



Request for Qualifications



Lead Remediation/Mitigation Contractors and NJ Certified Lead Abatement Contractors

The Jewish Renaissance Foundation is seeking responses from qualified contractors for a Request for Qualifications (RFQ) for “Lead Remediation/Mitigation Contractors” and “NJ Certified Lead Abatement Contractors.” All work will be performed in Perth Amboy, NJ.

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 basis of race, color, gender, or national origin in consideration of an award.

The Jewish Renaissance Foundation intends to award contracts to respondents whose proposals are most advantageous to the Jewish Renaissance Foundation, 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.

The Jewish Renaissance Foundation reserves the right to reject any and all proposals when it is determined by the Jewish Renaissance Foundation to be in its best interest. The Jewish Renaissance Foundation 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

A minimum of 100 jobs will be issued for cost estimates to the Qualified Bidder Pool over a 24-month period. Approximately 70 will be lead remediations/mitigations and 30 will be units with Notices of Violation, which will require Abatement.

The allowable cost of these jobs is a maximum of \$13,000 for lead remediation/mitigation and \$25,000 for lead abatement, based on work indicated by a Lead Risk Assessment and Scope of

Work generated by the Jewish Renaissance Foundation. 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 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.

2.0 SCOPE OF SERVICES REQUESTED

- a. The Jewish Renaissance Foundation intends to prequalify NJ Certified Lead Abatement and RRP Certified Lead Remediation contractors with the experience, training, and required certifications to participate in the Jewish Renaissance Foundation's Qualified Contractor Pool. This work will be performed 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 Programs. Eligible units include 1-4 family owner-occupied and rental units.
- b. Up to five (5) qualified lead remediation contractors and up to three (3) NJ Certified Lead Abatement Contractors who respond to and qualify for this RFQ will be considered for the pool for the work requested under this RFQ.
- c. Contractors in the Lead Contractor Pool will be assigned or awarded residential projects for specific properties at the sole discretion of the Jewish Renaissance Foundation, based on contractors’ abilities, capacity, availability, and ability to comply with unit cost limitations.
- d. The cost per unit is limited and is determined by the Scope of Work developed by the Jewish Renaissance Foundation's Lead Construction Manager, the Cost Guidelines for lead measures, and the maximum cost per unit of the DCA grant (Program Cost Guidelines are attached - see Appendix A). Potential contractors should read these guidelines and be fully aware of the requirements of this program to participate.
- e. Respondent(s) must be able to provide services in Middlesex County, and primarily in Perth Amboy, as needed. The selected Respondent(s) shall be bound to the 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.

2.1 LEAD & 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) **walkthrough** 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 walkthrough, the instructions of the LCM, and the response to the Lead Inspection Risk Assessment hazard report. The Lead Construction Manager will coordinate the walkthrough of the property with the Homeowner and the 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 structure will vary but may include (but is not limited to) the following:

- a. Coordination with the property owner, Lead Construction Manager, and Lead Evaluator.
- b. 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):

- c. 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.
- d. 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.
- e. Building envelope repair, including roof repair or replacement and attendant damage; door and window replacement; and siding/veneer repair or replacement.
- f. Drywall repair or replacement; rough and trim carpentry.
- g. Repair of trip and fall hazards, such as step repair/replacement and/or handrail installation or repair.
- h. Surface preparation and painting; flooring repair or replacement.

- i. Specialty construction elements associated with historic properties.
- j. Debris removal in accordance with all Federal, State, and local requirements, including the disposal of materials containing lead-based paint in accordance with all applicable local and state codes and standards.

2.2 OTHER SCOPE OF SERVICES

- a. Provide the 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 Uniform Construction Code. SOWs must provide a cost for each measure, and a SOW template will be provided by the Jewish Renaissance Foundation.
- b. Comply with all State and Federal laws, regulations, and guidelines.
- c. Provide tracking of construction progress.
- d. 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 Lead Construction Manager, and to review work upon final inspection.
- e. Complete all work within the agreed-upon timeline.
- f. Complete the "Project Employment and Local Impact Report" listing employee wages for each site (see Attachment E).

The preceding list of responsibilities is not exclusive. The Jewish Renaissance Foundation and the successful respondent(s) may be required to perform other related duties as assigned.

2.3 CONTRACTOR PRICING

- a. The Contractor shall provide a separate price for each item specified on the Work Scope Form provided by the Construction Manager. Contractor estimates must include a line-item work description and cost write-up to document measures procured (see Attachment C1: Scope of Work Template). The price shall be inclusive of all costs incurred by the Contractor. No separate reimbursements for travel or other costs are permitted.
- b. Subcontractor labor and materials cost cannot exceed \$13,000 per unit for Lead Remediation/Mitigation and \$25,000 for Lead Abatement per unit, except in rare cases and with the approval of the DCA. Changes to these limits may occur in the future (see Attachment C2: General List of Remediation Measures).

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

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

3.0 MINIMUM QUALIFICATIONS

Respondents must meet the minimum qualifications listed below. Furthermore, Solicitation Responses that appear unrealistic in terms of technical commitment, show a lack of technical competence, or indicate a failure to comprehend the risk and complexity of a potential contract may be rejected.

Any Contractor that has been removed, 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.

3.1 RESPONDENTS MUST

a. Have been in business for a minimum of two (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.

b. Be financially solvent and adequately capitalized.

c. Hold a current business registration issued by the State of New Jersey, at a minimum: 1) **For Abatement Projects:** * Be on the NJ Certified Abatement Contractor List, have at least one Lead Supervisor on the job at all times, and ensure all workers have their Lead Worker certification issued by the State of NJ. 2) **For Lead Remediation Projects:** * The business must have an RRP Firm Certification and have trained Lead Renovators performing the work. (However, training for Lead Worker and Lead Renovator can be provided free of charge through this program.)

d. Carry the minimum \$1 million liability insurance, state-required worker’s compensation insurance, and recommended supplemental pollution insurance. * Proof of coverages must be active at the time of contracting; however, if a contractor does not currently hold certain coverages, a letter of commitment to obtain such coverage will suffice for this RFQ (see Attachment D: Insurance Coverages).

e. Have a current NJ Contractor’s License in good standing.

f. 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 **Jewish Renaissance Foundation's** Lead Construction Manager (generally 2-10 days).

g. 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.

h. 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 unqualified.

3.2 OTHER REQUIREMENTS

A 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):

a. 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.

b. Respondent(s) shall commit to making a demonstrated effort to provide subcontracting 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

The Jewish Renaissance Foundation 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 satisfy the required minimum qualifications will be removed from the vendor pool at the sole discretion of the Jewish Renaissance Foundation.

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

5.0 RFQ SUBMISSION REQUIREMENTS

RFQ released/Ad Posted: 12/11/2025

Submission Closing Date: 1/18/2025

RFQ Opening: 12/11/2025

5.1 TIMELINE

1. All questions or requests for additional information shall be directed via email to PAAC@JRFNJ.org.
2. RFQ proposal packets can be obtained in person at 533 New Brunswick Ave., Perth Amboy, NJ, or can be requested by email at PAAC@JRFNJ.org.
3. All RFQ submissions must be received by mail at 1090 King Georges Post Rd., Building #7, Suite 704, Edison, NJ 08837.
4. Per NJ DCA requirements, submissions can only be delivered by mail or in person. Email submissions will not be accepted.
5. Whether the RFQ is sent by mail or commercial express service, the Contractor shall be responsible for the actual delivery of the RFQ to the Jewish Renaissance Foundation before the deadline.
6. One (1) original and one (1) copy of your RFQ response should be submitted. All RFQs shall be submitted in a sealed envelope or package.
7. The envelope/package shall be addressed to the Jewish Renaissance Foundation, 1090 King Georges Post Rd., Building #7, Suite 704, Edison, NJ 08837, with the following information clearly printed on the outside:
 - Jewish Renaissance Foundation
 - LEAD CONTRACTOR RFQ
 - Submission Date

6.0 APPLICATION & 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.

The **Jewish Renaissance Foundation** 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 its best interest. The **Jewish Renaissance Foundation** does not discriminate on the basis of disability in the admission or access to its services or activities.

Check List: The following current/valid documents (copies) should be submitted as Contractor's RFQ response (in this order):

- ☐ RFQ Application Form
- ☐ Provide a Sample Cost Estimate/Work Scope for a 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 owns ten percent (10%) of greater 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 & Cell Phone Number:

Contact Email:

Personnel

Names & experience of persons/organizations who would perform items in scope of services:

Name, Experience/Certification:

Name, Experience/Certification:

Name, Experience/Certification:

Name, Experience/Certification:

Name, Experience/Certification:

Name, Experience/Certification:

General Information

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

Privilege Tax #. Exp. Date:

Contractor Registration #. Exp. Date:

Are you registered with a minority/women's business enterprise program? *If your answer is "YES", please submit a copy of certification.*

☐ Yes

☐ No

When was your firm established?

Has your firm had experience with HUD funded projects or other lead remediation projects? *If yes, please attach a list of HUD or other lead remediation projects your firm has worked on.*

☐ Yes

☐ No

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

References

Jewish Renaissance Foundation requests a minimum of three (3) references:

1.0

Company/Job Name & Contact Person:

Brief Description of Project:

Phone Number & Email Address:

2.0

Company/Job Name & Contact Person:

Brief Description of Project:

Phone Number & Email Address:

3.0

Company/Job Name & Contact Person:

Brief Description of Project:

Phone Number & Email Address:

CONTRACTOR INFORMATION FORM

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

1. The Contractor's License Class and bond are current, and the undersigned contractor agrees to maintain in current status all licenses and bonds as required by the **Jewish Renaissance Foundation**.
2. That the work will be performed in accordance with the property requirement standards.
3. That if the work performed by the contractor is found to be unsatisfactory by the administering **Jewish Renaissance Foundation**, or if contract relations between the contractor, homeowner, or other parties are found to be unsatisfactory, the administering **Jewish Renaissance Foundation** may remove the contractor's name from the approved list with such accompanying publicity as it deems necessary.
4. That the contractor will abide by the federal regulations pertaining to equal employment opportunity.
5. That the work will be done in conformance with all applicable 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 this certification, please read the attached instructions.)

The prospective contractor certifies to the best of its knowledge and belief that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or **the Jewish Renaissance Foundation**;
2. 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 a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) 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;
3. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with the commission of any of the offenses enumerated in paragraph (2) of this certification; and
4. 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.
5. Where the prospective contractor is unable to certify to any of the statements in this certification, such prospective contractor shall attach an explanation to this proposal.

NAME & TITLE OF AUTHORIZED REPRESENTATIVE

Name & Title:

Signature:

RESPONSIBLE CONTRACTOR CERTIFICATION

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

After reading and understanding the following, please initial each line.

Note: *Failure to submit all required attachments will result in the application being deemed incomplete. Please include all attachments where applicable.*

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

The Bidder agrees to perform all work through the utilization of individuals properly classified as employees, rather than independent contractors (except where subcontracting to another licensed subcontractor). Initial: _____

The 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 its resolution). Initial: _____

The Bidder has not been debarred from any public contract (federal, state, or local). Initial: _____

The Bidder has successfully completed a job of this size and type, or a similar type of work, in the past five years with a satisfactory record of on-time performance. (Attach documentation). Initial: _____

The Bidder will require all employees working on the Lead-Safe Home Remediation Pilot Grant Program to complete at least 10 hours of OSHA safety training. Initial: _____

The Bidder will comply with any applicable local hiring or first-source hiring policies. Initial: _____

Name & Title:

Date:

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER

State of New Jersey County: _____

I, _____, being first duly sworn, depose and say that: *(Print Name of Affiant)*

1. I am the _____ *(Title: e.g., Owner, Partner, Officer, Representative)* of the firm _____, the Bidder that has submitted the attached Bid.
2. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in 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; to refrain from bidding in connection with such Contract; or in any manner, directly or indirectly, sought by agreement or collusion to fix the price or prices in the attached Bid or that of any other Bidder, to fix any overhead, profit, or cost element of the Bid price, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the Jewish Renaissance Foundation 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 in interest.

NON-COLLUSION AFFIDAVIT OF PRIME BIDDER (Cont'd)

(Signature - Bidder Representative)

(Title)

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

SEAL

(Signature of Witness)

(Name of Witness)

CONTRACTOR REGISTRATION APPLICATION

1. Firm Information

Firm Name: _____

Address: _____

Phone: _____

Type of Work Performed:

2. Principals

List all owners, partners, and principal stockholders of the firm.

Name	Address	Years of Experience

3. Associated Firms

List other contracting firm names which the principals have operated.

Firm Name	Address	Associated Principal(s)

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 Home Remediation Program**-funded work experience.

Customer Name	Address	Dates Service Provided

6. Current Contracts

Agency/Client Name	Address	Contract Expiration Date

7. Insurance

(Attach Insurance Certificates for all listed policies)

Insurance Company	Type of Coverage	Policy Number

Authorized Signature

Title

Date

AFFIRMATIVE ACTION AFFIDAVIT

State of New Jersey County of: _____

I, _____, of full age, being duly sworn according to law on my oath, depose and say that: *(Print Name of Affiant)*

1. I am the _____ *(Title: e.g., Owner, Partner, Officer)* of the firm _____ *(Name of Firm)*, the bidder making the proposal for the lead-safe remediation project.
2. I executed the said proposal with full authority to do so.
3. The bidder hereby affirms that it will abide by all terms of the "Affirmative Action Law," P.L. 1975, c. 127, as set forth in the specifications.
4. All statements contained in said proposal and in this Affidavit are true and correct and are made with the full knowledge that the Jewish Renaissance Foundation relies upon the truth of these statements in awarding the Contract for the said project.

(Signature of Affiant)

Subscribed and sworn to before me this _____ day of _____, 20____.

(Notary Public)

My Commission Expires: _____

AFFIRMATIVE ACTION AFFIDAVIT (CONT'D)

Signature: _____

Title: _____

Name of Witness: _____

Signature of Witness: _____

Sworn and subscribed before me this _____ day of _____, _____.

SEAL

ATTACHMENT A: Round Robin Bidding Process

The Round Robin bidding process shall be implemented as follows:

1. In order to receive an invitation to participate in the Round Robin Bid Process, contractors must be listed on the **Jewish Renaissance Foundation's** "Qualified Contractor's List," as determined by the RFQ process.
2. The **Jewish Renaissance Foundation** shall hold a lottery to determine the order in which eligible contractors will be invited to submit a bid on an individual property.
3. The Lead Construction Manager (LCM) will provide a Scope of Work (SOW) with itemized lead measures to the first eligible contractor from the lottery. The contractor will conduct a site visit to determine if they can complete the project within the allotted budget based on the SOW. The LCM will be available to discuss the SOW and, if needed, will make revisions based on those discussions.
4. The contractor will then finalize the SOW with **costs included** for each measure, as well as costs for site preparation and cleanup, and submit it to the LCM.
5. The LCM will either accept the SOW or discuss any proposed changes with the contractor. A final SOW will be agreed upon between the two parties, and the contract for the job will be signed. Change Orders will be limited once the job begins and will only be accepted if unforeseen issues arise that both the contractor and the **Jewish Renaissance Foundation's LCM** agree require changing the terms of the contract.
6. Once the SOW is accepted, the contractor will be awarded the project for the agreed-upon amount, unless an exception has been recommended and approved by the Program Director.
7. Should an eligible contractor decline the project offered, the next eligible contractor on the lottery list will be given an opportunity to accept the project.
8. Once an eligible contractor is awarded a project, that firm will not be offered another project until all other contractors on the list have been given an opportunity to participate. This process will repeat until a full cycle of the lottery is complete, at which point a new lottery cycle will begin.

ATTACHMENT B: PROGRAM COST GUIDELINES

These are the generally expected costs for Remediation/RRP lead mitigation work. **For Lead Abatement projects, add up to 25% to each cost.**

*Note: All costs are estimates based on room size, home condition, and both standard and custom work. The **Jewish Renaissance Foundation's** Lead Construction Manager has the final say in determining reasonable costs.*

Measure	Cost Range	Notes / Description
Site Preparation	\$20 - \$125 / room	Based on room size and conditions.
Window Trim: Strip & Repaint	\$90 - \$200 / unit	Casing, apron, sill, well.
Window Trim: Stabilize & Encapsulate	\$90 - \$175 / unit	Casing, apron, sill.
Window: Replace Trim	\$10 - \$20 / ft.	Casing, apron, sill.
Window: Enclose Trim	\$40 - \$100 / unit	Aluminum.
Window: Vinyl Replacement (Standard)	\$350 - \$700 / unit	DH/DG, casement, other.
Window: Vinyl Replacement (Custom)	\$350 - \$920 / unit	DH/DG, casement, other.

Window: Wood/Historic Replacement	\$600 - \$1300 / unit	DH/DG, casement, other.
Door Trim: Strip & Repaint	\$90 - \$200 / unit	Casing, sill, jamb, stop, threshold.
Door Trim: Stabilize & Encapsulate	\$90 - \$175 / unit	Casing, sill.
Door: Replace Trim	\$10 - \$20 / ft.	Casing, jamb, stop.
Door: Interior Replacement	\$300 - \$600 / unit	Pre-hung.
Door: Exterior Replacement	\$600 - \$1200 / unit	Pre-hung entry door.
Stairs: Strip & Repaint	\$5 - \$12 / ft.	Tread, riser, rail, baluster, stringer.
Stairs: Stabilize & Encapsulate	\$5 - \$10 / ft.	Tread, riser, rail, baluster, stringer.
Stairs: Enclose Treads/Risers	\$25 - \$50 / unit	Vinyl, wood.
Stairs: Replace Components	\$15 - \$300 / unit	Tread, riser, rail, baluster, stringer.
Baseboard: Strip & Repaint	\$5 - \$10 / ft.	Dependent on size.

Baseboard: Stabilize & Encapsulate	\$5 - \$10 / ft.	Dependent on size.
Baseboard: Replace	\$10 - \$15 / ft.	Dependent on size.
Porch: Strip & Repaint	\$5 - \$12 / sq. ft.	Soffit, fascia, trim, wall, ceiling, floor.
Porch: Stabilize & Encapsulate	\$5 - \$12 / sq. ft.	Soffit, fascia, trim, wall, ceiling, floor.
Porch/Exterior: Enclose	\$45 - \$60 / hr.	Soffit, fascia, trim, walls, etc.
Exterior: Replace Trim	\$12 - \$25 / ft.	Fascia, trim boards, casing, etc.
Exterior: Stabilize & Repaint Siding	\$45 - \$60 / hr.	Siding.
Exterior: Replace Siding	\$45 - \$60 / hr.	Vinyl or wood.
Roofing: Repair	\$45 - \$60 / hr.	Shingles, tar, silver coat, rubber, other.
Roofing: Replacement	\$5 - \$8 / sq. ft.	Shingles, tar, silver coat, rubber, other.
Gutter: Repair	\$45 - \$60 / hr.	Gutter, leader, downspout.

Gutter: Replacement	\$10 - \$18 / ft.	Gutter, leader, downspout.
Wallboard: Repair/Replacement	\$5 - \$7 / sq. ft.	Wall, ceiling.
Wallboard: Repair (Patch)	\$3 - \$5 / sq. ft.	Includes tape, patch, joint compound.
Wallboard: Install	\$4 - \$6 / sq. ft.	Includes tape, joint compound, sanding.
Wall/Ceiling: Paint	\$4 - \$8 / sq. ft.	Includes lead block primer and finish coat.
Furnace Filter: Replace	\$5 - \$35 each	
Unit Cleaning (for clearance)	\$25 - \$100 / room	HEPA vac, wet wipe, rug shampoo.
Disposal of Lead Components	\$25 - \$250 total	Windows, doors, trim, carpet, etc.
Frame/Sheathing Repairs	\$40 - \$65 / hr.	If needed for proper installation.
Ancillary Costs	Case-by-case	Health, safety, or structural repairs.

ATTACHMENT C1: SAMPLE SCOPE OF WORK

Project Name: DCA Lead Assistance Program

Age of Unit: _____

File Number: _____

Name: _____

Property Address: _____

Location	Item Type	Wall	#	HESWAP Work Description	Notes For Contractor	Unit Price	Price
				Cleaning For Final Clearance			
				Disposal Of Lead Components			
					TOTAL		

Lead Contractor

Name of Contractor

Date

LCM Signature

Name of LCM

Date

Item Type: Examples include window, door, roof, baseboard, handrail, stair, wallboard, paint, disposal, cleaning, etc.

Location: List all lead recommendations from the Lead Risk Assessment (LRA) separately by location. Attach the LRA as necessary.

Required Items: All Scopes of Work must include separate line items for **Debris Removal** and **Final Cleaning**.

ATTACHMENT C2: GENERAL LIST OF REMEDIATION MEASURES

Lead Remediation Measures

General Practices

- Site Preparation: Implementing lead-safe work practices.
- Surface Treatment: Wet scrape/strip to bare wood and repaint.
- Surface Stabilization: Stabilize and encapsulate surfaces.
- Cleaning: Final unit cleaning to achieve clearance.
- Disposal: Proper disposal of lead-containing components.
- Frame/Sheathing Repairs: As needed for door and window replacements.
- Ancillary Costs: Other necessary health and safety repairs.

Windows

- Trim: Strip to bare wood and repaint.
- Trim: Stabilize (wet sand/scrape) and repaint or encapsulate.
- Trim: Replace or enclose.
- Window Unit: Replace with vinyl or historic-style units.
- Window Unit: Stabilize and repaint existing unit.

Doors

- Trim: Strip to bare wood and repaint.
- Trim: Stabilize (wet sand/scrape) and encapsulate.
- Trim: Replace.
- Door Slab: Replace interior or exterior doors.
- Door Unit: Stabilize and repaint existing unit.

Stairs & Baseboards

- Stairs: Strip to bare wood and repaint.
- Stairs: Stabilize (wet sand/scrape) and encapsulate.
- Stairs: Enclose treads or risers.
- Stairs: Replace components (treads, risers, etc.).
- Baseboards: Strip, stabilize, or replace.

Porch & Exterior

- Porch: Strip, stabilize, or enclose surfaces.
- Exterior: Enclose surfaces (soffits, fascia, etc.).

- Exterior Trim: Replace.
- Siding: Stabilize and repaint or replace.

Interim Controls & Interior Finishes

- Roofing: Repair or replace.
- Gutters: Repair or replace.
- Wallboard: Repair, replace, or install new.
- Painting: Paint walls and ceilings.
- HVAC: Replace furnace filter.

ATTACHMENT D: SUGGESTED INSURANCE COVERAGES

Below are the required and recommended insurance coverages for contractors participating in the Lead Assistance Program.

Insurance Type	Required Coverage	Recommended Coverage
Workers' Compensation	Coverage sufficient to meet all statutory state requirements.	<ul style="list-style-type: none"> • \$500,000 Employers' Liability (E.L.) per Accident • \$500,000 E.L. Disease per Employee • \$500,000 E.L. Policy Limit
General Liability	<ul style="list-style-type: none"> • \$1,000,000 Single Occurrence • \$2,000,000 General Aggregate 	
Automobile Insurance	\$1,000,000 Combined Single Limit. <i>(Note: This may be covered under General Liability for some providers.)</i>	
Contractor's Pollution Liability	<ul style="list-style-type: none"> • \$1,000,000 Per Occurrence • \$2,000,000 Aggregate 	
Excess Liability (Umbrella)		<ul style="list-style-type: none"> • \$1,000,000 Per Occurrence • \$1,000,000 Aggregate

ATTACHMENT E: PROJECT EMPLOYMENT & LOCAL IMPACT REPORT

PROJECT EMPLOYMENT & LOCAL IMPACT REPORT

EMPLOYEE NAME	HIRED BY 3RD PARTY (Y/N)	HOURLY WAGE	SOC LABOR CLASS.	CONTRACTOR/COMPANY NAME	SITE NAME OR ADDRESS