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Rochester, NY 14614
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MONROE COUNTY LAND BANK CORPORATION

REQUEST FOR QUOTES

AIR MONITORING SERVICES

during Demolition of 5 Beechwood Drive, Town of Gates, NY

Issued: May 29, 2026

Due: June 10, 2026

1) INTRODUCTION

Monroe County Land Bank is seeking quotes from experienced and qualified air monitoring contractors to provide air monitoring of In-Place Controlled Demolition of an unsafe structure at 5 Beechwood Drive, Town of Gates. The purpose of these services is to ensure regulatory compliance and protect public health and safety throughout the demolition of the deteriorated property.

MCLBC issued a Demolition RFP on May 29th. The Demolition RFP is available on the [Land Bank's website](#) for reference.

2) BACKGROUND

Monroe County Land Bank Corporation (MCLBC), was established in early 2024. MCLBC aims to lower the number of vacant or “zombie” properties located in the 29 towns and villages of Monroe County by returning them to spaces of productive use for these communities and adding housing to Monroe County.

3) SCOPE OF SERVICES

- a. The Air Monitoring Contractor shall be responsible for using tools, labor, vehicles, equipment needed to complete the project in accordance with Part 56 of Title 12 of the Official Compilation of Codes, Rules and Regulations of the State of New York as well and any other applicable code or regulation.
- b. 5 Beechwood Drive has been deemed unsafe by the local authority having jurisdiction (Codes Enforcement Official) and will be required to be taken down unabated, as is, in-place.
- c. The selected Air Monitoring contractor shall make arrangements with the demolition contractor concerning coordination of demolitions.
- d. It is the responsibility of the bidder to inspect each site prior to submitting their bid.
- e. Entry into the structure is prohibited for safety, health, and liability reasons, as these structures were deemed unsafe structures by the Authority Having Jurisdiction.

4) **QUALIFICATIONS**

The selected applicant must:

- Have a valid NYS DOL Asbestos Contractor License
- Minimum of three (3) years of experience in environmental monitoring
- Staff must hold current NYS DOL certifications as Asbestos Project Monitors and/or Air Sampling Technicians.

5) **DELIVERABLES**

- **Daily Project Logs:** Digital copies of on-site observations, work performed, contractor headcounts, and any visual deficiencies.
- **Laboratory Reports:** Certified results delivered within 24 hours of sample collection.
- **Final Closeout Report:** A comprehensive bound (or PDF) report containing all sample data, licenses, and certificates of completion within 15 days of project end.

Desired Completion Date

MCLBC desires that all work be substantially completed by June 30th or no later than the first week of July 2026. Responses should include a proposed project schedule that aligns with this timeline.

6) **INSURANCE REQUIREMENTS**

Prior to any individual contract award, the successful individual(s) or firm(s) shall procure and maintain for the duration of the contact, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Consultant, its agents, representatives, employees, or subcontractors.

7) **MINORITIES AND WOMEN BUSINESS ENTERPRISES**

MCLBC seeks a diverse applicant pool and prohibits discrimination and harassment of any type and affords equal employment opportunities without regard to race, color, religion, sex, age, national origin, disability status, protected veteran status, or any other characteristic protected by law.

8) **QUOTE SUBMISSION**

Please provide a "Not-to-Exceed" fee schedule based on the following:

- **Project Monitor Rate:** \$ Amount per day
- **PCM Air Sample Analysis Rate:** \$ Amount per sample
- **Final Report Fee:** Flat fee of \$ Amount

It is estimated that demolition may take 2-4 working days to complete, subject to weather conditions.

Quotes shall be submitted in person or via email. Submissions must be clearly marked with the name of the RFQ: **“Air Monitoring Services for 5 Beechwood Drive” and “the Contractor Name”**.

- Emailed copies of the quotes and other required documents must be sent to: landbankcorp@monroecounty.gov with the above text in the subject line.
- Hard copies of the quotes and other required documents may be submitted in a sealed envelope with the above text on the outside of the envelope and submitted to:

Monroe County Land Bank Corporation
Request for Quotes
C/o Pat Gooch
50 West Main Street, Suite 1150
Rochester, NY 14614

- **Submissions must be received by June 10, 2026 by 12:00 p.m. ET**

The submissions will serve as the basis for MCLBC’s initial evaluation of the firm’s qualifications, understanding of the scope and objectives, and ability to perform the requested services. Submission of a Quote indicates acceptance of the conditions contained in this RFQ, unless clearly and specifically noted otherwise in the submission. MCLBC reserves the right to reject any and all Quotes, in whole or in part, submitted in response to this RFQ. MCLBC reserves the right to waive any and all informalities and to disregard all non-conforming, non-responsive, or conditional submissions.

MCLBC may, at any time by written notification to all Contractors, change any portion of the RFQ described and detailed herein. All questions concerning this RFQ shall be submitted in writing to landbankcorp@monroecounty.gov by June 4th. Replies will be issued by Addenda e-mailed to all parties recorded as having received this RFQ, as well as posted on the MCLBC Website.

9) PROPOSAL EVALUATION, REVIEW AND SELECTION PROCESS

Quotes shall remain valid for a minimum of 90 days or until the awarding of the bid by MCLBC, unless otherwise rejected consistent with this RFQ.

The Board of Directors will evaluate the submissions to determine whether the requirements of the RFQ are met and to make a recommendation to MCLBC Board of Directors for final decisions. During the evaluation of submissions, MCLBC Board of Directors may require clarification of information or may invite contractors to an oral presentation to clarify and/or validate submission contents. The successful firm will be required to enter into a Services Agreement with MCLBC.