

Questions Related to Monroe County Land Bank RFP – Modular Home
Received as of February 17, 2026

SITE CONDITIONS & EXISTING INFORMATION

Q: Are updated surveys, boundary markers, or topographic maps available for each lot?

- **A:** The MCLBC issued an RFQ for Land Surveying Services for the properties on February 18th. Updated surveys are currently being procured and will be provided to the selected contractor once finalized. Anticipated for late-March to April.

Q: Has any environmental testing been completed (soil conditions, fill, underground tanks, asbestos, etc.)?

- **A:** Not at this time. The property located at English Road had a residential structure on it previously, but it was removed at some point in the past.

Q: For 16 Swansea Park, will demolition include full removal of existing foundation, utilities, and backfill to grade?

- **A:** Demolition and site preparation will be completed as necessary to accommodate the proposed structure. MCLBC has issued a separate Demolition RFP and will coordinate the scopes of both contracts to ensure appropriate site preparation.

Q: Can you confirm the condition and exact location of existing water, sewer, gas, and electric laterals? If existing laterals are unusable, who determined that?

- **A:** Not at this time. A survey is being conducted that includes utility marking via u-dig. The selected contractor is responsible for identifying existing utilities. It has not been determined that the laterals are unusable. However, two sites are vacant and other land banks have found that vacant sites often have laterals removed or capped in a fashion that makes them unusable.

Q: Are there any known capacity constraints (water pressure, sewer depth, gas availability)?

- **A:** There are no known constraints. All sites are within residential neighborhoods and once hosted a residential structure on site.

ZONING & APPROVALS

Q: Are any variances anticipated for any of the three lots, who is responsible for variance submissions?

- **A:** It is likely the Gates property, 139 Renouf will require an area variance. MCLBC has been in discussion with the Town about the variance, but has not applied for one yet. The MCLBC can collaborate with the developer on the variance process, by attending Town meetings and working with municipal staff on moving the application forward. The selected contractor is responsible for materials, drawings, and representation to the Town regarding any necessary variance.

DESIGN & OPTIONAL FEATURES

Q: Will the Land Bank provide selections (siding, shingles, interior finished) prior to finalizing permit ready plans?

- **A:** Yes, we can work with the contractor to do so before permit ready plans are finalized.

Q: For garages, is there a preference for attached vs. detaches, or should this be site specific?

- **A:** There is no preference for attached vs. detached garages. All proposals should comply with applicable local zoning and building code requirements. Garage configuration should be determined based on site conditions and similar houses and garages along the street.

Q: Will proposed homes need to meet quality standards and specifications to ensure eligibility for Freddie/Fannie Mae (including MH Advantage) or other conventional financing programs?

- **A:** Yes. It will allow for a conventional mortgage and the design standards will allow the structure to better fit into the surrounding neighborhood.

Q: Are green building features, such as heat pump systems, required for this project?

- **A:** Green building features are not required under the current funding source. Proposers may include such features so long as they meet the minimum specifications in the RFP.

Q: Does the Board prefer baseline level finishes for proposed homes?

- **A:** The Board has diversity of opinion on the finishes. Baseline finishes will keep the price affordable, but some members would prefer to see a range of finish options for consideration. It is suggested that proposers identify a base price with a closed universe of finish upgrade options.

SCHEDULE & DELIVERY

Q: Are there known access constraints for modular delivery (road width, overhead wires, turning radius) and will temporary road closures/police escorts be permitted if required for delivery?

- **A:** Some sites have delivery constraints related to existing trees that may need to be removed for site development and modular delivery. However, access constraints have not been investigated by MCLBC and would be the responsible of the contractor. Road closures/police escorts will be permitted if necessary and built into the scope of work.

Q: Are there any restrictions on staging areas, crane placement, or laydown space at each site?

- **A:** All sites are infill sites with small lots. Accordingly, they do not have significant excess space for a staging area, crane, or laydown area. However, if the site and town permit areas for staging/laydown or cranes the contractor can do so.

Q: Is April 10th deadline for permit-ready plans firm, or is there flexibility if municipal review timelines impact progress?

- **A:** There is flexibility with permit-ready plans. At a minimum substantial progress towards permit ready plans or town approvals, including a variance, need to be made by April 10th to ensure completion of the site and unit can be made by November 2026.

Q: What is the expected timeline for project completion?

- **A:** The target completion date is November 2026. For proposal submission, a rough project schedule is acceptable.

BUDGET, FEES, & PAYMENT

Q: Will utility connection fees be paid directly by the Land Bank, or should they be included in the contractor's budget?

- **A:** Contractor should include utility connection fees in their budget.

Q: Will progress payments be allowed, and is there a preferred draw schedule?

- **A:** Progress payments will be allowed based on typical residential construction milestones or stages and will be identified in the contract. Draws will only be released based on completed milestones that are agreed to in the contract.

INSURANCE

Q: Should the Land Bank be named as an additional insured on all contractor policies?

- **A:** Yes.

Q: Will the Land Bank carry any builder's risk coverage, or is the contractor solely responsible

- **A:** Per section 6 of the RFP the Contractor is required to carry builder's risk. MCLBC will carry property and liability insurance on the parcel.

EVALUATION & SELECTION PROCESS

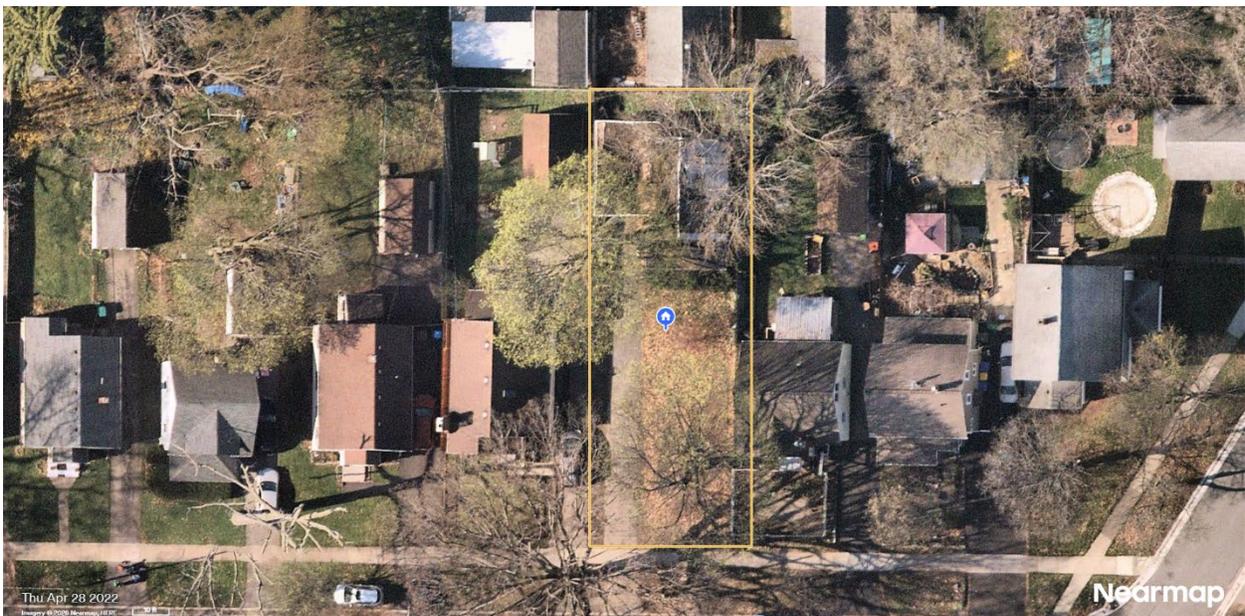
Q: Will interview or presentations be part of the selection process?

- **A:** During the evaluation of proposals, the MCLB Board of Directors may require clarification of information or may invite contractors to an oral presentation to clarify and/or validate proposal contents. If needed, such presentations will be scheduled in the second to third week of March.

Last known structure existing at 139 Renouf Drive, Gates, NY - April 2020 (Boundaries are approximate):



Last known structure existing at 16 Swansea, Greece, NY – present, but demo anticipated (Boundaries are approximate):



No imagery (dating to 1985) for last known structure at 1504 English Road, Greece.