

Request for Qualifications

Lead Remediation/Mitigation Contractors and NJ Certified Lead Abatement Contractors

Native American Advancement Corp. (NAAC hereafter) is seeking responses from qualified contractors Request for Qualifications (RFQ) for "Lead Remediation/Mitigation Contractors" and "NJ Certified Lead Abatement Contractors" at 17 E. Commerce Street, Bridgeton, NJ 08302. All work will be performed in Atlantic and Cape May Counties.

Bidders are required to comply with the requirements of P.L. 1975, C. 127. Minority Business Enterprises (MBEs) will be offered full bidding opportunities. They will not be subject to discrimination based on race, color, gender, or national origin in consideration of an award.

NAAC intends to award contracts to respondents whose proposals are most advantageous to NAAC, 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 not be chosen for this RFQ.

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

1.0 SCALE OF WORK

Up to 40 jobs will be issued for cost estimates to the Qualified Bidder Pool through October 31, 2026.

The allowable 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 NAAC. These are flexible on a case-by-case basis. Changes to these limits may occur in the future.

Contractors for each job will be selected through a "Round Robin" process. (See Attachment A). 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.

2.1 SCOPE OF SERVICES REQUESTED

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

Remediation and Abatement Program. Eligible units include 1-10 family owner-occupied and rental units.

Up to 5 qualified lead remediation contractors and up to 3 NJ Certified Lead Abatement Contractors who respond to and qualify for the RFQ will be considered for the work requested under this RFQ.

Contractors in the Lead Contractor Pool will be assigned or awarded residential structure projects for specific properties at NAAC's sole discretion, based on contractors' abilities, capacity, availability, and compliance with unit cost limitations. The cost per unit is limited and determined by the Scope of Work developed by NAAC's Lead Construction Manager, the Cost Guidelines for lead measures, and the DCA grant's maximum cost per unit. (Program Cost Guidelines are Attached). Potential contractors should read these guidelines and be fully aware of the program's participation requirements.

Respondent(s) must be able to provide services in Atlantic and Cape May County as needed. Specific terms and conditions of the signed contract shall bind the selected Respondent(s). 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 from the Department of Health) 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 Attachment A.

The contractor must be available for one (1) walk-through of the inspected property with the Lead Construction Manager (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 walk-through, the LCM's instructions, and the response to the Lead Inspection Risk Assessment hazard report. The Lead Construction Manager will coordinate the property walk-through with the homeowner and the contractor. Ancillary health and safety issues and causative factors for lead hazards will be included in the SOW as appropriate.

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

- Coordination with the property owner, Lead Construction Manager, and Lead Evaluator
- Obtaining all necessary state and local permits and approvals after the land use permits are acquired, but before 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 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, 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.
- Drywall 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 NAAC's template will provide an SOW.
- Comply with all State and Federal laws, regulations, and guidelines.
- Provide tracking of construction progress.
- Meet with the Lead Construction Manager to review the scope of work to be performed, including establishing a work schedule acceptable to the property owners and the Lead Construction Manager, and to review the work upon final inspection.
- Complete all work within the agreed-upon timeline.

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

CONTRACTOR PRICING

Contractors shall provide a separate price for each item specified on the Work Scope Form provided by NAAC's Construction Manager. Contractor estimates must include a line-item work description and cost write-up to document measures procured. (Scope of Work Template Attached) Price shall be inclusive of all costs incurred by the Contractor. No separate reimbursements for travel or other costs are permitted.

Subcontractor labor and materials costs cannot exceed \$30,000 per unit for Lead Remediation/Mitigation and \$40,000 per unit for Lead Abatement, except in rare cases with DCA approval. 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 Attachment B). For lead remediation/mitigation projects, work is generally expected to be completed within ten (10) calendar days of the job start date, unless otherwise approved in writing by NAAC/LCM.

For lead abatement projects, timelines may be longer due to required permitting, clearance, and regulatory requirements. The contractor shall coordinate permitting and scheduling with NAAC/LCM and comply with all NJ DCA/NJAC requirements.

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

3.1 MINIMUM QUALIFICATIONS

Respondents must meet the minimum qualifications listed below. Furthermore, Solicitation Responses that appear unrealistic in terms of technical commitment, which 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 at least 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.
- 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. 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 \$1 million liability insurance, state-required workers' compensation insurance, and recommended supplemental pollution insurance. Proof of coverage must be active at the time of contracting; however, if the contractor does not currently hold certain coverages, a letter of commitment to obtain such coverage will suffice for this RFQ. (See Appendix C – Insurance Coverages).
- Have a 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 NAAC's Lead Construction Manager (generally 2-10 days).
- Have the demonstrated equipment, organization, and ability to perform lead-based paint hazard control and health and safety projects related to the rehabilitation of residential properties.
- Have demonstrated experience in managing and completing projects of a similar type, size, and complexity.
- Failure to meet any of these requirements will result in the proposal being deemed "not qualified".

OTHER REQUIREMENTS

- Respondents 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, provided that they meet minimum qualifications and demonstrated abilities.
- Respondent(s) shall commit to making a demonstrated effort to provide subcontract opportunities to locally owned businesses, minority- and women-owned business enterprises, and low- income residents in the program area.

4.0 VERIFICATION OF MINIMUM QUALIFICATIONS

- NAAC will confirm that Contractors continue to satisfy the minimum qualifications described in Section 3.0 of this RFQ. Contractors without satisfactory references will be considered not to meet the minimum qualifications. Providers who no longer meet the required minimum qualifications will be removed from the vendor pool at NAAC's sole discretion.
- 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 the services requested.

5.1 RFQ SUBMISSION REQUIREMENTS

RFQ Released / Advertisement Posted: 06/15/2026

Submission Closing Date: 06/30/2026 (4:00 p.m.)

RFQ Opening (Bid Opening Conference): 07/01/2026 (11:00 a.m.)

Timeline / Instructions

All questions or requests for additional information shall be directed by email to:
tygould@nativeadvancement.org.

RFQ proposal packets may be obtained in person at **17 E. Commerce St., 1st Floor, Bridgeton, NJ 08302**, downloaded from NAAC's website, or requested by email at tygould@nativeadvancement.org.

All RFQ submissions must be **received** at **17 E. Commerce St., 1st Floor, Bridgeton, NJ 08302** no later than **4:00 p.m. on June 30, 2026**. Any RFQ received after **4:00 p.m. on June 30, 2026**, will not be accepted.

Per NJ DCA requirements, submissions may be submitted only by **mail** or **delivered in person**. **Email submissions are not permitted.**

Whether the RFQ is sent by mail or commercial express service, the Contractor shall be responsible for the actual delivery of the RFQ to **17 E. Commerce St., 1st Floor, Bridgeton, NJ 08302** before the deadline time.

All forms requiring notarization must be submitted with original signatures and original notary seal/stamp (no copies; no electronic notarization unless explicitly permitted by NAAC and NJ DCA).

One (1) original and one (1) copy of the RFQ response shall be submitted in a sealed envelope/package. The envelope/package shall be addressed to:

Native American Advancement Corp. (NAAC)
17 E. Commerce St., 1st Floor
Bridgeton, NJ 08302
Attn: Tyrese Gould Jacinto

The following must be clearly printed on the outside of the envelope/package: **[Company Name] – LEAD CONTRACTOR RFQ – [Date]**.

Virtual attendance will be permitted by the State Monitor and other attendees as applicable; access instructions will be provided upon request.

ATTACHMENT A: Round Robin Assignment Process (Cost Guideline Reconciliation with Exception Path)

The Round Robin assignment process shall be implemented as follows:

- **Qualified Pool Requirement.** To receive an assignment under this process, contractors must be listed on NAAC's **Qualified Contractor Pool**, as determined by this RFQ.
- **Rotation Order (Lottery).** NAAC shall conduct a lottery to determine the order in which eligible contractors will be offered assignments. NAAC may re-run the lottery periodically or as needed to maintain fairness and program performance.
- **Job Offer and Walk-Through.** For each eligible unit, NAAC's Lead Construction Manager (LCM) will issue a draft **Scope of Work (SOW)** based on the Lead Risk Assessment/Inspection and program requirements. The assignment will be offered to the next eligible contractor in the rotation. The contractor must be available for a walk-through/site visit as scheduled by NAAC to confirm access, feasibility, and schedule.
- **Scope Clarification (Not Open-Ended Negotiation).** The LCM will be available to discuss and clarify the SOW, including quantities, locations, sequencing, and measure selection required to address identified lead hazards and related health and safety conditions. The LCM may revise the SOW to correct quantities, align measures to the Lead Risk Assessment, and ensure compliance with NJ DCA/HUD/EPA requirements.
- **Pricing Must Reconcile to Cost Guidelines.** The contractor shall complete NAAC's SOW template by entering line-item pricing and totals **consistent with the "Cost Guidelines for LRAP Projects (2025)" (Attachment B)** and the applicable per-unit maximums. Contractor pricing must be inclusive of all costs (labor, materials, equipment, overhead, profit, mobilization, site preparation/containment, cleaning, and disposal). No separate reimbursements (including travel) are permitted.
- **LCM Review and Corrections.** The LCM will review the returned SOW for completeness and compliance with Attachment B, program rules, and per-unit maximums. If corrections are required to align with Attachment B or program requirements, the LCM will return the SOW to the contractor for correction within a specified timeframe.
- **Exception Path (Rare; Requires Documentation and Approvals).** If, after scope clarification and reconciliation to Attachment B, the project cannot be completed within the applicable per-unit maximum and/or requires measures not adequately addressed within the Cost Guidelines, NAAC may pursue a **documented exception** in accordance with NJ DCA program rules and any required written approvals. The contractor must provide supporting documentation as requested by NAAC/LCM (e.g., photos, measurements, material specifications, and a written justification). No work outside the approved SOW may begin unless and until NAAC confirms any required approvals have been obtained in writing.
- **Award / Notice to Proceed.** Once the SOW is finalized and deemed compliant (and any required exception approvals are obtained), NAAC will execute the job-specific contract documents and issue a Notice to Proceed.
- **Change Orders.** Change orders will be limited and considered only for **documented unforeseen conditions** discovered after work begins and only with

any required written approval in accordance with NJ DCA/NAAC program requirements.

- **Declination / Pass to Next Contractor.** If the contractor declines the assignment, or if NAAC determines the contractor cannot meet program requirements (including schedule, compliance, or cost constraints), NAAC may offer the assignment to the next eligible contractor in the rotation.
- **Rotation Fairness.** Once a contractor is awarded a unit, that firm will not be offered another unit until the remaining contractors have been offered an opportunity, after which the rotation repeats.
- **Penalty for Late Job Start.** Failure to start work by the agreed-upon start date stated in the job-specific agreement may result in a \$50 per day deduction from the contractor's invoice, as further described in Attachment A.

6.0 APPLICATION AND REQUIRED DOCUMENTS FOR SUBMISSION

Failure to provide any of the information or documentation requested below will result in the RFQ submission being deemed non-responsive and therefore unqualified for this contract. NAAC reserves the right to reject all submissions, in whole or in part, to waive technicalities, and to make an award as deemed to be in the best interest of NAAC. NAAC does not discriminate on the basis of disability in the admission or access to its services or activities.

Checklist: The following current/valid documents (copies) should be submitted as the contractor's

RFQ response (in this order):

- RFQ Application Form
- Provide a Sample Cost Estimate/Work Scope for lead remediation or abatement job.
- NJ Business License
- NJ Contractor's License
- NJ Lead Abatement Contractor's Certificate (for Abatement Contractors), EPA Lead Renovation Firm Certification (Lead Remediation Contractors), and any other professional lead certs.
- Certificates of Insurance (liability and workers' comp)
- List of employees with RRP training, Lead Worker certification, Lead Supervisor certification, or Lead Risk Assessor certification
- Contractor Information Form
- Certification Regarding Debarment and Suspension
- Responsible Contractor Certification
- Non-Collusion Affidavit of Prime Bidder (Must be notarized)
- Contractor Registration Application
- Affirmative Action Affidavit (Must be notarized)
- MBE or WBE certification (if applicable)
- References

In the event the Bidder is a corporation or a partnership, a statement must be submitted setting forth the names and addresses of all stockholders in the corporation or partnership who own ten percent (10%) or more of the interest therein, as the case may be. Each bid must be accompanied by a certification by the Bidder regarding Equal Opportunity Employment Practice and a Non-Collusive Affidavit and Statement of Compliance with the bidding requirements.

**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: _____

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 (l)(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 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

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 consider application incomplete – Include attachments where applicable.

Bidder has appropriate business and contracting licensing (New Jersey Home Improvement Contractors' Registration), insurance and bonding. Copies attached. _____

Bidder agrees to perform all work through utilization of individuals properly classified as employees, rather than independent contractors (except where subcontracting to a subcontractor). _____

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). _____

Bidder has not been disbarred from any public contract (federal, state, or local). _____

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). _____

Bidder will require all employees on Lead-Safe Pilot Program work to complete at least 10 hours of OSHA safety training. _____

Bidder will comply with any applicable local hiring or first source policy. _____

Name: _____

Date: _____

Title: _____

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 Agency Name in the proposed Contract; and
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

Non-Collusion Affidavit of Prime Bidder (cont'd)

(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

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

<u>First Name</u>	<u>Address</u>	<u>Associated Principal</u>
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4. Business References:

BANKS

Name

Address

Type of Account

SUPPLIERS

Name

Address

Telephone Number

SUBCONTRACTORS

Name

Address

Telephone Number

5. Recent Customers:

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

Name

Address

Date(s) Service Provided

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

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

Agency _____
Name (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.

Affirmative Action Affidavit (cont'd)

Signature

Title

Name of Witness

Signature of Witness

Sworn and subscribed before

me this _____ day of
SEAL (day)

_____,
(month)

_____.
(year)

COST GUIDELINES FOR LRAP PROJECTS 2025

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	Measure	Costs	Type
Window Trim/Casing: Strip to bare wood and repaint	\$100 - \$200 per unit	ea	\$ 200.00	Casing, apron, sill, well
Window Trim/Casing: Stabilize (wet sand/scrape) and encapsul	\$90 - \$200 per unit	ea	\$ 200.00	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: Replace trim/casing	\$10-\$20 per ft	ft	\$ 20.00	Casing, apron, sill
Window: Enclose trim (Exterior)	\$60 - \$120 per unit	ea	\$ 120.00	Aluminum
Window: Vinyl replacement	\$175 - \$975 per unit based on size and type. See below.	ea	\$ 975.00	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.
Window: Vinyl replacement - Double or Single hung	\$500-\$600	ea	\$ 600.00	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	ea	\$ 300.00	Standard size 32 x 14 basement slider. Window cost: \$90-\$150
Window: Wood/Historic replacement	\$600 - \$1300 per unit	ea	\$ 1,300.00	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	ea	\$ 200.00	Casing, Jamb, stop, threshold
Door Trim/casing: Stabilize (wet sand/scrape) and encapsulate	90-175	ea	\$ 175.00	Casing, jamb, stop
Door: Replace Trim/casing	\$10-20	ft	\$ 20.00	Casing, jamb, stop
Door Interior: Replace	\$400-\$600	ea	\$ 600.00	Casing, jamb, stop
Door Exterior- Replace	\$800-\$1300	ea	\$ 1,300.00	Casing, jamb, stop
Stair: Wet scrape to bare wood and repaint	\$5-\$12	ft	\$ 12.00	Tread, riser, rail, baluster, stringer
Stair: Stabilize and encapsulate	\$5-\$10	ft	\$ 10.00	Tread, riser, rail, baluster, stringer
Stair: Enclose treads	\$25-\$50	ea	\$ 50.00	Vinyl, wood
Stair: Enclose riser	\$25-\$50	ea	\$ 50.00	Vinyl, wood
Stair: Component replacement	\$15-\$350	ea	\$ 350.00	Tread, riser, rail, baluster (Final cost TBD)
Baseboard: Strip to bare wood and repaint	\$5-10	ft	\$ 10.00	Range dependent on size of baseboard
Baseboard: Stabilize (wet sand/scrape) and encapsulate	\$5-10	ft	\$ 10.00	Range dependent on size of baseboard
Porch: Strip to bare wood and repaint	\$5-\$12	sf	\$ 12.00	Soffit, fascia, trim, wall, ceiling, floor
Porch: Stabilize (wet sand/scrape) and encapsulate	\$5-\$12	sf	\$ 12.00	Soffit, fascia, trim, wall, ceiling, floor
Porch: enclose	\$45-65	hr	\$ 65.00	Soffit, fascia, trim, wall, ceiling, floor. Plus material cost.
Exterior: Enclose	\$45-\$65	hr	\$ 65.00	Soffit, fascia, trim, etc. Plus material cost
Exterior: Replace Trim	12.-25.	ft	\$ 25.00	Fascia, trim boards, casing, etc.
Exterior: Stabilize and repaint siding	\$45 - \$65 per hr	hr	\$ 65.00	Siding, fascia, soffit, etc. Plus cost of materials
Exterior: Replace Siding	\$45 - \$65 per hr	hr	\$ 65.00	Vinyl or wood. Plus material cost.

Interim Control: Roofing Repair	\$45 - \$65 per hr	hr	\$ 65.00	Plus material cost.
Interim Control: Roofing Replacement	\$5 - \$8 per sq ft	sf	\$ 8.00	Shingles, tar, silver coat, rubber, etc
Interim Control: Gutter Repair	\$45 - \$60 per hr	hr	\$ 65.00	Gutter, leader. Plus material cost.
Interim Control: Gutter Replacement	\$10 - \$18 - per ft	ft	\$ 18.00	Gutter, leader, all
Interim Control: Wallboard repair	\$5 - \$7 per sq ft	sf	\$ 7.00	Includes tape, patch, joint compound
Interim Control: Wallboard install (wall/ceiling)	\$4 - \$6 per sq ft	sf	\$ 6.00	Includes tape, joint compound, sanding
Interim Control: Wall/Ceiling Paint	\$4 - \$8 per sq ft	sf	\$ 8.00	Includes lead block and finish coating
Specialty/Custom items (doors, windows, trim, etc.) Furnace filter-replace	\$5 - \$35 each	ea	\$ 35.00	Costs to be determined
Cleaning: Unit cleaning for clearance	\$25 - \$150 per room	ea	\$ 150.00	HEPA, wet wipe, rug shampoo
Ancillary cost: Other	TBD Case by case	ea		Health and Safety
Frame/sheathing repairs for door/window replacement	\$45 - \$65 per hour	hr	\$ 65.00	If needed for proper installation of replac component. Plus material cost
Disposal of lead components	\$25 - \$300	ea	\$ 300.00	Windows, doors, trim, wall board, carpet components that are properly bagged and disposal can be placed in regular garbage. Costs for lead disposal should reflect the materials to be disposed of. Higher cost allowed if additional costs would be incurred of Department of Health. Generally for
Site Preparation: Lead safe work practices			\$ 200.00	Containment. Site prep costs should reflect time and materials needed to properly s
Temporary relocation	\$20-\$200 per room TBD. Case by case. See	ea		

ROUND ROBIN STANDARD PRICING AGREEMENT (REQUIRED)

Native American Advancement Corp. (NAAC) - NJ DCA Lead Assistance Programs (Atlantic & Cape May Counties)

By signing below, the Contractor acknowledges and agrees that:

1. **Standard Pricing Basis.** If admitted to NAAC's Qualified Contractor Pool, Contractor agrees that all pricing for Round Robin assignments shall be based on the **"Cost Guidelines for LRAP Projects (2025)" (Attachment B)** and NAAC's required Scope of Work/Work Write-Up format.
2. **No Negotiation Outside Guidelines.** Contractor will not propose unit pricing that exceeds the allowable ranges or otherwise deviates from Attachment B, except where NAAC documents an **unforeseen condition** or other circumstance requiring an exception and obtains any required written approvals in accordance with NJ DCA program rules.
3. **Abatement Markup.** Where the Cost Guidelines permit an additional percentage for **Lead Abatement** work (e.g., up to 25%), Contractor agrees that any such markup will be applied only as permitted by the Guidelines and only to the measures allowed.
4. **LCM Authority / Final SOW.** Contractor understands NAAC's Lead Construction Manager (LCM) is responsible for developing and issuing the Scope of Work. Contractor may request clarification of quantities, locations, and measure selection, but Contractor agrees that the final Scope of Work and pricing must remain consistent with Attachment B and NAAC/DCA requirements.
5. **Assignment Acceptance / Declination.** Contractor may accept or decline a Round Robin assignment. If Contractor declines, NAAC may offer the assignment to the next contractor in the rotation.

Contractor Firm Name: _____

Authorized Signatory (Print): _____

Signature: _____ Date: _____

Title: _____

NJ Business Registration #: _____

EPA RRP Firm Cert #: _____

NJ Lead Abatement Contractor # (if applicable): _____

Measure Name	Unit Type
2nd Clearance	1
Ancillary Cost: Other	EA
Baseboard Replace	EA
Baseboard Stabilize (wet sand/scrape) and encapsulate	EA
Baseboard strip to bare wood and Repaint	EA
Bathroom Window Replacement (Frosted)	EA
Clean to Clearance	Each
Clearance	1
Dispose of lead waste	SF
Door stabilize and repaint	EA
Door exterior replace	EA
Door interior replace	EA
Enclose	SF
Enclose column	LF
Enclose siding misc.	SF
Enclose treads and risers	EA
Environmental Review	1
Exterior Enclose Component	SF
Exterior Porch Enclose	SF
Exterior Porch Stabilize (we sand or scrape) and Encapsulate	SF
Exterior Porch Strip to bare wood and repaint	SF
Exterior Replace Siding	SF
Exterior Replace Trim	SF
Exterior Site Preparation: Lead safe work practices	SF
Exterior Stabilize and Repaint Components	SF
Exterior Stabilize and Repaint Siding	SF
Fiberglass wall mat	SF
Flooring Repair Replacement	SF
Framing/sheathing Repairs (door/window replacement)	EA
Furnace filter replace	EA
Interim Control: Ceiling Repair Replacement	SF
Interim Control: Gutter Repair Replacement	EA
Interim Control: Roofing Repair Replacement	EA
Interim Control: Wall Repair Replacement	EA
Interior Site Preparation: Lead safe work practices	EA
Lead Paint Testing	1
Lead Remediation of Soil (Required DCA Approval)	EA
Lead Risk Assessment	1

Permit Cost	1
Remove & Replace	SF
Repair and Stabilize Ceiling	SF
Replace Cabinet Components	1
Replace Closet Components	1
Replace Door Component	EA
Replace Exterior Component *Historic*	EA
Replace Stair component	EA
Replace Window component	1
Stabilize and Encapsulate	1
Stabilize Ceiling	SF
Stabilize radiator	EA
Stabilize Stair Components	1
Stabilize Wall	SF
Staircase Stabilize (wet sand/scrape) and encapsulate	EA
Staircase Strip to bare wood and Repaint	EA
Steam clean carpet	EA
Temporary Relocation (Federal GSA Per Diem Rates)	EA
Trim Enclose	LF
Trim Replace	LF
Trim stabilize (wet sand/scrape) and Encapsulate	LF
Trim Strip to bare wood and Repaint	LF
Wet scrape/strip to bare wood and repaint	EA
Window Replacement *Historic*	EA
Window Strip to bare wood and Repaint	EA
Window Vinyl Replacement	EA

ATTACHMENT C: Suggested Insurance Coverages for Lead Assistance Program Contracto

INSURANCE TYPE	REQUIRED	RECOMMENDED
WORKERS COMPENSATION	Sufficient insurance to protect against all claims under Workers Compensation as statutorily required	\$500,000 E.L. Each Accident \$500,000 E.L. Disease-each employee \$500,000 E.L. -Policy Limit
GENERAL LIABILITY	\$1,000,000.00 single occurrence \$2,000,000.00 general aggregate	
AUTOMOBILE INSURANCE	\$1,000,000.00. May be covered under General Liability for some insurance providers	
CONTRACTOR'S POLLUTION LIABILITY	\$1,000,000 per occurrence \$2,000,000 aggregate	
EXCESS LIABILITY (OCCURRENCE BASED)		\$1,000,000 Each Occurrence \$1,000,000 Aggregate