evaluate primary building materials and develop options to stay within the project budget.
- Prepare a schematic design for the Project.
- Coordinate with the Village staff and elected officials.
- Coordinate public input including Village Board update(s)
- Complete Schematic Design Documents for review and approval that meets the intended design, schedule and budget.

3. Design Development:

- Based on reviewed and approved Schematic Design, prepare detail design documents (drawings and other documents) that include:
 - Plans, sections, elevations, typical construction details
 - Specifications that outline types and quality of materials and systems types
 - Review and confirm that the current ADA rules and code requirements are incorporated into the new and renovated building and site plans
- Meet with the Staff, Consultants, and Committees to review preliminary and final design
- Work with the Village Administrator to provide an evaluation of utilizing comprehensive bid packages based on the project schedule, budget, and available resources.
- Coordinate public input including Village Board update

- Complete Design Development Documents for review and approval that meets the intent of the design, schedule and budget

4. Construction Documents:

- Based on the Village's review and approval of the Final Design, prepare construction documents consisting of Drawings and Specifications to be used for public bidding. The bidding documents shall be coordinated with and include work from other consultants hired by the Village such as the geotechnical and site civil. To achieve the project goals, "bid packages" may be utilized with different project schedules.

5. Public Bidding

- Following the approval of the Construction Documents, the A/E shall assist the Village and their Consultants in obtaining competitive bids, confirming responsiveness of bids, determining the successful bid, recommending for contract award to the Village Board and preparing contracts for construction.
- Construction Schedule - In consultation with all parties, the A/E will give input to the construction schedule that meets the needs of the Village for inclusion in the contract documents.
- Develop Contractor and Supplier Interest - The A/E will assist the Village in identifying potential contractors and suppliers and develop their interest in bidding the project to ensure a competitive bidding environment. The A/E will investigate potential bidders and suppliers to determine their ability to meet project requirements.
- Establish Bidding Procedures -The A/E will assist in establishing and implementing procedures for the bidding process including the distribution of bid documents, the issuance of addenda, the holding of pre-bid conferences, the receipt of bids and the bidding schedule.
- Distribute Bid Documents -The A/E will assist the Village with the distribution of all bid documents to contractors and maintain accurate records of distribution activities.
- Conduct Pre-Bid Conferences - The A/E, in consultation with the Village, will assist in scheduling, organizing, and conducting pre-bid conferences in a manner consistent with the bid schedule.
- Evaluate Bids - The A/E, in consultation with the Village, will assist in evaluating all bids.
- Prepare Construction Contracts - The A/E, in consultation with the Village, the Village's Attorney, and the Village Administrator, will assist in the preparation and coordination of all construction contract documents.
- The A/E shall consider requests for substitution and, following review with the Village, prepare and distribute addenda identifying approved substitutions to all prospective bidders.

6. Construction Phase:

- Meetings/Pre-Construction Conferences - The A/E, in consultation with the General Contractor, will organize and conduct all meetings with contractors, consultants, and the Village. The meetings shall include a review of project management, project schedule, and project procedures.
- Process Construction Documents - The A/E, in consultation with the Village Administrator, will establish and implement procedures for processing and approving shop drawings, product data, samples, and other submittals from the contractors (e.g. including contracts, specifications, schedules, correspondence, meeting minutes, catalog data, directives, change orders, etc.). In addition, the Village Administrator will coordinate the processing and

approval of all submittals with the A/E. The A/E will establish and maintain a submittal log to ensure contractor compliance with the contract documents.

- Project Coordination - The A/E will assist the Village in providing administration, management and related services necessary to coordinate the construction activities of the contractors with each other and with those of the Village.
- Monitor Construction Progress - The A/E will observe construction progress and report deviations from the schedule that might delay Project completion. The A/E will consult with contractors to develop and implement corrective actions necessary to meet the project schedule.
- Control Construction Quality - The A/E will monitor and inspect all work in progress to ensure the quality of the work and compliance with the contract documents. The A/E will coordinate with the Village to document and report all deficiencies and make recommendations for corrective actions.
- Process Applications for Payment - The Village, in accordance with the A/E, will develop and implement a procedure for the review and processing of contractor payment applications.
- Project Meetings - The A/E will participate in meetings and, in consultation with the Village and applicable parties, conduct meetings as necessary at the job site to discuss job progress, problem resolution, and decision making. The A/E will prepare and distribute accurate meeting minutes in a timely manner.
- Process Change Orders - The A/E, will develop and implement a system for review and processing of change orders.
- Coordinate Inspections and Testing - The A/E, in consultation with the Village, will coordinate the selection of independent inspection and testing agencies, review inspection and testing reports, and make recommendations regarding the results of inspections and testing activities.
- Quality Control - The A/E shall keep the Village reasonably informed about the progress and quality of the portion of the work completed and report to the Village (1) any known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) any defects and deficiencies observed in the work.

7. Close – Out Phase:

- Develop Close-Out Program
- The A/E will develop a detailed program of close-out activities in compliance with the contract documents. The program will include a close-out schedule, inspections, testing, start-up procedures, warranty processing, and occupancy.
- Verify Substantial and Final Inspections
- The A/E will verify substantial completion and final inspections. The A/E will assist the Village in the preparation of a list of deficiencies (punch list) and will coordinate all correction action by contractors.
- Coordinate Construction Close-Out - The A/E will assist the Village to coordinate close-out activities including the completion of deficiencies, submittal of close-out documents, resolution of change orders and recommendations for payment of retainage.
- Certificates - The A/E, upon completion of the Project, will be responsible for certifying that, to the best of his professional knowledge, the building conforms to the approved plans, specifications and shop drawings.

8. Subcontractors

The Contractor shall be responsible for Contract performance when subcontractors are used. However, when subcontractors are used, they must abide by all terms and conditions of the Contract. If subcontractors are to be used, the Contractor must notify the Village prior to subcontractor work. Firm must clearly explain their participation. The Village must approve of all subcontractors prior to subcontractor work.

9. Insurance Requirements

The Firm shall carry at its sole expense and provide evidence of insurance coverage listed below to protect itself and the Village from and against liability, loss, damage, expense, cost (including without limitation to litigation and court costs and attorneys' fees) arising out of or in connection with the performance of any work performed in accordance with the specifications of any related documents, whether such work is performed by the Firm or any subcontractor or by anyone directly or indirectly employed by any of them or by anyone for whose acts any of them may be liable. Coverage must be written with insurance companies licensed in the state of New York and shall have at least and A- rating by A.M. Best & Company. All policies shall provide a thirty (30) day advance notice of cancellation to the Village.

- Workers Compensation: Coverage A: Statutory Coverage B:
- Employers Liability:
- Bodily injury by accident \$100,000 per person Bodily injury by disease \$100,000 per person
- Bodily injury by disease \$500,000 aggregate
- All states and voluntary compensation endorsements

Commercial General Liability

- Limits of Liability: \$1,000,000 each occurrence
- \$2,000,000 general aggregate
- \$2,000,000 products/completed operations aggregate

Auto Liability

- Limits of Liability: \$1,000,000 each accident
- Excess (Umbrella) Liability:
- The requirement that an Umbrella Policy shall be no less than \$1,000,000.

Professional Liability:

- \$2,000,000 each occurrence

Coverage:

- The Village shall be named as an additional insured.
- Certificates of insurance shall be presented to the Village Clerk for approval before the successful Firm, its agents and/or employees commence any work whatsoever pursuant to the contract.

V. Proposer Information

A. Organization Capabilities and Staff Qualifications

Describe the organization/company's experience and capabilities providing similar services to those required. Be specific and detail no more than three projects/contracts: description of work, dates, locations, challenges and results.

Provide a list of all individuals, including consultants, to be involved in the project and a brief description of their role and qualifications. Please indicate how this design team will be managed and identify the main contact person at the firm. Provide a synopsis describing the educational and work experience for each of the key staff who will be assigned to the project/program. **(25 Points)**

B. Project Approach

Include a detailed project approach for each step and program delivery with an estimated workplan and timeline. **(25 Points)**

C. Project Understanding

Detail your firm's understanding of the project, the challenges and barriers for a project like this and proposed approach to overcoming these barriers. **(20 points)**

D. Cost Proposal

All prices must be quoted in U.S. Dollars.

The Village will score the cost proposals by prorating with the lowest cost proposal given the highest score. The formula is as follows: Calculation of points awarded to subsequent proposals will use the lowest dollar proposal amount as a constant numerator and the dollar amount of the firm being scored as the denominator. This number is then multiplied by the number of points given to the cost section of the RFP, resulting in the cost proposal score.

The awarded contractor must hold the accepted prices and/or costs for the entire contract period. Any adjustment to prices and/or costs at the beginning of a contract renewal period will be negotiated between the Village and the Contractor. **(15 points)**

E. Quality and Completeness of Response

Proposals must include: **(10 points)**

- Organization Capabilities and Staff Qualifications
- Project Approach and timeline for project completion
- Project Understanding
- At least three client references (Attachment B)
- Cost proposal breakdown by project component
- Demonstration on how proposer will achieve the Minority/Women-Owned Business Enterprises (MWBE) goals:
 - MBE – 15%
 - WBE – 15%

- Signature and Authority Affidavit Form (Attachment A)

F. References

Using Attachment B, the Proposer must supply references of three firms to which similar products/service have been provided within the past five years to a comparable sized institution or company. If contacted, all references must verify that a high level of satisfaction was provided. **(5 points)**

VI. Contract Cancellation

This contract may be terminated by either party under the following conditions:

The Village may terminate the contract at any time at its sole discretion by delivering 30 days written notice to the firm.

If the problem is service performance, firm will be warned either verbally or in writing of unsatisfactory performance and intent to cancel this contract. The firm will be given a period of time to 'cure' the performance. If the performance does not improve, firm will be given 30 days written notice that the contract will be cancelled.

Upon termination, the Village's liability will be limited to the pro rata cost of the services performed as of the date of termination.

In the event the firm terminates the contract, for any reason whatsoever, it will require written certified letter notification delivered to the Village not less than 60 days prior to said termination. The firm will, in turn, refund the Village, within 30 days of said termination, all payments made hereunder by the Village to the firm for work not completed.

If at any time the firm's performance threatens the health and/or safety of the Village or the public, the Village has the right to cancel and terminate the contract without notice.

If the firm fails to maintain and keep in force the insurance as required, the Village has the right to cancel and terminate the contract without notice.

ATTACHMENT A

SIGNATURE AND AUTHORITY AFFIDAVIT FORM

PROPOSING COMPANY NAME: _____

FEIN or SOCIAL SECURITY NUMBER _____

Address: _____

City: _____ State _____ Zip + 4 _____

Number of years in Business _____

Name the person to contact for questions concerning this proposal.

Name _____ Title _____

Phone _____ Fax _____

Email Address _____

In signing this proposal, we also certify that we have not, either directly or indirectly, entered into any agreement or participated in any collusion or otherwise taken any action in restraint of free competition; that no attempt has been made to induce any other person or firm to submit or not to submit a proposal; that this proposal has been independently arrived at without collusion with any other proposer, competitor or potential competitor; that this proposal has not been knowingly disclosed prior to the opening to any other proposer or competitor; that the above statement is accurate under penalty of perjury.

The undersigned, having familiarized themselves with the conditions affecting the cost of the work, having read completely the requirements, hereby proposes to perform everything required and to provide and furnish labor, materials, equipment, tools and all other services and supplies necessary to produce in a complete and workmanlike manner all of the materials or products described in the project relating to this proposal.

I further certify that I have carefully examined the proposal documents and all terms herein, and site where the work is to be done and have no agreements to prevent the completion of said work.

Signature _____ Title _____

Name (print) _____ Date _____

This firm hereby acknowledges receipt / review of the following addendum(s) (If any)

Addendum # _____ Addendum # _____ Addendum # _____ Addendum # _____

ATTACHMENT B

REFERENCES

Proposer: _____

Provide company name, address, contact person, telephone number, and appropriate information on the product(s) and/or service(s) provided to customers similar to those requested in this solicitation document. Potential subcontractors cannot be references. Any subcontractor arrangement for the completion of this work shall be listed on a separate page.

Company Name: _____

Address (include Zip + 4) _____

Contact Person: _____ Phone No. _____

E-Mail Address: _____

Product(s) Used and/or Service(s) Provided: _____

Company Name: _____

Address (include Zip + 4) _____

Contact Person: _____ Phone No. _____

E-Mail Address: _____

Product(s) Used and/or Service(s) Provided: _____

Company Name: _____

Address (include Zip + 4) _____

Contact Person: _____ Phone No. _____

E-Mail Address: _____

Product(s) Used and/or Service(s) Provided: _____

ATTACHMENT C

PROJECT PROFILES

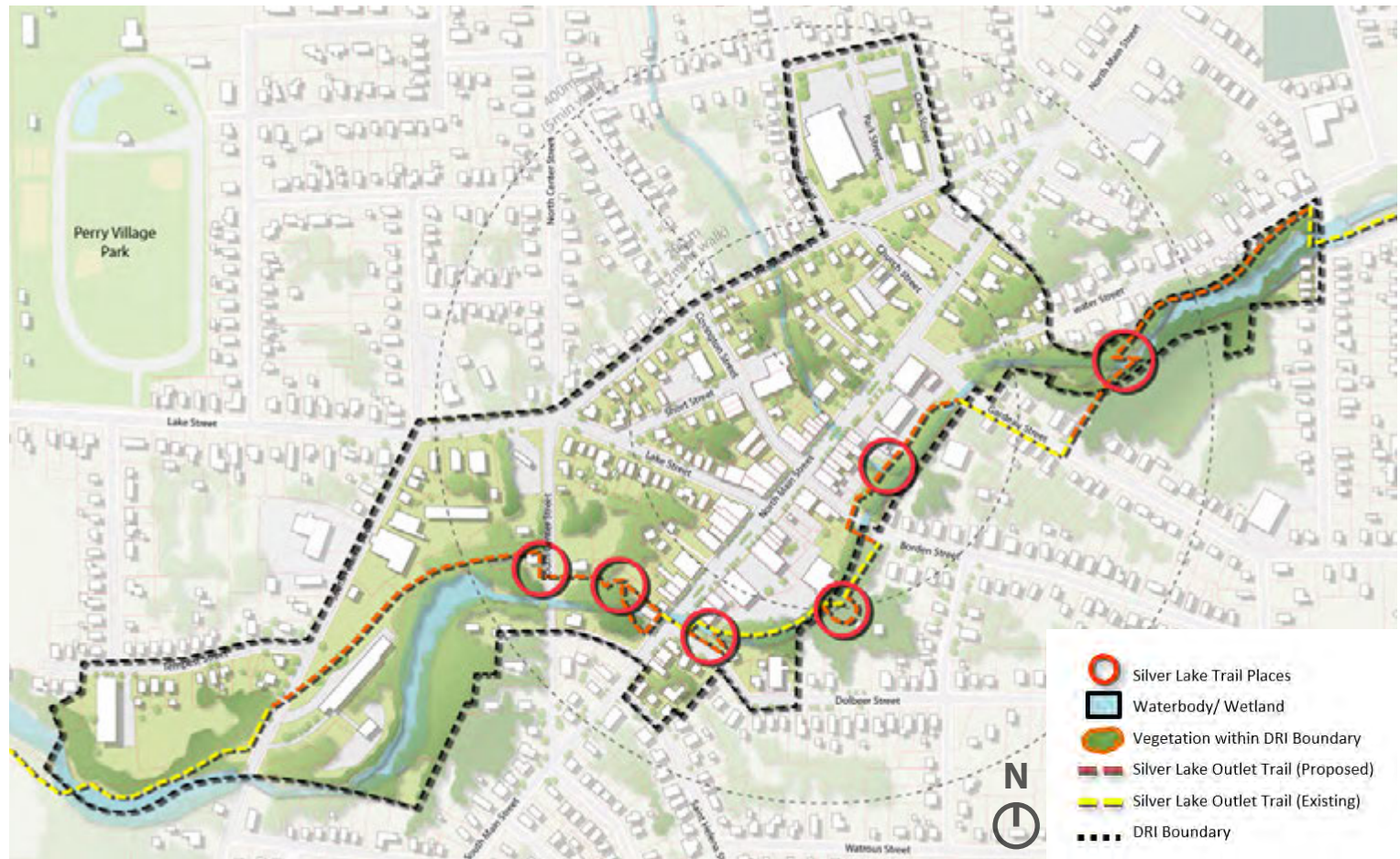
The project profiles for both components are attached to this RFP.

PROJECT NO.11

Extend the Silver Lake Trail through Downtown Perry

PROJECT OVERVIEW

Construct and enhance trail segments from Federal Street into downtown Perry, across the Silver Lake Outlet and beyond, to create a cohesive, off-road active transportation connection that supports walkability and attracts visitors, accompanied by landscaping, street furniture, and public art at key nodes.



Map 23. Project No. 11 Location. The Extended Silver Lake Trail extends through the entire DRI Area, from southwest to northeast.

DRI FUNDING REQUEST

\$ 2,100,000

TOTAL PROJECT COST

\$2,100,000

% OF TOTAL PROJECT COST

100%

PROJECT DESCRIPTION

The Silver Lake Outlet extends from Silver Lake to the west, passes through downtown Perry, and flows into the Genesee River. The Outlet, which bisects Main Street, was a determining factor in Perry's location and allowed the Village to develop into a thriving mill community.

The existing Silver Lake Trail (SLT) as it exists today is fragmented due to the combination of on- and off-road trail segments and property ownership challenges. The Village has been incrementally building the SLT along the Outlet as a recreational amenity to enhance safety for pedestrians and cyclists and promote Perry as a tourist destination, most recently completing Phase I improvements from Perry Beach to the Federal Street trailhead. The proposed project aims to address gaps in the SLT to fully connect it to and through downtown Perry. A future phase could connect the trail onward to Letchworth State Park.

The project involves the continuation of the SLT from Federal Street to Walnut Street through downtown Perry. The extended trail is mostly off-road, generally following the Silver Lake Outlet, and will consist of an eight-foot-wide stone dust path with metal edging, accommodating pedestrians and cyclists. Staircases are required at certain locations to address major grade changes, and footbridges are required to span waterways.

A range of amenities are proposed at nodes along the trail to enhance the user experience, including enhanced landscaping, lighting, signage, benches and picnic pavilions, and public art. These nodes will provide opportunities to relax, experience public art, and learn about local history.

Memorial Park is an important node along the SLT, as this is where the trail bisects Main Street. As part of this project, Memorial Park will be enhanced with landscaped improvements, wayfinding, site furnishings, public art, and a drinking fountain.

The proposed extension of the SLT will create a unique recreational amenity that connects the heart of the Village of Perry to Silver Lake. This will encourage active and healthy living, provide a safe, off-road route for pedestrians and cyclists, beautify areas of the downtown, and ultimately contribute to a higher quality of life for residents of Perry. Recreational amenities such as SLT are often desired by prospective residents, particularly young professionals and families. The extended SLT will also increase Perry's draw as a tourist destination and a base for exploring the Finger Lakes region.



Figure 103. The trail today includes on-road segments, such as this segment along South Federal Street.

CURRENT AND PROPOSED CONDITIONS



Figure 104. Current Condition. The Silver Lake Trail is a recreational amenity for residents and visitors, but is currently fragmented.



Figure 105. Proposed Condition. A range of improvements and amenities are proposed along the various trail segments and nodes. At this location, just east of Main Street, a riparian buffer of native planting species is proposed, which will improve stormwater run-off, contribute to a continuous wildlife corridor, and provide shade and shelter for aquatic species.

PROJECT LOCATION

Downtown Perry, between the Federal Street Trailhead, and Walnut Street.

PROPERTY OWNER/ SPONSOR

The Village of Perry is the project sponsor and owns some of the land required to implement this project. Portions of the SLT are proposed to cross through private properties. The Village has written confirmation from the majority of landowners noting their willingness to enter into a use agreement to secure public access through the properties.

CAPACITY

The Village of Perry has demonstrated their capacity to undertake this project through the work they have completed to date. This includes the successful work completed with consultant teams to implement the initial phases of the SLT project, including the connection between Perry Beach and the Federal Street Trailhead, and between Memorial Park and the footbridge. The Village has also demonstrated their capacity through their initiative to develop the Silver Lake Trail Feasibility Study, alongside the Genesee Transportation Council, which developed and evaluated alternative route scenarios for the trail system. The Village has also undertaken streetscape improvements along Main Street through the Transportation Enhancement Fund, valued at \$1.5M.

PROJECT PARTNERS

The SLT will require permission from eight property owners to facilitate a direct connection to and through downtown Perry; access will also be required for site investigation, planning work, construction. The owners of six properties have confirmed in writing their willingness to enter into use agreement, including for the three major easements required to make the trail connection work. Documentation regarding the required easements and letters of support have been submitted as part of the supplemental information. The project sponsor expects all use agreements to be in place once the DRI awards are announced.

REVITALIZATION STRATEGIES

This project aligns with the following DRI and REDC strategies.

- **Invest in the beautification of downtown through streetscape improvements, landscaping, and public art.** The proposed project will improve the appearance of downtown Perry through additional landscaping along trail segments and various improvements at key nodes along the route, such as Memorial Park.
- **Create new indoor and outdoor gathering spaces downtown.** The proposed project will create a series of nodes along the Silver Lake Trail which provide opportunities for social interaction. This includes new site furnishings at Memorial Park and a picnic pavilion near the footbridge.
- **Extend and enhance Silver Lake Trail and incorporate amenities, public art, and other programming at key locations along the route.** The proposed project will establish a complete and more direct connection between Silver Lake and downtown Perry. Various amenities are proposed along the route of the SLT, including benches, a picnic shelter, public art, lighting, and wayfinding.
- **Improve wayfinding to help orient visitors and direct them to the amenities and attractions of downtown Perry, Silver Lake, and beyond.** The proposed project creates a more direct and logical connection between Silver Lake and downtown Perry. Wayfinding signage is proposed at key locations.
- **Raise awareness of local and regional heritage through public art and the design of parks, trails, streetscapes, and other open spaces.** The project budget includes allocations for public art and site signage at key nodes along the trail, which could be directed to heritage interpretation.
- **Invest in Community and Industrial Development and Infrastructure.** Addressing the fragmentation of the existing trail network will strength an important piece of active transportation infrastructure that reduces car dependences and encourages healthy living.

DECARBONIZATION

As a public improvement project, decarbonization is not required.

RESILIENCY

The proposed project includes increased landscaping along many of the trail segments and trail nodes. The proposed improvements to the existing trail segment between Memorial Park and the footbridge include landscape improvements to establish a native planting riparian buffer approximately 500 feet in length. Reestablishing a riparian buffer at this location has many potential benefits, including filtering stormwater runoff from the adjacent parking lots, which can include oil, gas, heavy metals, and other pollutants; providing food, shade and shelter for aquatic animals; and wildlife habitat and continuous wildlife corridors.

PROJECT SYNERGIES

The SLT will be extended through downtown Perry, connecting and amplifying the benefits of many of the recommended DRI projects. The location of other DRI projects directly along the trail will promote the trail's usage as a recreational amenity and pedestrian connection. These include **Rehabilitate the 1908 Wainman Building and Create Spaces for Entrepreneurs and Artisans, Add Tourist Accommodations at Letchworth Basecamp, Rehabilitate the Historic Richmond-Andrus Mill as Bridge Creek Place, and Create the Village Trail Apartments**. The SLT is also an amenity that will enhance downtown Perry's draw as a regional destination. It will complement other DRI projects such as **Develop Boutique Lodging and Retail at 17 North Main Street and Add Tourist Accommodations at Letchworth Basecamp**, which will offer accommodation and new retail experiences nearby. The proposed project also creates synergies with **Creating Visibility & Visitor Traffic for Perry's Revitalized Downtown & Destinations**, which will promote Perry's natural beauty and recreational assets through a series of vignettes showcasing life in the Village. The QR Code-based audio tours that this project also includes could be positioned along the trail to introduce an interactive component to the experience.

The scope of the SLT project includes enhancements to Memorial Park, located at the corner of Dolbeer Street and South Main Street, which include enhanced landscaping, site furnishings, and public art. These park improvements and the proposed streetscape improvements along South Main Street will result in a cluster of public realm improvements on the south side of Downtown.

PUBLIC SUPPORT

Members of the LPC voiced support for this project from the early stages of the planning process. The LPC discussed the appropriate distribution of DRI funding across public-sector and private-sector projects. Members of the public also indicated support for this project garnered through engagement activities held at Public Workshop #2 and through the online survey, with 47% indicating that the project would have a strong positive impact on downtown Perry, and 52% indicating that it was aligned with the DRI vision and goals. A few members of the LPC stressed the importance of this project, noting that it would connect many other DRI projects and amplify their impact. It was also suggested that the Silver Lake Trail should be considered a "legacy project" that would continue to benefit Perry residents for generations.

PROJECT BUDGET

Activity	Amount	Funding Source	Status of Funds
Trail Installation	\$260,000	DRI	Requested
Concrete Walks	\$94,000		
Concrete Stairs	\$149,000		
Metal Stair	\$310,000		
Wood Stair / Boardwalk	\$340,000		
Wood Footbridge	\$340,000		
Site Lighting	\$64,000		
Site Amenities (furniture, shade structures, signage)	\$68,000		
Landscaping	\$160,000		
Design and Engineering	\$315,000		
Total DRI Funding Request			\$2,100,000
Total Funding from Other Sources			\$0
Total Project Cost			\$2,100,000
% Requested of Total Project Cost			100%

BUDGET NARRATIVE

The project budget was prepared by a licensed landscape architect based on area and linear measurements, a visit to the site to understand existing conditions, and potential solutions for various segments of the trail and the nodes along it. The budget includes 15% soft costs for site investigation, professional design and engineering services, and associated permitting, and 15% contingency to account for cost escalation and other unanticipated modifications and costs. As a public entity, the Village of Perry as the project sponsor is eligible for full funding through the DRI. The project sponsor has not identified any non-DRI funding sources.

PROJECT FEASIBILITY AND IMPACT

In 2016, the Village commissioned the Silver Lake Trail Feasibility Study to develop and evaluate concepts and route scenarios for a trail that would connect Silver Lake, the Village of Perry, and Letchworth State Park via the Silver Lake Outlet. The report included an inventory and analysis of existing conditions within the DRI Area, including topography, soils, ecological character, habitat, drainage, wetlands, land use, destinations, property ownership, access, circulation, infrastructure, and utilities, none of which are anticipated to present a constraint to the development of the trail.

The Downtown Profile & Assessment identifies the SLT as a connective element of a series of reinvestments in downtown Perry. The SLT will weave together existing assets and recommended DRI projects, such as Silver Lake, Village Trail Apartments, Memorial Park, Festival Plaza, the Silver Lake Brewing Project, the 1908 Wainman Building, Letchworth Basecamp, Bridge Creek Place, Village Hall/Assembly Hall, and Barney Kalise Park.

Along the trail, there are also vacant and underutilized lots that could be redeveloped in the longer term for residential, commercial, or recreational uses. Connecting and reinforcing community assets, destinations, and other investments in this manner can have significant synergies that result in the overall impact being greater than the sum of its parts.

The proposed project will have multiple benefits and impacts. A complete trail connection will encourage healthy and active living and increase Perry's overall quality of life, making it more desirable for prospective residents. A safe and scenic off-road trail will encourage more people to get around on foot or bicycle and reduce greenhouse gas emissions, particularly where the SLT facilitates connections between residential areas and places people need to go for work, shopping, and entertainment, like downtown Perry. The SLT will also create an additional tourism draw for Perry, which can be significantly enhanced in the future if the trail is extended to Letchworth State Park.

REGULATORY REQUIREMENTS

The proposed project is subject to State Environmental Quality Review Act (SEQRA) as portions of the proposed improvements could impact the environment. SEQRA review is accounted for in the project timeline.

The proposed project includes the replacement of an existing stairway from the top of an old railroad bridge abutment down to the Center Street right-of-way and the replacement of the concrete sidewalk and curb along this street, which is also State Route 246. Therefore, the project is likely to require coordination, review, and approval by the NYS Department of Transportation.

Through the Environmental Review program, the State Historic Preservation Office will review the potential impacts that government funded, licensed, or approved projects may have on historic cultural resources, including properties that are listed on, or eligible to be listed on, the National Register of Historic Places. The proposed extension of the SLT passed through lands that could potentially contain archaeological resources, including former agricultural/industrial properties, a former rail bed, and the Silver Lake Outlet. The project could be subject to review by SHPO's archaeological unit.

SEQRA will be required to evaluate the environmental impacts along with the social and economic considerations.

TIMEFRAME FOR IMPLEMENTATION

An approximate timeline for project completion is outlined to the right.



Figure 106. View from the existing Federal Street Trailhead. From this location, the SLT will connect more directly to Main Street through the Former Agway property (pictured).

ANTICIPATED START DATE: Q3 2024	
PROJECT STAGE	TIMEFRAME
Design, Engineering, Bid Process <ul style="list-style-type: none"> Solicit design & engineering services Public engagement process Develop construction documents Obtain necessary permits and approvals Issue bid documents Award bid to selected contractor 	12 months
Construction <ul style="list-style-type: none"> Site work Construction 	12 months
Total Timeframe	24 months
ANTICIPATED COMPLETION DATE: Q4 2026	

PROJECT NO.12

Complete the Main Street Streetscape Improvements

PROJECT OVERVIEW

Upgrade the streetscape along South Main Street and Mill Street to create a cohesive appearance and character along the length of Main Street, which includes enhanced sidewalks, street trees, lighting, and street furniture.



Map 24. Project No. 12 Location. This project is located along Mill Street and South Main Street, key points of entry to downtown Perry.

DRI FUNDING REQUEST

\$350,000

TOTAL PROJECT COST

\$350,000

% OF TOTAL PROJECT COST

100%

DETAILED PROJECT DESCRIPTION

Within the past 10 years, the Village has undertaken streetscape improvements along portions of Main Street that run through downtown Perry. Funded through the New York State Department of Transportation's (DOT) Transportation Enhancements Program, the improvements included medians, corner bump-outs, new sidewalks, planters, and lighting. These improvements have successfully unified the appearance of downtown Perry by establishing a distinct sense of place and complementing private-sector reinvestment along Main Street.

The project will expand previous streetscape improvements south of Dolbeer Street, as the Main Street building fabric continues for another block. The proposed streetscape improvements along South Main Street and the south side of Mill Street will include new concrete sidewalks with an adjacent exposed aggregate walkway, new concrete curbing, 12 new tree planting pits, six new pedestrian-level streetlights with banners and basket hangers to match those along North Main Street, and six new public benches. These improvements are much needed given that at this location, there are limited street trees, landscaping, furniture, and other streetscape features and amenities that make streetscapes unattractive, safe, and comfortable. This sparse streetscape, along with the vacant and

underutilized buildings along this block, creates a harsh pedestrian and retail environment that detracts from the overall character and vitality of downtown Perry. Mill Street is a short street connecting Main Street and Center Street, and for many people arriving to downtown Perry, it is their first impression of downtown. The surface parking areas along this street and the lack of a defined public realm result in an unattractive, car-oriented character. Improvements to Mill Street will address this issue and ensure a welcoming and positive first impression of downtown Perry is established.

The proposed streetscape improvements will significantly enhance the appearance of South Main Street, unify downtown Perry's sense of place, and improve walkability and pedestrian comfort. The improvements will establish a better first experience and provide a welcoming and attractive gateway for visitors arriving from South Main Street and from Center Street via Mill Street. Streetscape improvements, along with the proposed rehabilitation of the 1908 Wainman Building, will also create a more attractive setting for retail along South Main Street and encourage building owners along this block to reinvest in their properties.

CURRENT AND PROPOSED CONDITIONS



Figure 107. Current Condition.
The streetscape along this segment of Main Street lacks street trees and pedestrian amenities.



Figure 108. Proposed Condition.
Strategically placed trees, street furniture, and lighting will make South Street more attractive, comfortable for pedestrians, and consistent with the rest of the street.

PROJECT LOCATION

South Main Street between Dolbeer Street at St. Helena Street and the south side of Mill Street between South Main Street and South Center Street in downtown Perry.

PROPERTY OWNER/ SPONSOR

The Village of Perry is the project sponsor. The impacted rights-of-way are owned by the Village.

PROJECT PARTNERS

Perry's Main Street is also State Route 39, maintained by the NYS Department of Transportation (DOT). The Village will coordinate with DOT on necessary permits and approvals to implement the project.

CAPACITY

The Village has demonstrated their capacity to implement a project of this scale and complexity by working successfully with project teams to implement various public realm improvements that have leveraged grant funds, including:

- The initial streetscape improvements along Main Street between Dolbeer Street and Gardeau Street, with the support of the Transportation Enhancement Fund. This project represents a total public investment of \$1.5M;
- The existing segment of the Silver Lake Trail connecting Silver Lake to Main Street

with the support of the Transportation Alternatives Program, with a total public investment of \$1.25M; and

- Improvements to Perry Beach with the support of the Environmental Protection funding, with a total public investment of \$1.0M.

The Village of Perry will oversee implementation of the project with the assistance of contracted landscape architects and engineers. The Village has a robust Department of Public Works that will maintain the improvements, as they have maintained other investments in the public infrastructure over the years.

REVITALIZATION STRATEGIES

This project aligns with the following DRI and REDC strategies:

- **Invest in the beautification of downtown through streetscape improvements, landscaping, and public art.** The proposed streetscape improvements will significantly enhance the character of South Main Street and Mill Street, which currently lack street trees, landscaping, and street furniture, resulting in a harsh pedestrian environment.
- **Continue to improve downtown streetscapes, especially Main Street, Lake Street, and Covington Street, by adding street trees, landscaping, pedestrian-level light, benches, and other streetscape amenities.** The proposed project builds on the Village's

previous investment in the Main Street Streetscape and will add street trees and landscaping, lighting, street furniture, and other streetscape features to contribute to a more attractive and comfortable pedestrian environment.

- **Invest in Community and Industrial Development and Infrastructure.** The proposed streetscape improvements will extend the cohesive identity, sense of place, and character to the south end of Main Street, which is a main point of entry to downtown Perry.

DECARBONIZATION

As a public improvement project, decarbonization is not required.

RESILIENCY

The proposed street improvements will enhance the resiliency of downtown Perry by reducing the extent of hard, impervious surfaces and the quantity of stormwater runoff into municipal infrastructure. Increasing the tree canopy and other landscaping will contribute to mitigating the urban heat island effect.

PROJECT SYNERGIES

Streetscape improvements along South Main Street will complement the proposed rehabilitation of 1908 Wainman Building project. Streetscape improvements will create an attractive setting for ground floor retail, which has the potential to encourage reinvestment in other vacant and underutilized buildings along this segment of South Main Street.

The project also creates synergies with the **Establish Building Improvement Fund to Support Smaller Scale Investments**. A public call for interest forms was made to demonstrate the potential demand of this fund, and interest forms were received from owners from other buildings along South Main Street, which could potentially result in a concentrated area of building and façade improvements.

The streetscape improvements along South Main Street and Mill Street will also result in a cluster of public realm improvements on the south end of downtown, in combination with the enhancements to Memorial Park proposed is **Extend the Silver Lake Trail Through Downtown Perry**.

PUBLIC SUPPORT

Members of the LPC voiced support for this project over the course of the planning process. However, the LPC discussed the appropriate distribution of DRI funding across public-sector and private-sector projects, with some members noting that the Village had requested a significant amount of funding for the five projects that they had initially submitted. The project sponsor reduced the overall scope to include only South Main Street and the south side of Mill Street, based on the LPC's feedback that streetscape improvements to South Main Street would be more transformational and have a greater benefit; the south segment of Mill Street was kept as part of the project scope as Mill Street is a major point of entry for people arriving to downtown Perry. Members of the public also indicated support for this project through engagement activities held at Public Workshop #2 and through the online survey, with 74% noting that the project would have a strong positive impact on downtown Perry, and 68% noting that it was aligned with the DRI vision and goals. Specifically, members of the LPC and the public noted that this project would improve an unattractive part of Main Street, which is many visitors' first impression of downtown Perry.

PROJECT BUDGET

Activity	Amount	Funding Source	Status of Funds
Sidewalk Installation	\$267,000	DRI	Requested
Street Furniture	\$2,000		
Street Lighting	\$4,000		
Planting Pits	\$43,000		
Design and Engineering	\$34,000		
Total DRI Funding Request			\$350,000
Total Funding from Other Sources			\$0
Total Project Cost			\$350,000
% Requested of Total Project Cost			100%

BUDGET NARRATIVE

The project budget was prepared by a licensed landscape architect based on area and linear measurements, a visit to the site to understand existing conditions and the nature of streetscape improvements previously implemented on other segments of Main Street. The budget includes 15% soft costs for site investigation, professional design and engineering services, and associated permitting, and 10% to account for cost escalation and other unanticipated project modifications or costs. As a public entity, the Village of Perry as the project sponsor is eligible for full funding through the DRI. The project sponsor has not identified any non-DRI funding sources.



Figure 109. Farther north along Main Street, street trees establish a pedestrian scale along a wide right-of-way.

PROJECT FEASIBILITY AND IMPACT

The Downtown Profile & Assessment identifies South Main Street as an area in need of reinvestment. The vacant buildings and low-quality streetscape of South Main Street stand in contrast with the more vibrant and attractive segment of Perry's retail corridor. The ground floor commercial spaces along South Main Street are mostly vacant or have been converted to ground floor residential units. The buildings themselves would benefit from façade improvements to improve the quality of built environment, particularly 80-82 South Main Street where the traditional proportions of the historic storefronts have been significantly altered. Gaps in the Main Street fabric and newer buildings that deviate from the character of Main Street (e.g., 75 and 79 South Main Street) further separate South Main Street from the more vibrant section. Members of the LPC and the public expressed interest in improving the condition of South Main Street throughout the planning process, referring to it as area that “needed attention”, since it was omitted from the streetscape improvements that were implemented within the past decade. There was a sense among LPC members and the public that these improvements would help to extend the success of Main Street father south to include these buildings.

This project proposes to apply a streetscape improvement to South Main Street and the south side of Mill Street similar to the improvements implemented on the rest of Main Street in the past decade. This project will create a better first impression of downtown Perry for visitors arriving from the west via Route 39 or via Route 20A.

By creating an attractive setting for retail, municipal investment in the public realm can spur additional investment by building owners and prospective business owners. In combination with the proposed rehabilitation of the 1908 Wainman Building (80-82 South Main Street), this project has the potential to spur reinvestment in other under-invested buildings in the area.



Figure 110. The streetscape improvements will create a more attractive setting for retail and encourage private reinvestment.

TIMEFRAME FOR IMPLEMENTATION

An approximate timeline for project completion is outlined below.



Figure 111. Along North Main Street, bump-outs decrease pedestrian crossing time while creating space for businesses to spill into the public realm and animate the street.

ANTICIPATED START DATE: Q3 2024	
PROJECT STAGE	TIMEFRAME
Design, Engineering, Bid Process <ul style="list-style-type: none"> Solicit design & engineering services Develop construction documents Obtain necessary permits and approvals Issue bid documents Award bid to selected contractor 	12 months
Construction <ul style="list-style-type: none"> Site work Construction 	12 months
Total Timeframe	24 months
ANTICIPATED COMPLETION DATE: Q4 2026	