

# QuES&T

Quality Environmental Solutions & Technologies, Inc.

January 13, 2026

The Village of Croton  
1 Van Wyck Street,  
Croton-On-Hudson, NY 10520

ATTN: Frank Balbi

Via e-mail: [fbalbi@crotononhudson-ny.gov](mailto:fbalbi@crotononhudson-ny.gov)

Re.: 1300 Albany Post Road, Croton-On-Hudson, NY 10520  
Request for Proposal – Pre-Renovation Environmental Testing Services

Dear Mr. Balbi,

Thank you for the opportunity to discuss the needs of the Village of Croton in the environmental consulting and remediation services area. **Quality Environmental Solutions & Technologies, Inc. (QuES&T)** is pleased to submit the attached proposal to provide Pre-Renovation Environmental Testing Services to support the renovation of the residential property at 1300 Albany Post Road, Croton-On-Hudson, NY.

**QuES&T** is a NYS Certified Minority Business Enterprise committed to remaining a leader in the environmental training and technical consulting industry. **QuES&T's** extensive Nuclear Power Industry experience makes us uniquely qualified to provide technical support in state-of-the-art techniques for engineering and contamination control. Additionally, this experience enables us to integrate the essential concepts of "critical path" schedules and minimizing personnel exposures while maintaining a high level of attention to the specific details of each project. **QuES&T** personnel satisfy numerous ANSI and NUREG experience requirements of the Nuclear Regulatory Commission. Our staff has served in various capacities in the Health Physics and Nuclear Engineering disciplines in operational power reactors, nuclear powered vessels, radiopharmaceuticals and government prototypes.

We are confident you recognize that selection of a qualified technical consultant for professional services, such as pre-construction inspection, project design, project management and air monitoring, represents a step as critical as selecting a reputable environmental remediation contractor. **QuES&T** feels strongly that the success of any remediation project is defined primarily in the planning and design phase. A technically sound project design combined with proper oversight provides the most cost-effective solution and ensures the gains recognized are not at the expense of future liability to the Village of Croton.

In this regard, **QuES&T** has successfully completed remediation projects, for our client companies, in support of Nuclear and Fossil commercial power plant maintenance outages, facility renovation and demolition, cGMP facility upgrades, recovery from contamination following catastrophic events (e.g. steam line explosions, fires), school building renovations, Corporate asbestos management programs, facility Operations & Maintenance (O&M) programs, UST removals, sub-surface investigations, contaminated soil remediation, LBP stabilization and commercial/residential asbestos & lead abatements.

Technical consulting services are available in the area of regulatory compliance audits, OSHA safety, air monitoring, respiratory protection, laboratory services, building hazard assessments (EPA, HUD, commercial), LBP Risk Assessments, management plans, NYS/NESHAP pre-demolition inspections and full scope project management; including development of remediation response actions and management of all required project and personnel records. Our staff of experienced environmental professionals can prepare all required specifications and procedures to ensure your programs comply with federal, state and municipal regulatory requirements.

**QuES&T** offers a wide range of OSHA and environmental safety training. Our full range of asbestos safety certification training ensures that our client's employees receive the appropriate training to maximize their safety and minimize your liability. **QuES&T** offers accredited initial and refresher training programs for Operations & Maintenance (O&M), Asbestos Abatement Workers and Supervisors, Project Monitors, Asbestos Project Sampling Technicians (RH-II), Asbestos Project Designers, Asbestos Inspectors (RH-III) and Management Planners. Our accredited training facility (EPA, NYS) contains the most modern equipment to support the hands-on portion of each training program. On-site training services are available for groups of at least twenty-five students and can be tailored to meet your specific needs.

**QuES&T** provides a full range of services in the area of Respiratory Protection. Our technical staff has extensive experience in the development of regulatory compliance programs for NUREG 0041 and OSHA 1910.134 Respiratory Protection Programs. Quantitative or qualitative respirator fit services can be provided at **QuES&T**'s facility or yours.

For additional information concerning this submittal, please contact us at (845) 298-6031. We look forward to working with the Village of Croton in the environmental consulting and remediation services area.

Sincerely,



Zachary Timpano  
Project Manager, Technical Services  
NYS/AHERA Inspector Cert # 25-61PEY-SHAB  
NYS Licensed Mold Assessor # 24-63EYB-SHMO  
EPA Lead Risk Assessor / Inspector Cert# LBP-R/I-I252793-1  
CT DPH Asbestos Inspector Cert. #001181



**PRE-RENOVATION ENVIRONMENTAL TESTING SERVICES**

for  
**The Village of Croton**  
**1 Van Wyck Street,**  
**Croton-On-Hudson, NY 10520**  
at  
**1300 Albany Post Road,**  
**Croton-On-Hudson, NY 10520**

*QuES&T agrees to provide the following services:*

**Pre-Renovation Asbestos Survey**

- Provide certified NYSDOL/AHERA Asbestos Inspector(s) to perform a Pre-Renovation Survey for suspect Asbestos-containing Materials (ACM) in compliance with the requirements of 29 CFR 1926.1101 and NYS ICR 56 throughout interior and exterior areas of the structure located at 1300 Albany Post Road, Croton-On-Hudson, NY 10520.
- Perform collection and analysis of suspect friable Asbestos-containing Materials (ACM) using Polarized Light Microscopy (PLM) analytical protocol.
- Perform collection and analysis of suspect non-friable organically bound Asbestos-containing Materials (ACM) using both Polarized Light Microscopy-NOB (PLM-NOB) and Quantitative Transmission Electron Microscopy (QTEM) analytical protocols.
- Discussion of laboratory results for all bulk samples (PLM/QTEM).
- Documentation of all analytical laboratory certifications.
- Identify estimated quantities, locations, types and conditions of Asbestos-containing Materials (ACM) for inclusion in the environmental survey report.

**Pre-Renovation XRF Lead-Based Paint Survey**

- Provide Niton-certified XRF Technician(s) to perform representative In-Situ measurements using a Viken Pb 200e XRF Meter on accessible, representative painted surfaces & immovable objects throughout interior and exterior areas of the structure at 1300 Albany Post Road, Croton-On-Hudson, NY 10520.
- Locations and quantity of representative In-situ measurements will be based on the observed homogeneity of painted surfaces.
- Sequential and summary reports will be provided of all surfaces tested.
- Summarize lead-based paint identified for inclusion in the environmental survey report.

**PRE-RENOVATION ENVIRONMENTAL TESTING SERVICES**

for  
**The Village of Croton**  
1 Van Wyck Street,  
Croton-On-Hudson, NY 10520  
at  
1300 Albany Post Road,  
Croton-On-Hudson, NY 10520

**COST ESTIMATE**

➤ **PRE-RENOVATION ENVIRONMENTAL TESTING SERVICES**

Inspection Labor (2 Techs, 1 Shift @ \$585/shift)	\$ 1,170.00
PLM Bulk Sample Analysis (50 samples @ \$19/layer)	\$ 950.00
PLM-NOB/QTEM Bulk Sample Analysis (50 @ \$49/layer)	\$ 2,450.00
XRF Equipment Rental (1 Day @ \$175/day)	\$ 175.00
Pre-Construction Environmental Testing Report	\$ 585.00
Travel & Misc. Materials	\$ 85.00

**Estimated Inspection Total \$ 5,415.00**

A. *As per the testing requirements, for surfacing materials, set forth in the NYSDOH communication, dated May 6, 2016, if vermiculite is present (regardless of the amount), one of the two approved methods must be used for the detection and quantitation of asbestos content.*

If Vermiculite is detected, within surfacing materials sampled (NYS ELAP 198.1), as per the NYSDOH guidelines, samples will be analyzed in conformance with NYS ELAP 198.8. Sample analysis is \$350/sample analyzed on a one-week turnaround time.

Prior to sample analysis, the lab will notify **QuES&T** the number of samples containing vermiculite, who in turn will review associated costs with **The Village of Croton**. for approval to move forward with analysis.

**\*NOTES:**

1. Estimated number of samples to be collected/analyzed. Client shall be charged for actual services rendered and samples analyzed.
2. Sample analysis turnaround (TAT) commences upon laboratory receipt of samples and excludes Weekends & Holidays.

*This proposal is based on the following assumptions:*

- **QuES&T** shall perform all inspections visually; using reasonable care and judgment. Localized demolition will be performed to access representative concealed surfaces, as practicable. **Client/Representatives** recognize & agree that ACM/LBP concealed within structural components & accessible only through extensive mechanical or structural demolition may not be identified as part of this survey.
- **QuES&T** shall perform temporary roof patching of sampling locations. **QuES&T** bears no responsibility for the failing of patching performed or damage caused to Buildings/Building Interiors/Building Finishes.
- **QuES&T** shall not be responsible for damage caused to building finishes, surfaces or equipment by sampling. Responsibility and cost for repair of damaged building finishes, surfaces and equipment shall be by **Client / Representatives**.
- **QuES&T** will exercise reasonable caution to minimize disturbance of ACM/LBP during the inspection process. However, clean-up of ACM/LBP disturbed or dislodged during the inspection process shall be the responsibility of **Client / Representatives**.
- **Client / Representatives** shall be responsible for providing immediate access into all inspection areas and securing same upon completion of inspection activities.
- Inspection work to be conducted upon receipt of written Notice to Proceed and/or associated Purchase Order Number.
- Inspection work to be conducted during normal weekday business hours (Mon–Fri, 8am–5pm). **Client / Representatives** will provide access to all respective buildings concurrently.

