

**Gateway Community Action Partnership
Lead-Safe Home Remediation Program
110 Cohansey Street
Bridgeton, NJ 08302**

Request for Qualifications

Proposal Name:
Lead-Safe Home Remediation Services

February 2026

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”
REQUIRED DOCUMENT CHECKLIST

		Yes	No
I.	Provided the completed bid in a sealed envelope by Monday, February 23, 2026 by 11 :00 AM . The envelope is clearly labeled “ Lead-Safe Home Remediation Services 2026 ”.		
2.	Provided an RFQ Application Form.		
3.	Provide a Sample Cost Estimate/Work Scope for similar job(s).		
4.	Provided NJ Business License and NJ Contractor License		
5.	Provided EPA RRP Certificate.		
6.	Provided NJ Lead Abatement Contractor’s Certificate, if applicable; <i>NOT REQUIRED. CONTRACTORS MISSING ABATEMENT CERTIFICATE MAY STILL BE QUALIFIED FOR REMEDIATION SERVICES.</i>		
7.	EPA Lead Renovation Firm Certification and Lead Supervisor License.		
8.	Provided an executed Benefit & Nepotism Affidavit		
9.	Provided an executed Contractor Registration Form		
10.	Provided an executed Non-Collusion Affidavit		
11.	Provided an executed Affirmative Action Affidavit		
12.	Provided Responsible Contractor Certification		
13.	Provided Certification regarding Debarment and Suspension		
14.	Provided Certificate of Insurance complying with Exhibit H		
15.	MBE or WBE Certification (if applicable)		

Proposals are to be returned to 110 Cohansey Street, Bridgeton, New Jersey no later than the date and time specified in the bid procedures. Ask for a Lead-Safe Home staff member in the reception area to hand in and register your sealed bid. All bidders are invited to stay for the bid opening. If you have any questions, feel free to contact our office at: (856) 451-6300, Monday through Friday, between 8:30 am and 4:30 pm. Please remember that no proposal will be accepted after the due date and time.

Respectfully Submitted,

 Authorized Signature (sign)

 Name of Bidder

 Date

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

SPECIFICATIONS AND BID PROPOSAL FORM

Specification and Bid Proposal for the above referenced project will not be accepted unless signed by owner or authorized corporate officer. The undersigned is a corporation under the laws of the State of New Jersey.

Respectfully submitted,

Authorized Signature (sign)

Title of Personnel Signing

Date

Name of Bidder

Address

City and State

Zip Code

Telephone Number

Email Address

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

Lead Remediation/Mitigation Contractors and NJ Certified Lead Abatement Contractors

GATEWAY COMMUNITY ACTION PARTNERSHIP is seeking responses from qualified contractors Request for Qualifications (RFQ) for “Lead Remediation/Mitigation Contractor” work and “NJ Certified Lead Abatement Contractor” work at 110 COHANSEY STREET, BRIDGETON, NJ 08302. All work will be performed in CUMBERLAND, GLOUCESTER, OR SALEM counties.

Bidders are required to comply with the requirements of P.L 1975 C.127. Minority Business Enterprises (MBE) will be offered full opportunity to bid and will not be subject to discrimination on the base of race, color, gender, or national origin in consideration of an award.

GATEWAY intends to award contracts to respondents whose proposals are most advantageous to GATEWAY with price and other factors considered. Contractors who have been rejected for cause, removed, or suspended from any lead remediation or abatement program, in NJ or any state, will not be eligible for submission to this RFQ. Contractors with unsatisfactory references will be not be chosen for this RFQ.

GATEWAY reserves the right to reject any and all proposals when it is determined by GATEWAY to be in its best interest. GATEWAY further reserves the right to waive minor irregularities in proposals submitted in response to this RFQ and allow for amendments.

1.0 SCALE OF WORK

At least 160 jobs will be issued for cost estimates to the Qualified Bidder Pool over a 10-month period. The cost of these jobs is a maximum of \$30,000 for lead remediation/mitigation and \$40,000 for lead abatement, based on work indicated by a Lead Risk Assessment and Scope of Work generated by GATEWAY. These are flexible on a case by case basis. Changes to these limits may occur in the future.

Contractors for each job will be chosen in a “Round Robin” format. **(See Exhibit I)**. It is expected that each qualified contractor in the Bidder Pool will receive a satisfactory and equal share of those jobs, based on expertise, availability and demonstrated excellence in meeting project guidelines. ***The five (5) Current approved contractors through the “Lead-Safe Home Remediation Services 2025” RFQ process do not need to reapply for the 2026 RFQ, and are automatically eligible and included in the Qualified Bidder Pool.***

2.1 SCOPE OF SERVICES REQUESTED

GATEWAY intends to prequalify **RRP Certified Lead Remediation** contractors with *experience, training and certifications* to participate in GATEWAY’s Qualified Contractor Pool to perform work under the NJ Department of Community Affairs (NJ DCA) Lead Assistance Program grants, which include, but are not limited to the Lead Safe Home Remediation, Single Family Home Remediation and Lead Remediation and Abatement Program.

Eligible units include 1-4 family owner-occupied and rental units. *Up to 6 Lead RRP and 1 NJ Certified*

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

Lead Abatement Contractors who respond to and qualify for the RFQ, will be considered in the pool for the work requested under this RFQ.

The Provider(s) will be assigned or awarded residential structure projects for specific properties at the sole discretion of GATEWAY, based on contractors’ abilities, capacity, availability and unit cost limitations. **The cost per unit is limited and is determined by the Scope of Work** developed by Gateway’s LCM, the Cost Guidelines for lead measures and the maximum cost per unit of the DCA grant. (Program Cost Guidelines are Attached)

Respondent(s) must be able to provide services in Cumberland, Gloucester, and/or Salem counties as needed. The selected Respondent(s) shall be bound to specific terms and conditions of the signed contract. Contracts will be issued within 14 working days of the RFQ submission deadline. Work is scheduled to begin immediately thereafter.

Lead and Healthy Homes Rehabilitation Scope of Work

It is anticipated that homes eligible for Lead Abatement (those receiving a Notice of Violation) and Lead Remediation will require an array of lead safe repairs, removal of lead components (abatement), interim controls, health and safety services and minor structural repairs that shall be performed per **HUD, EPA and NJ Administrative code**, as applicable. Units are assigned per the Round Robin Process as described in Exhibit I.

Contractor must be available for one (1) walk through of inspected property with the Lead Construction Monitor (LCM) to develop a Lead Hazard Control Estimate/Scope of Work (SOW). Sometimes this will be done in coordination with the Lead Evaluation Contractor. That SOW will be based on the walkthrough, instructions of the LCM and response to the Lead Inspection Risk Assessment hazard report. Gateway staff will coordinate the walk- through of the property with the homeowner and Contractor. Ancillary health and safety issues and issues that are causative factors for lead hazards will be part of the SOW as appropriate.

The scope of work for each repaired structure will vary but may include (although not be limited to) the following:

- Coordination with property owner, Lead Construction Monitor and Lead Evaluator.
- Obtaining all necessary state and local permits and approvals after the land use permits are acquired, but prior to the commencement of the work for each structure. (Generally, only for abatements)
- Control of lead-based paint hazards in eligible residential units as specified by a certified Lead Risk Assessor/Inspector in accordance with EPA RRP, NJAC [5:17 a](#) and/or NJAC 8:51.
- Control of lead-based paint hazards in residential units in accordance with EPA standards and with reference to HUD’s Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing (Second Edition 2012), including but not limited to interim controls,

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

encapsulation, and abatement measures designed to provide a lead safe environment for a period of 20 years.

- Building envelope repair, including roof repair or replacement and attendant damage; door and window replacement; and siding /veneer repair or replacement.
- Dry wall repair or replacement; rough and trim carpentry.
- Repair of trip and fall hazards, such as step repair/replacement and/or handrail installation or repair.
- Surface preparation and painting; flooring repair or replacement.
- Specialty construction elements associated with historic properties.
- Debris removal in accordance with all Federal, State, and local requirements, including disposal of materials containing lead-based paint in accordance with all applicable local and state codes and standards.

Other Scope of Services

- Provide professional labor, equipment, and materials adequate to perform the work in accordance with the scope of work for each eligible applicant’s residential structure while ensuring that all applicable housing standards and codes are met, specifically the New Jersey Code Construction Requirements. *SOWs must provide a cost for each measure and a SOW template will be provided by GATEWAY.*
- Comply with all State and Federal laws, regulations, and guidelines
- Provide tracking of construction progress.
- Meet with Lead Construction Monitor to review the scope of work to be performed, including establishing a work schedule acceptable to property owners and Lead Construction Monitor and to review work upon final inspection.
- Complete all work within agreed upon timeline.

The preceding list of responsibilities is not exclusive. GATEWAY and the successful respondent(s) may agree in writing to amend or augment the responsibilities set forth above.

CONTRACTOR PRICING

Contractor shall provide a separate price for each item specified on the Work Scope Form provided by GATEWAY’ Lead Construction Monitor. Subcontractor labor and materials cost cannot exceed \$30,000 per unit for Lead Remediation/Mitigation and \$40,000 for Lead Abatement per unit, except in rare cases and the approval of DCA personnel. Changes to these limits may occur in the future.

Costs for each job are limited and directed by the “Cost Guidelines for Lead Control Work” issued for the program (**See Exhibit J**). All jobs must be completed in accordance with DCA/HUD program rules within 10 days from start of job until completion unless prior consent is given.

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

Contractors who cannot work within these guidelines should not respond to this RFQ.

SERVICE

NJ Lead Abatement/Remediation and Ancillary Cost Plan

Contractor estimates must include line-item work description and cost write-up to document measures procured. (Scope of Work Template provided upon request) Price shall be inclusive of all costs incurred by the Contractor. No separate reimbursements for travel or other costs are permitted.

3.1 MINIMUM QUALIFICATIONS

Respondents must meet the minimum qualifications listed below. Furthermore, Solicitation Responses that appear unrealistic in terms of technical commitment, that show a lack of technical competence, or that indicate a failure to comprehend the risk and complexity of a potential contract may be rejected. **Any Contractor that has been removed or suspended or otherwise barred from any Federal, State or local lead contracting program is categorically ineligible for this program.** Contractors whose references do not show adequate competence to operate successfully within this program will not be qualified to perform work.

Respondents MUST:

- have been in business for a minimum of 2 years, or the principals/owners must have had senior level experience in a previous company that provided residential construction or lead hazard control services.
- be financially solvent and adequately capitalized.
- must hold a current business registration issued by the State of New Jersey,

at a minimum, for *Abatement Projects* --be on the NJ Certified Abatement Contractor List and have at least one Lead Supervisor on the job at all times; and all workers must have their Lead Worker certification issued by the State of NJ. For *Lead Remediation Projects* – Business must have an RRP Firm Certification and have trained Lead Renovators performing work. (However, training of workers for Lead Worker and Lead Renovator can be provided free of charge through this program.)

- carry the minimum insurance coverages outlined in Exhibit H.
- have current NJ Contractor’s License in good standing.
- have a demonstrated ability to commit to residential lead-safe rehabilitation and reconstruction, and to carry such projects to completion within the time frame allotted by the GATEWAY’s Lead Construction Monitor (generally 2-10 days).
- have the demonstrated equipment, organization, and ability to perform lead-based paint hazard control, health and safety projects related to the rehabilitation of residential

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”
properties.

- have demonstrated experience in managing and completing projects of a similar type, size, and complexity.

A lack of any of these requirements will cause the proposal to be deemed “not qualified”.

OTHER REQUIREMENTS

- Respondent should indicate that they meet each of the following requirements by providing documentation and/or specific proof of experience and qualifications to carry out each task (**See Checklist**).
- Contracts for work in connection with this project will be awarded, to the greatest extent feasible, to business concerns that are located in or owned in substantial part by persons residing in the area of the program, providing that they meet minimum qualifications and demonstrated abilities.
- Respondent(s) shall commit to make a demonstrated effort to provide subcontract opportunities to locally owned businesses, minority, and women-owned businesses enterprises, and low- income residents in the program area.

4.0 VERIFICATION OF MINIMUM QUALIFICATIONS

GATEWAY will confirm that Providers continue to satisfy the minimum qualifications described in Section 3.0 of this RFQ. Contractors without satisfactory references will be considered to **not** meet minimum qualification. Providers who no longer satisfy the required minimum qualifications may be removed from the vendor pool at the sole discretion of GATEWAY.

Contractors shall specify the name(s) and experience of each person who would perform the items identified in the scope of services, herein. Contractors shall provide evidence and/or documentation of all required Certifications for each individual performing requested services.

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

5.1 RFQ SUBMISSION REQUIREMENTS

Timeline

RFQ released/Ad Posted: February 3, 4, 5, 2026

Submission Closing Date: **February 23, 2026 11:00 a.m.**

Bid Opening: February 23, 2026 11:00 a.m.

All questions or requests for additional information shall be directed to email at:

RFQ proposal packets can be obtained in person at 110 Cohansey Street, Bridgeton, NJ or can be requested by email: acoggins2@gatewaycap.org

All [RFQ submissions must](#) be received at 110 Cohansey Street, Bridgeton, NJ 08302 no later than 11:00 a.m. on February 23, 2026.

Any RFQ received after 11:00 a.m. **will not be accepted.**

Bids can be only be submitted by mail or delivered in person. **Email submissions are not allowed.**

Whether the RFQ is sent by mail, or commercial express service, the Contractor shall be responsible for the actual delivery of the RFQ to 110 Cohansey Street Bridgeton, NJ 08302 before the deadline time. **One (1) original and one (1) copy of your RFQ response should be submitted.** All RFQs shall be submitted in a sealed envelope/package.

Envelope/package shall be addressed to **Gateway Community Action Agency, 110 Cohansey Street, Bridgeton, NJ 08302, Attn: Annette Coggins**, and the following clearly printed on the outside:

- Your company name, LEAD CONTRACTOR RFQ, and date.

GATEWAY COMMUNITY ACTION PARTNERSHIP

“Lead-Safe Home Remediation Services 2026”

EXHIBIT TABLE OF CONTENTS

The following documents are standard forms required for the bid submission:

- A) RFQ Application Form
- B) Benefit and Nepotism Affidavit
- C) Contractor Registration Application
- D) Non-Collusion Affidavit of Prime Bidder
- E) Affirmative Action Affidavit
- F) Responsible Contractor Certification
- G) Certification Regarding Debarment and Suspension
- H) Insurance Requirements
- I) Round Robin Process
- J) 2026 Cost Guidelines

**RFQ APPLICATION FORM
NJ CERTIFIED ABATEMENT
CONTRACTOR**

Company Name: _____

Address: _____

Business Phone: _____ Cell Phone: _____

Contact Email: _____

NAME(S) AND EXPERIENCE OF PERSONS/ORGANIZATIONS WHO WOULD PERFORM ITEMS IN SCOPE OF SERVICES:

Name	Experience/Certification
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

General Information

Federal I.D. #: _____ If not incorporated, Social Security #: _____

Privilege Tax#: _____ Expiration Date: _____

Contractor Registration #: _____ Expiration Date: _____

Are you registered with a minority/women's business enterprise program? Yes No
If your answer is "YES", please submit a copy of certification.

When was your firm established? (Month/Year): _____

Has your firm had experience with HUD funded projects or other lead remediation projects?
 yes no

If yes, please attach a list of HUD or other lead remediation projects your firm has worked on.

Signature/Date of Authorized Contractor Official Submitting this RFQ Response and this RFQ Schedule.

Signature

Date

REFERENCES

AGENCY Name requests a minimum of three (3) references:

1. Company/Job Name: _____

Contact Person: _____

Brief Description of Project:

Phone: _____ Completion Date: _____

2. Company/Job Name: _____

Contact Person: _____

Brief Description of Project:

Phone: _____ Completion Date: _____

3. Company/Job Name: _____

Contact Person: _____

Brief Description of Project:

Phone: _____ Completion Date: _____

Contractor Information Form

THE UNDERSIGNED CONTRACTOR CERTIFIES THAT ALL INFORMATION GIVEN HEREIN IS SUBSTANTIALLY CORRECT AND FURTHER AGREES:

Contractor License Class and bond are current, and the undersigned contractor agrees to maintain in current status all licenses and bonds as required by the contracting AGENCY.

That the work be performed in accordance with the property requirement standards.

That if the work performed by the contractor is found to be unsatisfactory by the administering AGENCY or if contract relations between the contractor, homeowner or other parties are found to be unsatisfactory, that the administering AGENCY may remove the contractor's name from the approved list, with such accompanying publicity as it deems necessary.

The contractor will abide by the federal regulations pertaining to equal employment opportunity.

That the work will be done in conformance with all appliance codes and zoning regulations.

Contractor's Signature: _____

BENEFIT & NEPOTISM AFFIDAVIT

I, _____ of the _____
(individual's name) (name of company)

being first dully sworn, deposes and says that:

1) No official of Gateway (including officers, directors, and employees) presently has an interest and shall not acquire any interest, directly or indirectly with _____,
(Name of Company)
which would conflict in any manner or degree with the performance of services required to be performed under this contract.

2) No official of Gateway (including officers, directors, and employees) is a member of _____ or _____
(Name of Company) _____ employee's immediate family. No
(Name of Company)
person shall be employed under this contract by _____
(Name of Company)

while he/she or a member of his/her immediate family is an official of Gateway
For the purpose of this affidavit, a member of an immediate family shall include the following persons:

- | | |
|----------|-----------------|
| Husband | Wife |
| Father | Father-in-Law |
| Mother | Mother-in-Law |
| Brother | Brother-in-Law |
| Sister | Sister-in-Law |
| Son | Son-in-Law |
| Daughter | Daughter-in-Law |
| Uncle | Aunt |

The _____ understands that any failure to meet the
(Name of Company)
obligations under subsection #1 and #2 will cause for termination of the contract.

(Signature)

(Title)

Subscribed and sworn before me
this _____ day of _____,
_____.

Lead-Safe Home Remediation Pilot Grant Program

Contractor Registration Application

1. Firm Being Registered:

Name: _____

Address: _____

Phone Number: _____

Type of Work Performed: _____

2. Names, Addresses and years of construction experience of all owners, partners and principal stockholders of the construction firm.

<u>Name</u>	<u>Address</u>	<u>Experience</u>	<u>Years</u>
-------------	----------------	-------------------	--------------

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. Other contracting firm names which the principals have operated.

<u>First Name</u>	<u>Address</u>	<u>Associated Principal</u>
-------------------	----------------	-----------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

Lead-Safe Home Remediation Pilot Grant Program

4. Business References:

a) Banks

<u>Name</u>	<u>Address</u>	<u>Type of Account</u>
-------------	----------------	------------------------

b) Suppliers

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
-------------	----------------	-------------------------

c) Subcontractors

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
-------------	----------------	-------------------------

5. Recent Customers:

(Include all previous Lead-Safe Pilot Program-funded work experience references)

<u>Name</u>	<u>Address</u>	<u>Date(s) Service Provided</u>
-------------	----------------	---------------------------------

Lead-Safe Home Remediation Pilot Grant Program

6. Please list any current contracts with other Agencies and Contract Expiration Date:

Name

Expiration Date

7. Insurance: (Attach Insurance Certificates)

Insurance Company

Agency

Type of Coverage

Authorized Signature

Title

Date

Lead-Safe Home Remediation Pilot Grant Program

Non-Collusion Affidavit of Prime Bidder

State of New Jersey

County _____
(County of Residence)

_____, being first duly sworn, deposes and says
(Name of person completing form)

that:

1. I am the (owner, partner, officer, representative or agency) of _____, the Bidder
(Name of Firm/Agency/Corporation submitting Bid, circle one choice)
that has submitted the attached Bid.
2. Neither the said bidder nor any of its officers, partners, owners, agents, representatives, employees or parties interest, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or that of any other Bidder, or, to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the _____ in the proposed Contract; and
(Lead-Safe Pilot Program Agency Soliciting Bid)
3. I am fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
4. Such Bid is genuine and is not a collusive or sham Bid;
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties of interest.

Lead-Safe Home Remediation Pilot Grant Program

(Signature - Bidder Representative)

(Title)

Subscribed and sworn before me

This _____ day of _____
(day) (month)

(year)

SEAL

(Signature of Witness)

(Name of Witness)

Lead-Safe Home Remediation Pilot Grant Program

Affirmative Action Affidavit

State of New Jersey

County of _____
(Your County)

I, _____ of the _____
(Name of person completing form) (Name of Firm/Agency/Corporation)

in the County of _____, and State of New Jersey,
(Your County)

of full age, being duly sworn according to law on my oath depose and say that:

I am (owner, partner, officer, representative or agent) of the firm of
(circle one)

_____, the bidder making the proposal for the lead-safe
(Name of Firm/Agency/Corporation)

remediation of _____ and that I executed the said proposal with full
(Name of Project or Bid Package #)

authority to do so; that said bidder hereby affirms that the bidder will abide by all terms of the

“Affirmative Action Law”, P.L., 1975, c. 127, as set forth in the specifications; and that all statements contained in said proposal and in this Affidavit are true and correct, and made with full knowledge that

the _____
(Name of Lead-Safe Pilot Program Agency)

relies upon the truth of the statements contained in this Affidavit in awarding the Contract for the said project.

Lead-Safe Home Remediation Pilot Grant Program

Affirmative Action Affidavit (cont'd)

Signature

Title

Name of Witness

Signature of Witness

Sworn and subscribed before

me this _____ day of
(day)

_____,
(month)

_____.
(year)

SEAL

Lead-Safe Home Remediation Pilot Grant Program

Responsible Contractor Certification

I _____ certify that I am knowledgeable of requirements to bid on a project funded through the Lead-Safe Home Remediation Pilot Grant Program.

After reading and understanding, please initial each line:

Failure to submit attachments will deem application incomplete – Include attachments where applicable.

1. Bidder possesses appropriate business and contracting licensing (New Jersey Home Improvement Contractors' Registration), insurance and bonding. Copies attached. _____
2. Bidder agrees to perform all work through utilization of individuals properly classified as employees, rather than independent contractors (except where subcontracting to a subcontractor). _____
3. Bidder has had no more than six governmental determinations of a violation of federal, state, or local laws relating to public safety, workplace safety or employment in the past three years. (Attach a description of each such violation and a resolution). _____
4. Bidder has not been disbarred from any public contract (federal, state, or local). _____
5. Bidder has successfully completed a job of this size and this type or a similar type of work in the past five years with a satisfactory record of on-time performance. (Attach documentation). _____
6. Bidder will require all employees on Lead-Safe Pilot Program work to complete at least 10 hours of OSHA safety training. _____
7. Bidder will comply with any applicable local hiring or first source policy. _____

I certify that the foregoing statements made by me are true. I am aware that any false statement contained herein may be punished by fine, imprisonment, termination/suspension of the Lead-Safe Pilot Program contract, withholding of payment, or any combination of the above. I further declare that I have examined this certification and, to the best of my knowledge and belief, it is true, correct and complete.

Name: _____

Date: _____

Title: _____

Certification Regarding Debarment and Suspension

COMPANY NAME: _____

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98, Section 98.510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988 Federal Register (pages 19160-19211).

(Before Signing Certification, Read Attached Instruction)

1. The prospective contractor certifies to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or AGENCY;
 - b. Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c. Are not presently indicted for or otherwise criminally or civilly charged by a Government entity (Federal, State, or local) with commission of any of the offense enumerated in paragraph (1)(b) of this certification; and
 - d. Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.
 - e. Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Name (Printed)

Title

Signature

EXHIBIT H: INSURANCE PROVISIONS CONTRACTOR'S INSURANCE

Before commencing the Work on any individual Project, and as a condition precedent to any payment, the Subcontractor shall purchase and maintain insurance in conformance with the provisions contained in this **Exhibit H**. This insurance will provide a defense and indemnify the Contractor, but only with respect to liability for bodily injury, property damage and personal and advertising injury caused in whole or in part by the Subcontractor's acts or omissions or the acts or omissions of those acting on the Subcontractor's behalf.

Proof of this insurance shall be provided to the Contractor before the Work commences, as set forth below. To the extent that the Subcontractor subcontracts with any other entity or individual to perform all or part of the Subcontractor's Work, the Subcontractor shall require the other Sub-Subcontractors to furnish evidence of equivalent insurance coverage, in all respects, terms and conditions as set forth herein, prior to the commencement of work by the Sub-Subcontractor. In no event shall the failure to provide this proof, prior to the commencement of the Work, be deemed a waiver by the Contractor of Subcontractor's or the Sub-Subcontractor's insurance obligations set forth herein.

In the event that the insurance company(ies) issuing the policy(ies) required by this exhibit deny coverage to the Contractor, the Subcontractor or the Sub-Subcontractor will, upon demand by the Contractor, defend and indemnify the Contractor at the Subcontractor's or Sub-Subcontractor's expense.

MINIMUM LIMITS OF LIABILITY

The Subcontractor must maintain the required insurance with a carrier rated A- or better by A. M. Best. The Subcontractor shall maintain at least the limits of liability as set forth below:

Commercial General Liability Insurance

\$1,000,000 Each Occurrence Limit (Bodily Injury and Property Damage)

\$2,000,000 General Aggregate per Project

\$2,000,000 Products & Completed Operations Aggregate

\$1,000,000 Personal and Advertising Injury Limit

Business or Commercial Automobile Liability Insurance

\$1,000,000 combined single limit per accident

Workers' Compensation and Employers' Liability Insurance (at the limit chosen in the drop down box below)

\$100,000 Each Accident; \$100,000 Each Employee for Injury by Disease; \$500,000 Aggregate for Injury by Disease

Excess or Umbrella Liability (to overlay Employer's Liability, Automobile Liability and Commercial General Liability coverages at the limit chosen in the drop down box below).

\$1,000,000 Occurrence /aggregate

Pollution Liability Insurance

\$1,000,000 Each Occurrence Limit

\$1,000,000 Aggregate

****Must provide coverage for acts related to the removal of lead-based paint removal services and cannot contain exclusions applicable to the work being performed related to this agreement****

Additional Insured Status and Certificate of Insurance

The Contractor and Owner, along with their respective officers, agents and employees, shall be named as additional insureds for Ongoing Operations and Products/Completed Operations on the Subcontractor's and any Sub-Subcontractor's Commercial General Liability Policy and Excess or Umbrella Policy, all of which must be primary and noncontributory with respect to the additional insureds. This insurance shall remain in effect as set forth below, in the "Continuation of Coverage" provision.

The Contractor and Owner, along with their respective officers, agents and employees shall be named as additional Insureds on the Business or Commercial Automobile Liability Policy, which must be primary and noncontributory with respect to these additional insureds. It is expressly understood by the parties to this Subcontract that it is the intent of the Parties that any insurance obtained by the Contractor is deemed excess, non-contributory and not co-primary in relation to the coverage(s) procured by the

Subcontractor, the Sub-Subcontractor or any of their respective consultants, officers, agents, subcontractors, employees or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of the aforementioned may be liable by operation of statute, government regulation or applicable case law.

The Subcontractor's Commercial General Liability policy shall not contain an exclusion or restriction of coverage for the following:

1. Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
2. Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
3. Claims for bodily injury other than to employees of the insured.
4. Claims for indemnity under Article 4 Indemnification arising out of injury to employees of the insured.
5. Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
6. Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
7. Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
8. Claims related to roofing, if the Work involves roofing.
9. Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work Involves such coatings or surfaces.
10. Claims related to earth subsidence or movement, where the Work involves such hazards.
11. Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

To the fullest extent permitted by applicable state law, a Waiver of Subrogation Clause shall be added to the General Liability, Automobile, Excess or Umbrella and Workers Compensation policies in favor of Contractor and Owner, and this clause shall apply to the Contractor's and Owner's officers, agents and employees, with respect to all Projects during the policy term.

Prior to commencement of Work on any individual Project, Subcontractor shall submit a Certificate of Insurance in favor of Contractor and an Additional Insured Endorsement (in a form acceptable to the Contractor) as required hereunder. The Subcontractor's Insurance policies shall provide for thirty (30) days' notice to Contractor for cancellation or any change in coverage and be evidenced by the Certificate of Insurance. Copies of insurance policies shall promptly be made available to the Contractor upon request.

CANCELLATION, RENEWAL AND MODIFICATION

The Subcontractor shall maintain in effect all insurance coverages required under this Subcontract at the Subcontractor's sole expense, underwritten by insurance companies acceptable to the Contractor, until final completion and acceptance of the entirety of the Subcontract Work; or longer if so provided in the Work Order such as with respect to completed operations coverage. Certificates of insurance showing required coverage to be in force must be delivered to the Contractor prior to commencement of the Subcontract Work for an individual Project. In the event the Subcontractor fails to obtain or maintain any insurance coverage required under this Subcontract, this shall be considered a material breach of the Subcontract, entitling the Contractor, at its sole discretion, to purchase such equivalent coverage as desired for the Contractor's benefit and charge the expense to the Subcontractor, or, in the alternative, exercise all remedies otherwise provided in the Subcontract, the Work Order, or as permitted by law or equity.

CONTINUATION OF COVERAGE

The Subcontractor shall continue to carry Completed Operations Liability Insurance for at least the length of the Statute of Repose in the state where the subject work is performed after either ninety (90) days following Substantial Completion of the Work or final payment to the Contractor on any individual Project,

whichever is later. The Subcontractor shall furnish the Contractor evidence of such insurance at final payment and in each successive year during which the insurance coverage must remain in effect.

ACKNOWLEDGMENT OF REFERRAL OF THIS PROVISION TO THE SUBCONTRACTOR'S INSURANCE AGENT OR BROKER

The Subcontractor represents that it has provided a copy of the "Insurance Provisions" to his insurance agent and/or broker, and that the Subcontractor has instructed the agent/broker to provide insurance in full compliance with the terms and conditions herein.

The Contractor and Subcontractor hereby acknowledge that this **Exhibit H** is considered a material term of the Subcontract.

On Behalf of the Contractor:

_____ Date:
Signature

On Behalf of the Subcontractor, if applicable:

_____ Date:
Signature

EXHIBIT I: Round Robin Bidding Process

The Round Robin bidding process shall be implemented as follows:

- In order to receive an invitation to participate in the Round Robin Bid Process, contractors must be listed on the GATEWAY's "Qualified Contractor's List", as determined by the RFQ process.
- GATEWAY shall hold a lottery to determine the order that the eligible contractors will be invited to submit a bid on an individual property.
- The Lead Construction Monitor (LCM) will provide a Scope of Work (SOW) with itemized lead measures to the contractor. The SOW will be submitted to the first eligible contractor from the Lottery who will conduct a site visit to determine if they will be able to complete the project within the allotted budget based on the measures listed in the SOW. The LCM Manager will be available to discuss the lead hazard control measure list in the SOW with the contractor. If needed, the LCM will revise the SOW based on those discussions.
- The Lead Contractor will then finalize the SOW with costs include for each measure, as well as costs for site preparation and cleanup and submit to LCM.
- LCM will either accept the SOW or discuss with Contractor any proposed changes. A final SOW will be agreed upon between the two parties and the contract for the job signed. Few Change Orders will be accepted, once the job begins, unless unforeseen issues arise that both the Lead Contractor and LCM agree require changing the terms of the contract.
- Once accepted, contractor will be awarded the project for the amount of the final SOW provided by the LCM, unless an exception has been recommended and approved by the Program Director.
- Should the eligible contractor decline the project offered or project costs remain too high for unit completion, the next Eligible Contractor on the Round Robin bidding lottery list will be provided an opportunity to accept the project.
- Once an eligible contractor is awarded a property, that firm will not be offered another unit until the remaining contractors are given an opportunity to participate. This will repeat until all contractors have been offered an opportunity to be awarded a contract. Once exhausted, a new lottery cycle will begin.

COST GUIDELINES FOR LRAP PROJECTS 2025-2026

Costs below are for Remediation/RRP lead mitigation work. For Lead Abatement, contractors **may add up to** an additional 25% for each cost.

All costs are based on room size, home condition and both standard and custom work. Agency Lead Construction Managers have the final say in determining reasonable costs. The range for each item is designed to give flexibility to the LCM to determine accurate and REASONABLE costs for measures based on the conditions they find. Contractors CANNOT go to the top of the range when filling in Scopes of Work. LCMs must use judgement as to the proper costs for all measures.

Measure	Cost Range	Type
Window Trim/Casing: Strip to bare wood and repaint	\$100 - \$200 per unit	Casing, apron, sill, well Casing which can include aprons. Casing and aprons cannot be separated as costs. Costs should be based on window size and work to be done. Maximum per window is \$200 for window casing/apron stabilization. Sills should be replaced or scraped to bare wood and repainted
Window Trim/Casing: Stabilize (wet sand/scrape) and encapsul	\$90 - \$200 per unit	Sills should be replaced or scraped to bare wood and repainted
Window: Replace trim/casing	\$10-\$20 per ft	Casing, apron, sill
Window: Enclose trim (Exterior)	\$60 - \$120 per unit	Aluminum
Window: Vinyl replacement	\$175 - \$975 per unit based on size and type. See below.	DH, casement, other. Going to the top of the range is not how to utilize this cost line item. Window costs must accurately reflect the <i>size</i> and <i>type</i> of window replacement. The range is based on windows from small basement windows to larger living room windows or those that have specialty items.
Window: Vinyl replacement - Double or Single hung	\$500-\$600	Standard size 24 x 36 - bedroom window. Only incremental materials costs are allowed for larger window sizes. If a 24x36 window is \$250 and a 36 x 60 is \$299 then the cost can only go up by \$49.

Window: Vinyl replacement - basement sliding	\$175 - \$300	Standard size 32 x 14 basement slider. Window cost: \$90-\$150
Window: Wood/Historic replacement	\$600 - \$1300 per unit	DH, casement, other. Going to the top of the range is not how to utilize this cost line item. Window costs must accurately reflect the size and type of window replacement. The range is based on windows from small basement windows to larger living room windows or those that have specialty items.
Door Trim/casing: Strip to bare wood and repaint	\$90 - \$200 per unit	Casing, Jamb, stop, threshold
Door Trim/casing: Stabilize (wet sand/scrape) and encapsulate	\$90 - \$175 per unit	Casing, Jamb, stop, threshold
Door: Replace trim/casing	\$10-\$20 per ft	Casing, jamb, stop
Door Interior: Replace	\$400 - \$600 per unit	Pre-hung
Door Exterior- Replace	\$800 - \$1300 per unit	Pre-hung entry door
Stair: Wet scrape to bare wood and repaint	\$5- \$12 per ft	Tread, riser, rail, baluster, stringer
Stair: Stabilize and encapsulate	\$5 - \$10 per ft	Tread, riser, rail, baluster, stringer
Stair: Enclose treads	\$25 - \$50 per tread	Vinyl, wood
Stair: Enclose riser	\$25 - \$50 per riser	Vinyl, wood
Stair: Component replacement	\$15 - \$350 per item	Tread, riser, rail, baluster (Final cost TBD)
Baseboard: Strip to bare wood and repaint	\$5 - \$10 per ft	Range dependent on size of baseboard
Baseboard: Stabilize (wet sand/scrape) and encapsulate	\$5 - \$10 per ft	Range dependent on size of baseboard
Baseboard: Replace	\$10 - \$15 per ft	Range dependent on size of baseboard
Porch: Strip to bare wood and repaint	\$5 - \$12 per sq ft	Soffit, fascia, trim, wall, ceiling, floor
Porch: Stabilize (wet sand/scrape) and encapsulate	\$5 - \$12 per sq ft	Soffit, fascia, trim, wall, ceiling, floor
Porch: enclose	\$45 - \$65 per hr	Soffit, fascia, trim, wall, ceiling, floor. Plus material cost.
Exterior: Enclose	\$45 - \$65 per hr	Soffit, fascia, trim, etc. Plus material cost
Exterior: Replace Trim	\$12 - \$25 per ft	Fascia, trim boards, casing, etc.
Exterior: Stabilize and repaint siding	\$45 - \$65 per hr	Siding, fascia, soffit, etc. Plus cost of materials
Exterior: Replace Siding	\$45 - \$65 per hr	Vinyl or wood. Plus material cost.

Interim Control: Roofing Repair	\$45 - \$65 per hr	Plus material cost.
Interim Control: Roofing Replacement	\$5 - \$8 per sq ft	Shingles, tar, silver coat, rubber, etc
Interim Control: Gutter Repair	\$45 - \$60 per hr	Gutter, leader. Plus material cost.
Interim Control: Gutter Replacement	\$10 - \$18 - per ft	Gutter, leader, all
Interim Control: Wallboard repair	\$5 - \$7 per sq ft	Includes tape, patch, joint compound
Interim Control: Wallboard install (wall/ceiling)	\$4 - \$6 per sq ft	Includes tape, joint compound, sanding
Interim Control: Wall/Ceiling Paint	\$4 - \$8 per sq ft	Includes lead block and finish coating
Specialty/Custom items (doors, windows, trim, etc.)		Costs to be determined
Furnace filter-replace	\$5 - \$35 each	
Cleaning: Unit cleaning for clearance	\$25 - \$150 per room	HEPA, wet wipe, rug shampoo
Ancillary cost: Other	TBD Case by case	Health and Safety
Frame/sheathing repairs for door/window replacement	\$45 - \$65 per hour	If needed for proper installation of replacement component. Plus material cost
Disposal of lead components		Windows, doors, trim, wall board, carpet, etc. Lead components that are properly bagged and prepped for disposal can be placed in regular garbage or landfills. Costs for lead disposal should reflect the amount of materials to be disposed of. Higher costs would only be allowed if additional costs would be incurred per request of Department of Health. Generally for abatements only.
	\$25 - \$300	
Site Preparation: Lead safe work practices		Containment. Site prep costs should reflect the actual time and materials needed to properly set containment.
	\$20-\$200 per room	
	TBD. Case by case. See	
Temporary relocation	Program Manual	Health and Safety