



September 29, 2025

**Re: 5497 Broadway Bid Requests, Lancaster, New York
Lancaster NYF Small Project Fund Program
DEADLINE OCTOBER 31 AT 4PM**

Dear Contractor,

We are pleased to inform you that you have been asked to submit an estimate for the improvements for the property located at 5497 Broadway, Lancaster, New York.

Please review the scope of work, and prepare a formal, itemized estimate. The property owner, Frank Todaro, may be reached via telephone at 716-855-1000, to arrange for an on-site inspection of the proposed improvements, which is strongly encouraged. **At this time we will accept an itemized bid for ALL work, or masonry, woodwork, gutters, painting, or metal work.**

Estimates can be e-mailed to me at cparadowski@labellapc.com on the cost estimate forms attached to the work write-up no later than **4:00 P.M., Friday, October 31st, 2025** in order to be considered for the project. If you do not wish to bid on this project, please return the bid packet to our office, along with a cover letter to this effect. Contractors are not to leave their estimates with the property owner.

Sincerely,
LaBella Associates

A handwritten signature in blue ink, appearing to read 'Christina Paradowski', is written over the printed name.

Christina Paradowski
Grants Manager

**Village of Lancaster
Small Project Fund**

CONTRACTOR'S COST ESTIMATE

OWNERS: 5497 Village Place LLC, Frank Todaro
ADDRESS: 5497 Broadway
LANCASTER, NEW YORK

I have visited the above property on _____ and hereby submit the following estimate to perform the work described on the attached bid documents, drawings and specification

An item-by-item cost estimate is attached.

The starting date would be _____ days after the contract is awarded.

The completion date would be _____ days after the work begins.

In submitting this estimate, I am aware that payment for this work will be provided in whole or part with funds allocated to the Village of Lancaster under the New York Forward initiative, which is sponsored by the NYS Office of Community Renewal (OCR). In consideration thereof, if I am awarded this contract, I agree to abide by applicable state regulations and provisions.

Signature

Legal Name of Firm

Printed Name

Address

Title

City, State, Zip Code

Fed. I.D. Number or Soc. Sec. No.

Telephone Number

e-mail

Cell Phone Number

**Village of Lancaster
Lancaster NY Forward
Small Project Fund
PROPOSAL**

TO:

OWNER: 5497 Village Place LLC, Frank Todaro
ADDRESS: 5497 Broadway
PROGRAM: NYF Small Project Fund

FROM:

NAME:
ADDRESS:
CELL PHONE NO.:

I hereby propose to do the following, with all materials and labor necessary, for the amount specified:

1.	General Conditions	
		\$
2.	Masonry Restoration	
	<p>Tear down and rebuild two chimneys</p> <ul style="list-style-type: none">• Reuse existing stone when possible• Any new stone must match the old• New Thru-wall flashing• Fabricate new metal cap across each chimney <p>Cut out and repoint stone mortar joints*</p> <ul style="list-style-type: none">• 3,000 lineal feet of repointing with mortar mix matching original including under front map posts <p>Wash all newly installed masonry to remove mortar haze and residue</p> <p>Remove and reset limestone front stairs</p> <p>Repair portico ceiling cracks</p> <p>*Repointing must follow National Park Service Preservation Brief 2 per SHPO</p>	\$

3.	Cornice Restoration	
	<p>Remove 30 lineal feet of deteriorated cornice and replace with new, in-kind materials</p> <p>Remove metal on rear elevation cornice- replace in-kind</p> <p>Wire wheel, prime and paint existing metal cornice around entire perimeter of building</p> <p>Scrape, prime and paint all metal soffits</p>	\$
4.	Wood Restoration	
	<p>Sand, prime and paint all existing wood window and door trim, paint with high quality Sherwin Williams exterior paint</p> <p>Cut out & caulk all window & door perimeter joints, sealant color to be selected by owner</p>	\$
5.	Other	
	<p>Restore existing door overhang with in-kind materials or approved replacements (west side of building)</p> <p>Rebuild missing rear door overhand identical to existing (west side of building)</p> <p>Clean up and weatherproof masonry and wood opening at central air unit, front west of building</p> <p>Replace all gutters and downspouts with black gutters/downspouts</p> <p>Replace and replicate 16 metal vents, 8 at each side of building with black stainless steel vents, same size</p>	\$
6.	Allowances	
	10% contingency on total	\$
	TOTAL	\$

I agree to abide by the terms of a contract between the OWNER and myself should this proposal be accepted. This proposal is valid for ____ days. (Sign on next page)

DATE

CONTRACTOR

5497 BROADWAY, LANCASTER











