



**39 West Main Street
CityPlace, Suite 1150
Rochester, NY 14614**

BID PROJECT:	Monroe County Land Bank Corporation Modular Homes RFP
BID PROJECT #:	
BID DATE:	March 4, 2026
BUYER & PHONE #:	Patrick Gooch 585-753-2032

THE FOLLOWING RESULTS ARE BIDS AS PRESENTED AT THE BID OPENING AND DO NOT REPRESENT AN AWARD.

NAME OF VENDOR	AMOUNT BID
Cook Properties	139 Renouf - \$256,900, \$267,400 16 Swansea: \$251,400, \$261,900 1504 English: \$256,300, \$266,800
Avon Modular Homes	139 Renouf: \$320,064, \$347,675, \$428,748 16 Swansea: \$300,564, \$328,175 1504 English: \$329,780, \$354,873, \$405,892
Champion	139 Renouf: \$282,907.05 16 Swansea: \$239,683.55 1504 English: \$298,202.05
GreenDoor Builders	139 Renouf: \$327,850 16 Swansea: \$327,850 1504 English: \$375,554.40



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 Rochester, NY 14614
 landbankcorp@monroecounty.gov

Monroe County Land Bank Corporation Modular RFP Scoring Rubric

Date: 3/11/2026

<i>Evaluation Criteria</i>	Maximum Points	Avon Modular	Champion Construction	GreenDoor Builders	Cook Properties
Team Proven experience installing factory-built homes. Fully staffed development team including architects, engineers, surveyors, construction manager, etc.	10	10	10	10	10
Cost & Value Reasonable budget and costs that enumerate and cover permit fees, site acquisition, site preparation, manufacture, delivery and installation costs. Use Attachment A and include additional pages required to communicate all costs. Final product that can appraise adequately for traditional bank loan products. Long-term value proposition of the homes.	30	20	20	15	30
Project Execution Financial qualifications to fund proposed houses. Execution plan and timeline for each site. Team relevant experience with delivery and installation.	30	20	30	30	25
Finished Product & Aesthetics Designs & configurations demonstrate minimum square footage & accommodate site constraints. Designs are compatible with existing street façade. Homes have elevated roof pitches & permanently affixed to the site. Each site assessed for proposes of delivery and installation.	30	25	25	30	30
Total Score	100	75	85	85	95