

COUNTY OF ROCKLAND
Department of General Services
Purchasing Division

Contract Award Notification

Title: **On Call Building Inspection and Code Enforcement Services QSL**

Contract Period: February 1, 2023 through January 31, 2024 w/ 4 one-year options
Extended Through January 31, 2025 w/ 3 one-year options
Extended through January 31, 2026 w/ (2) 1-year options
Extended through January 31, 2027, w/ 1-year option

Original Date of Issue: February 27, 2023

Date of Revision: 11/03/2025

RFP No: **RFP-RC-2022-045**

Authorized Users: Office of Buildings and Codes

Address Inquiries To:

Name: Claudia Moodie
Title: Purchaser II
Phone: 845-364-3821
Fax: 845-364-3809
E-mail: moodiec@co.rockland.ny.us

Description

This contract is to establish qualified third-party support providers who have NYS Certified Inspection expertise for commercial and residential buildings.

Contract #	Vendor Number	Contractor & Address	Telephone No.
RFP 22-045	0000027286	Adriel Bou 11 Brewery Road New City, NY 10956 adriel.r.bou@gmail.com	845-323-9149
RFP 22-045-A	0000027615	Christopher Flynn 1180 Glen Rd. Shrub Oak, NY 10588 flynnc@co.rockland.ny.us	914-438-5220
RFP 22-045-B	0000027313	Darshan Surprenant 103 S Middletown Rd. Pearl River, NY 10965 surprend@co.rockland.ny.us	845-558-8560
RFP 22-045-D NOT RENEWED 2/1/2026	0000027426	Lambiasi Services, Inc. 6 Collyer Place White Plains, NY 10605 Contact: Carl John Lambiasi Lambiasi.Services@gmail.com	914 760 3486

RFP 22-045-E NOT RENEWED 2/1/2025	0000027287	Raphael Ziegler 10 Kentor Lane Monsey, NY 10952 Ziegvyfd7@gmail.com	845-356-1100
RFP 22-045-F	0000027546	Vincent Wadden 14 Lincoln Ave. White Plains, NY 10606 waddenv@co.rockland.ny.us	914-906-6402
RFP 22-045-G	0000027302	William W. Gorbitt 168 Central Hwy Stony Point, NY 1098- gorbittw@co.rockland.ny.us	914-438-0836
RFP 22-045-R	0000028779	3T Lava 20 Brewster Ave. Stony Point, NY 10980 Contact: Jack Lavalasee lavalasj@co.rockland.ny.us JLavalasse@gmail.com	845-327-0186
RFP 22-045-I <i>Open Enrollment</i>	0000027995	Anthony Abbate Jr. 268 Babbitt Rd. Unit M-4 Bedford Hills, NY 10507 AbbateA@co.rockland.ny.us	914-548-0030
RFP 22-045-J	0000027355	Willer Franck 18 Mallory Rd. Spring Valley, NY 10977 franckw@co.rockland.ny.us	845-494-1569
RFP 22-045-K	0000027288	Kim U. Wepler 9 Collaberg Road Stony Point, NY 10980 kuwepler@gmail.com weplerk@co.rockland.ny.us	845-222-1354
RFP 22-045-L <i>Open Enrollment</i>	0000028052	Corey Martin 64 Parkside Dr. Suffern, NY 10901 martinc@co.rockland.ny.us	845-721-5314
RFP 22-045-M <i>Open Enrollment</i>	0000027945	Nicholas Wadden 14 Lincoln Ave. White Plains, NY 10606 waddennick@gmail.com	914-260-5963
RFP 22-045-N NOT RENEWED 2/1/2026	0000028192	Shawn C. Jimison 1 Salem Place White Plains, NY 10605 sejimison34@yahoo.com	914-255-7714
RFP 22-045-O <i>Open Enrollment</i>	0000027954	Michael B. Gischner 507 Jumano Ct. Suffern, NY 10901 gischnem@co.rockland.ny.us	845-304-3003
RFP 22-045-P	0000028695	Thomas Longo 17 4 th Street White Plains, NY 10606 longot@co.rockland.ny.us	914-837-9440
RFP 22-045-Q NOT RENEWED 2/1/2025	0000028694	Matthew Wurtz 2621 Farsund Dr. Yorktown Heights, NY 10598 Matthew.Wurtz@gmail.com	914-760-0124
RFP 22-045-S	0000027973	Claudener Paul 22 Sunset Road Highland Mills, NY 10930 pclaudener@mercy.edu	845-300-7943

RFP 22-045-T	0000029277	Robert Barbella 72 Mount Pleasant Ave. Thornwood, NY 10594 barbellr@co.rockland.ny.us	914-755-9639
RFP 22-045-U	0000029383	Edward J. Longo 17 4 th Street White Plains, NY 10606 longoe@co.rockland.ny.us	914-837-3054
RFP 22-045-V	0000029580	Sean D. Moran 18 Beverly Rd Mount Kisco, New York 10549 Seanyfd2002@yahoo.com	914-906-7945

County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027286
Adriel Bou
Adriel Bou
11 Brewery Road
New City NY 10956

Dispatch via Print

Contract ID RFP 22-045		Page 1 of 1
Contract Dates 02/01/2023 to 01/31/2027		Currency USD
On Call Building Inspection an		Contract Maximum 99,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

adriel.r.bou@gmail.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000002	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000003	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000004	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027615
Christopher Flynn
1180 Glen Rd.
Shrub Oak NY 10588

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Contract ID RFP 22-045-A		Page 1 of 1
Contract Dates 02/01/2023 to 01/31/2027		Currency USD
On Call Building Inspection an		Contract Maximum 99,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

flynncc@co.rockland.ny.us

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000005	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000006	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000007	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

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County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027313
DARSHAN SURPRENANT
Darshan Surprenant
103 S MIDDLETOWN RD
PEARL RIVER NY 10965

Phone 845/558-8560

Darshan.surprenant@gmail.com

Tax Exempt? Tax Exempt ID:

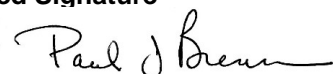
Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000008	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000009	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000010	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-B		Page 1 of 1
Contract Dates 02/01/2023 to 01/31/2027		Currency USD
On Call Building Inspection an		Contract Maximum 115,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
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Supplier 0000027546
Vincent Wadden
Vincent Wadden
14 Lincoln Ave.
White Plains NY 10606

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Contract ID RFP 22-045-F		Page 1 of 1
Contract Dates 02/01/2023 to 01/31/2027		Currency USD
On Call Building Inspection an		Contract Maximum 234,820.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Wadd008x@aol.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000020	51.20000	Hour
2		Inspection Services, After Normal Business Hours - Monday through Friday after 5pm, before 9am and any hours on weekends.	96109000021	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000022	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027302
William W. Gorbitt
William W. Gorbitt
168 Central Highway
Stony Point NY 10980

Phone 914/438-0836

bgorbs@gmail.com

Tax Exempt? Tax Exempt ID:


Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000023	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday through Friday after 5pm, before 9am and any hours on weekends.	96109000024	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000025	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-G	Page 1 of 1	
Contract Dates 02/01/2023 to 01/31/2027	Currency USD	
On Call Building Inspection an		Contract Maximum 99,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000028779
3T Lava
Jackenton Lavalasse
20 Brewster Ave.
Stony Point NY 10980

Phone 845/327-0186

3tlavainc@gmail.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000032	57.37000	Hour
2		Inspection Services, After Normal Business Hours - Monday through Friday after 5pm, before 9am and any hours on weekends.	96109000033	57.37000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000034	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-R	Page 1 of 1	
Contract Dates 04/23/2024 to 01/31/2027	Currency USD	
On call building inspection an	Contract Maximum 411,110.48	
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027995
Anthony Abbate Jr.
Anthony Abbate Jr.
268 Babbitt Rd
Bedford Hills NY 10507

Phone 914/548-0030

abbatea@co.rockland.ny.us

Tax Exempt? Tax Exempt ID:


Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000035	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000036	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000037	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-I	Page 1 of 1	
Contract Dates 02/01/2023 to 01/31/2027	Currency USD	
On Call Building Inspection an		Contract Maximum 99,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
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Supplier 0000027355
Willer Franck
Willer Franck
38 Capricorn Lane
Chestnut Ridge NY 10952

Phone 845/494-1569

fbiggwill@yahoo.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000029	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday through Friday after 5pm, before 9am and any hours on weekends.	96109000030	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000031	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045 INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-J	Page 1 of 1	
Contract Dates 02/01/2023 to 01/31/2027	Currency USD	
On Call Building Inspection an		Contract Maximum 350,788.90
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027288
Kim U. Wepler
Kim Wepler
9 Collaberg Road
Stony Point NY 10980

Phone 845/222-1354

KUWEPPLER@GMAIL.COM

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000038	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday through Friday after 5pm, before 9am and any hours on weekends.	96109000039	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000040	1.00000	Dollar

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Contract ID RFP 22-045-K	Page 1 of 1
Contract Dates 02/01/2023 to 01/31/2027	Currency USD
On Call Building Inspection an	Contract Maximum 220,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us
Buyer Moodie, Claudia	Phone 845/364-3821
	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000028052
Corey Martin
64 Parkside Dr.
Suffern NY 10901

Phone 845/721-5314

coreymartin3@gmail.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000041	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000042	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000043	1.00000	Dollar

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Contract ID RFP 22-045-L	Page 1 of 1	
Contract Dates 05/01/2023 to 01/31/2027	Currency USD	
On Call Building Inspection an	Contract Maximum 178,583.20	
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027945
Nicholas Wadden
Nicholas Wadden
14 Lincoln Ave.
White Plains NY 10606

Phone 914/260-5963

waddennick@gmail.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm.	96109000046	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000047	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000048	1.00000	Dollar

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Contract ID RFP 22-045-M	Page 1 of 1	
Contract Dates 08/02/2023 to 01/31/2027	Currency USD	
On Call Building Inspection an		Contract Maximum 90,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000027954
Michael B. Gischner
Michael B. Gischner
dba Gisch Consulting
507 Jumano Ct
Suffern NY 10901

Phone 845/304-3003

michael.gischner@gmail.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm	96109000052	40.96000	Hour
2		Inspection Services, After Normal Business Hours- Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000053	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000054	1.00000	Dollar

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Contract ID RFP 22-0450	Page 1 of 1	
Contract Dates 10/16/2023 to 01/31/2027	Currency USD	
On Call Building Inspection an		Contract Maximum 294,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
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Supplier 0000028695
Thomas Longo
Thomas Longo
17 4th Street
White Plains NY 10606

Phone 914/837-9440

longo1221@yahoo.com

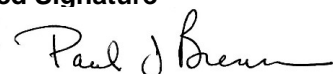
Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm	96109000055	40.96000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000056	51.20000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000057	1.00000	Dollar

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Contract ID RFP 22-045-P	Page 1 of 1	
Contract Dates 03/14/2024 to 01/31/2027	Currency USD	
On Call Building Inspection an		Contract Maximum 99,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
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Supplier 0000027973
Claudener Paul
Claudener Paul
22 Sunset Road
Highland Mills NY 10930

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Contract ID RFP 22-045-S		Page 1 of 1
Contract Dates 02/01/2025 to 01/31/2027		Currency USD
On Call Building Inspection an		Contract Maximum 75,000.00
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Tax Exempt? Tax Exempt ID: pclaudener@mercy.edu

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm	96109000058	40.00000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000059	50.00000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000060	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045-S INCORPORATED HEREIN BY REFERENCE.

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000029277
Robert Barbella
Robert Barbella
72 Mount Pleasant Ave.
Thornwood NY 10594

Phone 914/755-9639

robits@live.com

Tax Exempt? Tax Exempt ID:


Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm	96109000061	40.00000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000062	50.00000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000063	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045-T INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-T	Page 1 of 1	
Contract Dates 02/01/2025 to 01/31/2027	Currency USD	
On Call Building Inspection	Contract Maximum 99,000.00	
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000029383
Edward J. Longo
Edward J. Longo
17 4th Street
White Plains NY 10606

Phone 914/837-3054

longej88@gmail.com

Tax Exempt? Tax Exempt ID:

Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm	96109000064	40.00000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000065	50.00000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000066	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045-U INCORPORATED HEREIN BY REFERENCE.

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Contract ID RFP 22-045-U	Page 1 of 1	
Contract Dates 02/01/2025 to 01/31/2027	Currency USD	
On Call Building Inspection	Contract Maximum 99,000.00	
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



County of Rockland CONTRACT

Dept. of General Services

Purchasing Division
50 Sanatorium Rd, Bldg A, 6th Fl, Rm 609
Inside Delivery - No Loading Dock
POMONA NY 10970
www.rcpurchasing.com

Supplier 0000029580
Sean D. Moran
Sean D. Moran
18 Beverly Rd
Mount Kisco NY 10549

Phone 914/906-7945

Seanyfd2002@yahoo.com

Tax Exempt? Tax Exempt ID:

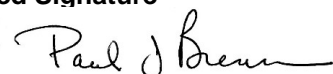
Line #	Supplier Item	Item Desc	Item ID	Price	UOM
1		Inspection Services, Regular Business Hours Monday through Friday 9:00am through 5:00pm	96109000068	40.00000	Hour
2		Inspection Services, After Normal Business Hours - Monday Through Friday after 5pm, before 9am and any hours on weekends.	96109000069	50.00000	Hour
3		Mileage and Travel Rate based on current IRS published rate. Travel and Mileage to be paid as necessary and with pre-authorization	96109000067	1.00000	Dollar

TERMS AND CONDITIONS OF RFP-RC-2022-045-V INCORPORATED HEREIN BY REFERENCE.

Dispatch via Print

Contract ID RFP 22-045-V	Page 1 of 1	
Contract Dates 05/16/2025 to 01/31/2027	Currency USD	
On Call Building Inspection	Contract Maximum 70,000.00	
Freight Terms	Buyer Email moodiec@co.rockland.ny.us	
Buyer Moodie, Claudia	Phone 845/364-3821	Fax 845/364-3809

Authorized Signature



Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045****PURPOSE OF REQUEST FOR PROPOSALS (RFP)**

The purpose of this Request for Proposals is to establish a pool of qualified third-party support providers who have NYS certified inspection expertise for commercial and residential buildings. This RFP is a component of County's requirement to provide these services in the Village of Spring Valley, NY ("VOSV").

County of Rockland Department of Building and Codes ("OBC") is responsible for the administration and enforcement of the NYS Uniform Fire Prevention and Building Code ("Uniform Code") and the State Energy Conservation Construction Code (the "Energy" Code) with respect to buildings and structures located in the VOSV. The OBC currently has full-time/part time 3rd party support contractors who perform required fire safety inspections, construction inspections, code enforcement services, and other related functions in the VOSV.

This RFP is designed to provide interested offerors with sufficient basic information to submit proposals meeting minimum requirements, but is not intended to limit a proposal's content or exclude any relevant or essential data. Offerors are at liberty and are encouraged to expand upon the specifications to evidence service capability under any agreement.

OPEN ENROLLMENT

This Qualified Provider List is an open enrollment contract. After the initial deadline date of this RFP, the Division of Purchasing reserves the right to solicit and add additional positions, services and/or contractors to meet any unmet needs, as deemed by the County Executive's Office and/or the Division of Purchasing.

BACKGROUND

Effective February of 2022 the New York State Department of State (NYSDOS) directed the County of Rockland to take over the Building Inspections, Plan Review, and Code Enforcement Services for the Village of Spring Valley (VOSV), New York. The County has formed the Rockland County Office of Buildings and Codes (RBC) in order to address the significant issues and deficiencies of building code administration and enforcement processes performed by the VOSV.

ISSUING OFFICE AND RFP REFERENCE NUMBER

The County of Rockland's Department of General Services – Purchasing Division is the issuing office for this document and all subsequent addenda relating to it, on behalf of the Office of Buildings and Codes. The reference number for the transaction is Solicitation RFP-RC-2022-045. This number must be referred to on all proposals, correspondence, and documentation relating to the RFP.

Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045****PURCHASES BY OTHER LOCAL GOVERNMENTS, SCHOOL DISTRICTS, AND NON PROFIT AGENCIES**

As per the New York State General Municipal Law, all political subdivisions of New York State are allowed to make purchases through the resulting contract(s). As per Rockland County Procurement Policy, Non Profit Agencies approved to participate in New York State's Contract Extension Program are authorized to make purchases through the resulting contract(s).

1. The County of Rockland shall make all contract award information available to other political subdivisions and non profit agencies through our website: www.rcpurchasing.com
2. Any other political subdivision or Rockland County non profit agency will issue purchase orders directly to vendors within the specified contract period referencing the County's contract and shall be liable for any payments due on such purchase orders; and shall accept sole responsibility for any payment due.
3. All purchases shall be subject to audit and inspection by the other political subdivisions and Rockland County non profit agencies for which the purchase was made.
4. No officer, board or agency of a county, town, village, or school district shall make any purchase through the County when bids have been received for such purchase by such officer, board or agency, unless such purchase may be made upon the same terms, conditions and specifications at a lower price through the County.
5. All Bidders shall be on notice that as a condition of the award of a County contract, the successful bidder shall accept the award of a similar contract with any other political subdivision in New York State and Rockland County non profit agencies authorized to use New York State's contracts, if called upon to do so. A listing of approved Rockland County non profit agencies is available on the Purchasing Division's website at www.rcpurchasing.com. The County, however, will not be responsible for any debts incurred by the participants pursuant to this or any other agreement.
6. Necessary deviations from the County's specifications in the award of a participant contract, whether such deviations relate to quantities, or delivery points shall be resolved between the successful bidder and the other political subdivisions and Rockland County non profit agencies.

Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045****INSURANCE REQUIREMENTS:**

The Contractor will be required to submit a valid NYS Worker's Compensation Certificate, NYS Disability Certificate or Attestation of Exemption as issued by the NYS Department of Worker's Compensation.

The Contractor is **NOT** required to provide a Certificate of Liability to the County, however, the County will hold the contractor harmless based on the requirements noted below:

INDEMNIFICATION AND HOLD HARMLESS: COUNTY shall provide for the defense and indemnification of CONTRACTOR in any civil action or proceeding arising out of an alleged act or omission which occurred while CONTRACTOR was acting in good faith and within the scope of his or her duties as a Codes and Building Enforcement Officer. Nothing herein shall authorize COUNTY to indemnify or defend CONTRACTOR with respect to punitive or exemplary damages, fines or penalties, or where such civil proceeding is brought by or on behalf of COUNTY.

To obtain the benefits of indemnification and defense CONTRACTOR must: (1) deliver a request for such a defense to COUNTY'S Department of Law within five days of being served with any pleading, notice, notice of claim, or other paper initiating a proceeding against CONTRACTOR, and (2) such request must include a copy of the paper constituting the notice, or initiating the proceeding and (3) CONTRACTOR shall cooperate with all requests by COUNTY related to the defense of the action.

COUNTY shall choose the counsel to provide a defense in any claim subject to defense and indemnity under this section. COUNTY shall be entitled to control all matters related to any compromise or settlement of any dispute, including any terms of such compromise or settlement or any amounts to be paid to a claimant arising from a claim subject to defense and indemnity under this section.

COST/PRICE & PAYMENT SECTION:

By submitting you a Statement of Qualifications in response to this RFP, the respondent agrees that services will be rendered at a rate of \$40.00 per hour (regular business hours) or \$50.00 per hour (outside regular business hours) payable upon receipt of a Statement of Services each month provided to the Director of the Office of Buildings and Codes by the Contractor and corroborated by the supervising official, with specific work hours for the preceding month. Payment will be made by check from the County's Department of Budget and Finance to the Contractor within 2 weeks of receiving the Statement of Services. Regular business hours are Monday – Friday between 9 AM to 5 PM. Outside regular business hours shall include weekdays after 5 PM and before 9 AM and any hours on weekends.

The County OBC currently is under contract with eleven inspectors. Nine (9) inspectors currently work an average of 10-18 hours per week. Two inspectors (2) currently work an average of 35-40 hours per week.

Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045**

The County provides its inspectors with County owned vehicles, however, when inventory is not available, the contractor will be required to utilize their own personal vehicle and liability insurance.

Contractor must possess and maintain a valid driver's license. A valid driver's license must be included with your response.

Travel & Mileage will only be reimbursed when the contractor utilizes their personal vehicle for on call work and / or attending required training seminars. Such reimbursement must be approved by the authorized County of Rockland Representative. The rate of reimbursement will be based on the current rate posted by the Internal Revenue Service.

Mileage Rate Changes - 2022

Purpose	Rates 7/1 through 12/31/2022
Business	\$0.62.5

PRICE ADJUSTMENT

The County recognizes this product or service has a price component that may have a commodity with changing costs. The Contractor/Supplier may request a Price Adjustment no more frequently than once each quarter (3-month period).

A Price Adjustment request must be made in writing and include the reason for the request, documentation supporting the request (ie, commodity increases), the current pricing, and the requested revised pricing.

The County will review the Price Adjustment request. If the Price Adjustment is deemed reasonable the Price Adjustment request will be accepted by written acknowledgement. If the request is not accepted the County may entirely reject the request or may counter with revised pricing. In either case the County will provide a written explanation in support of the decision.

The Director of Purchasing may use available indexes (e.g. CPI or PPI) to determine if the requested Price Adjustment is reasonable. Typically, a Price Adjustment that exceeds 5% will not be approved unless very unusual and significant changes have occurred in the industry.

In the event industry costs decline, the County shall have the right to receive, from the Contractor, a reasonable reduction in prices/pricing that reflect such cost changes in the industry. The County will make a written request to the Contractor for a Price Adjustment in writing with supporting documentation.

SUBMITTING YOUR PROPOSAL

NOTICE: By submitting a statement of qualifications in response to this RFP, offeror is acknowledging that the requirements, scope of work, and the evaluation process, outlined in the RFP are fair, equitable, not unduly restrictive, understood and agreed to. Any exceptions to the content of the RFP must be protested to the Director of Purchasing prior to the closing date and time for submission of the proposal.

Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045**

Proposals must be received by the posted due date and time. Proposals received after the deadline will be late and ineligible for consideration.

Proposals must be submitted electronically through the County's Bonfire Request for Proposal Portal. Please refer to the instructions titled: Proposal Submittal Procedures for instructions on submitting your proposal electronically. When submitting (uploading) a proposal electronically through the County's Bonfire Portal, please allow sufficient time to complete the online forms and upload documents. The solicitation will end at the closing time listed in the RFP. If you are in the middle of uploading your proposal at the closing time, the system will stop the process and your proposal will not be received by the system.

LENGTH OF CONTRACT

The Contract resulting from this RFP will be for a period of: one (1) year with four (4) one (1) year options.

The County of Rockland reserves the right to review contract(s) on a regular basis regarding performance and cost analysis and may negotiate price and service elements during the term of the contract.

OPEN ENROLLMENT

This Qualified Suppliers List is an open enrollment contract. After the initial deadline date of this RFP, the Division of Purchasing reserves the right to solicit and add additional positions, services and/or contractors to meet any unmet needs, as deemed by the County Executive's Office and/or the Division of Purchasing.

STANDARD CONTRACT TERMS AND CONDITIONS

Any contract resulting from this RFP will include the County's Standard Terms and Conditions for Professional Service Contracts included in the RFP. Exceptions and or additions to the County's Standard Terms and Conditions are strongly discouraged.

Exceptions to the RFP Terms and Conditions, and/or the Standard Terms and Conditions for Professional Service Contracts must be submitted with the proposal response. Exceptions, additions, service level agreements, etc. submitted after the date and time for receipt of proposals will not be considered.

The County retains the right to refuse to negotiate on exceptions should the exceptions be excessive and not in the best interest of the County.

If negotiations are required, contractor must provide all documents in Microsoft WORD format for redline editing. Offeror must provide the name, contact information, and access of the person(s) that will be directly involved in legal negotiations.

Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045****INTRODUCTION**

This RFP aims to establish a pool of competent, qualified third-party support providers that can assist with residential and commercial building fire safety and construction inspection services.

PROGRAM REQUIREMENTS

The County of Rockland has developed a series of specific qualifications based on the following criteria: a) Required Certification and b) Valid Work Experience for individuals who are interested in being considered as third-party support providers. It should be noted that the qualifications for the third-party support providers roles are based on an analytical review of core competencies for commercial and residential building inspection requirements. Qualified candidates are being sought for the following Third-Party Support Provider Roles:

- 1.1. Certified Building Safety Inspector (BSI)
- 1.2. Certified Code Enforcement Official (CEO)

Candidates can submit a Statement of Qualifications to be considered for one or more of the two third-party support provider roles listed above.

Statement of Qualification must include documentation of the candidate(s) current certifications, valid professional licenses, curriculum vitae (CV), and license to do business in NYS.

With a view toward expanding the pool of qualified third-party support providers, Licensed NYS Professional Engineers (PEs) and Registered Architects (RAs), individuals who have received a NYS DOS Code Enforcement Basic Training Program (BTP)- Certified Code Enforcement Official Certificate, are encouraged to participate in this RFP. Only one form of certification is needed per provider category role, but individual applicants who have more than one certification or license are encouraged to submit the same.

Failure to notify the County of informational changes associated with contractor's request for qualification, who has been approved as a qualified provider will result in immediate disqualification from the provider pool.

Requirements

Consultants must provide required information to effectively demonstrate the capability to perform all the work and services required to meet the selection criteria.

Services Requested

The County encourages proposals from all individuals who can demonstrate the designated qualifications and skill sets described above and referenced as required.

Submission Requirements

The Statement of Qualification must include all of the supporting documents (valid/current certificates, professional licenses, and ability to do business in NYS) for the Provider Roles listed below:

Edwin J. Day, County Executive**Building Inspection Services – On Call Building Inspection Services****RFP-RC-2022-045****CERTIFIED BUILDING SAFETY INSPECTOR (BSI)**

Required Certification: Please provide proof of at least one form of current certification.

- NYS DOS Code Enforcement BTP– Certified Code Enforcement Official Certificate, or
- NYS Professional Engineer's (PE) License, or
- NYS Registered Architect's (RA) License or

Statement of Qualification must include 3 professional references that demonstrates the following - PE related work experience (minimum of 2 years) or, RA related work experience (minimum of 2 years) or, Code Enforcement related work experience (minimum of 4 years).

CERTIFIED CODE ENFORCEMENT OFFICIAL (CEO)

Required Certification: Please provide proof of at least one form of current certification

- NYS DOS Code Enforcement BTP– Certified Code Enforcement Official Certificate, or
- NYS PE License, or
- NYS RA License.

Statement of Qualification must include 3 professional references that demonstrates the PE related work experience (minimum of 2 years) or, RA related work experience (minimum of 2 years) or, Code Enforcement related work experience (minimum of 4 years).

This RFP does not commit the County of Rockland to award a contract, pay any costs incurred in preparing an application, or to procure or contract for services or supplies.

The County of Rockland reserves the right to accept or reject any or all applications received, to negotiate with all qualified sources, or to cancel in part or in its entirety the RFP when it is in County's best interest. The County of Rockland reserves the right to disqualify Consultants based upon the results of a background check into publicly available information and the presence of a material possibility of any reputational or legal risk in accepting an application.