



Request for Qualifications

LEAD HAZARD CONTROL/REMEDICATION CONTRACTORS

INTRODUCTION

As the provider of services under the NJ DCA's Statewide Outreach and Coordination grant, Isles Inc, is seeking responses from qualified Contractors to become part of a "**Qualified Contractor Pool**" to provide either 1) lead remediation/mitigation or 2) lead abatement services for the 2021-2022 [Lead Safe Home Remediation](#) and Single Family Remediation Program grants from the New Jersey Department of Community Affairs (DCA). We are especially seeking smaller, non-abatement contractors for the pool.

SUMMARY AND BACKGROUND

Isles Inc. intends to prequalify Lead Hazard Control/Remediation Contractors to participate in a statewide "Qualified Lead Contractor Pool" of up to 5 contractors to perform work under the NJ Department of Community Affairs (DCA), Lead Safe Home Remediation (LSHR) and Single-Family Home Remediation (SFHR) Programs.

The purpose of these programs are to identify and remediate lead-based paint hazards via interim controls and partial abatement to prevent elevated blood lead levels in children and pregnant women. The program targets municipalities in New Jersey with high reported incidence of elevated blood lead levels in children under age six. [Community-based agencies](#) provide the application gathering and oversight of lead remediation services in these locations. New agencies are being added so that most NJ counties will be covered by the program

Lead Hazard Control/Remediation Contractors will be part of a statewide pool who will be deployed to each of the Lead Pilot Agencies, as requested by Agency personnel. Lead remediation jobs will be assigned based on the location of the jobs and availability of contractors. We are seeking contractors in all areas of the State to perform lead hazard remediation services. However, contractors are needed most in South NJ counties of Cape May, Atlantic, Cumberland, etc. Contractors will be able to designate the areas where they wish to work or could choose to work in all localities. Small, minority and/or woman-owned businesses are encouraged to apply.

TRAINING OPPORTUNITIES

In the interest in helping contractors respond to the RFQ and become part of the Qualified Contractor Pool, Isles will provide:

- 1) RFQ Informational Meeting to assist in preparation of RFQ response
- 2) a no-cost [EPA Renovation, Repair and Painting](#) course for contractors who might qualify for this program but lack the RRP certification.

See Section 5.0 for details

1.0 SCALE OF WORK

Up to 100 jobs will be put out for mini bid/cost estimate to the Qualified Bidder Pool through February 2022, *with the expectation the programs will continue for multiple years and additional jobs*. The majority of those jobs will be lead *remediation* work. The cost of these jobs' ranges from \$1,000-\$13,000 for remediation jobs and up to \$25,000 for abatements. [Only certified Abatement Contractors are eligible for Abatement jobs but may also bid on remediation jobs.]

While there is no guarantee of the number of jobs given to any one contractor in the pool, Agencies will do their best to give qualified contractors in the Bidder Pool an equitable share of those jobs, based on expertise, availability and demonstrated excellence in meeting project guidelines. **Contractors who fail to perform to standards will be removed from the pool.**

2.0 SCOPE OF SERVICES, PRICING and LOCATIONS REQUESTED

Isles Inc. intends to prequalify General Contractors with experience, training and certifications to participate in a Qualified Contractor Pool to perform work under the NJ Department of Community Affairs (NJ DCA), Lead Safe Home Remediation (LSHR) program, Single Family Home Remediation program and other lead hazard control contracts. Eligible units include owner-occupied and 1–4-unit rental buildings where lower income families reside.

Up to five (5) residential General Contractors who qualify for the RFQ will be considered in the pool for the work requested under this RFQ. The Provider(s) will be awarded Lead Remediation Projects for specific properties at the sole discretion of the Lead Agencies in each NJ county. The cost per unit is limited and is determined by the Scope of Work developed by each agency's Lead Construction Manager and the limitations of the grant. Program Cost Guidelines for lead measures are attached to this RFQ. **Respondents must agree to adhere to these guidelines.** [SEE Program Cost Guidelines in the Appendix]

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 cost are expected to

average \$6,000 per unit with a maximum cost of \$13,000 for remediation and a maximum cost per unit of \$25,000 for abatements.

It is anticipated that homes eligible for lead hazard control will require an array of lead safe repairs, interim controls, health and safety services and minor structural repairs that shall be performed per RRP, HUD, EPA and NJ Administrative code, as applicable.

Contractor must be available for one (1) walk through of inspected property with Isles Construction Manager to devise a Lead Hazard Control Estimate/Scope of Work, based on a Lead Risk Assessment. The Isles Construction Manager will coordinate the walk-through of property with the homeowner and Contractor.

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

- Coordination with property owner and Isles Construction Manager;
- 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;
- 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;
- 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 issued by Isles Inc., 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;
- Comply with all State and Federal laws, regulations, and guidelines;
 - Provide documentation and tracking of construction progress;
 - Meet with individual property owners and Isles Construction Manager to review the scope of work to be performed, including establishing a work schedule acceptable to property owners and Construction Manager and to review work upon final inspection;
 - Complete all work within agreed upon timeline.

The preceding list of responsibilities is not exclusive. Isles Inc., Lead Assistance Program Agencies and the successful respondent(s) may agree in writing to amend or augment the responsibilities set forth above.

2.1 LOCATIONS OF WORK

Respondent(s) are not required to provide services in ALL locations but must be able provide services *in at least one of the target locations* and will have the opportunity to designate their preferred areas of work. Most NJ counties will be covered by this program. The selected Respondent(s) shall be bound to specific terms and conditions of the signed contract with Lead Assistance Agencies. Contracts will be issued within 21 working days of the RFQ submission date. Work is scheduled to begin immediately after contract signing.

3.0 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.

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 services;
- be financially solvent and adequately capitalized;
- must hold a current business registration issued by the State of New Jersey;
- at a minimum, be an EPA certified lead renovation firm and have at least one certified lead renovator (or Lead Supervisor) on the job at all times; For Contractors who wish to work on lead abatement jobs all workers must have their Lead Worker certification issued by the State of NJ. (However, training of workers can be provided free of charge by Isles, Inc.);
- carry the minimum \$1 million liability insurance/\$2 million Aggregate, worker's compensation insurance and *recommended supplemental pollution insurance* (See

Appendix C – Insurance Coverages);

- 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 Agency Construction Manager (generally 3-7 days);
- have the demonstrated equipment, understanding, organization and ability to perform lead-based paint hazard control, 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.
- Have a positive work history and referrals from past lead remediation work.

A lack of any of these requirements will cause the proposal to be deemed “unqualified”.

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*);
- 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.

Lead-based paint experience, positive references and knowledge of HUD/EPA, NJAC 5:17 and RRP guidelines are factors that will be considered in the award.

4.0 VERIFICATION OF MINIMUM QUALIFICATIONS

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.

5.0 RFQ SUBMISSION REQUIREMENTS

RFQ released: Wednesday, October 20, 2021

RFQ Informational Meeting

Topic: Lead Contractor Informational Meeting

Time: Tuesday, October 26th, 2021 at 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89964208655>

Meeting ID: 899 6420 8655

One tap mobile

+19292056099,,89964208655# US (New York)

Submission Closing Date: Friday, November 5th is the first Application Opening. After that Qualified Proposals will be accepted on a Rolling Basis through the end of the grant period.

Application Opening: Friday, November 5, 2021

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

leadcontractor@isles.org.

RFQ proposal packets can be obtained in person at 1 N. Johnston Ave, Hamilton, NJ 08609, or can be requested by email leadcontractor@isles.org. **Email applications are preferred.**

Bids can be submitted by mail, email or can be delivered in person. **NOTE: *Email submissions must be delivered in a single .pdf. All application and other requested items must be combined into a single .pdf document.*** Multiple attachments or other file formats (Word docs, etc.) **will not be accepted.**

Whether the RFQ is sent by mail, email or commercial express service, the Contractor shall be responsible for the actual delivery of the RFQ to Isles. One original of your RFQ response should be submitted.

Hard copies of RFQs must be submitted in a sealed envelope/package. Envelope/package shall be addressed to **Isles Inc. Attn: Peter W. Rose, 10 Wood St., Trenton NJ 08618, OR Isles Inc, Attn: Peter W. Rose, 1 N. Johnston Ave, Hamilton, NJ 08609** and the following clearly printed on the outside:

- your company name,
- STATEWIDE LEAD CONTRACTOR RFQ

Email submissions should be submitted to leadcontractor@isles.org and **MUST HAVE:** STATEWIDE LEAD CONTRACTOR RFQ in the subject line. **EMAIL APPLICATIONS ARE PREFERRED.**

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. Isles reserves the right to reject all submissions, in whole or in part, to waive technicalities and to make award as deemed to be in the best interest of Isles Inc. Isles does not discriminate on the basis of disability in the admission or access to its services or activities.

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

1. RFQ Application Form
2. Contractor Information Form
3. Certification Regarding Debarment and Suspension
4. Responsible Contractor Certification
5. Non-Collusion Affidavit of Prime Bidder (Must be notarized)
6. Contractor Registration Application
7. Affirmative Action Affidavit (Must be notarized)
8. NJ Business License
9. NJ Contractor's License
10. EPA Lead Renovation Firm Certification and any other professional lead certs.
11. Certificates of Insurance (liability and workers comp) [See Appendix C]
12. MBE or WBE certification (if applicable)
13. 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%) or 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
LEAD HAZARD CONTROL 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

Isles Inc. 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 (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



33 TUCKER STREET, TRENTON, NJ 08618
609.341.4731 • WWW.ISLES.ORG

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.

Bidder possesses 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: _____



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 Isles Inc. 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.



33 TUCKER STREET, TRENTON, NJ 08618
609.341.4731 • WWW.ISLES.ORG

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

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:

BANKS

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

SUPPLIERS

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

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

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

Isles Inc. _____
(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.



33 TUCKER STREET, TRENTON, NJ 08618
609.341.4731 • WWW.ISLES.ORG

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
SEAL (day)

_____,
(month)

_____.
(year)

APPENDIX C

Insurance Requirements: Attached Certificates of Insurance must have these limits at a minimum in order to qualify for this RFQ and be current.

Type of Insurance	Limits
General Liability (occurrence based)	\$1,000,000 Each occurrence \$100,000 Fire Damage \$5,000 Medical Expenses (any one person) \$1,000,000 Personal & Advertising Injury \$2,000,000 General Aggregate \$2,000,000 Products -Comp/Op Aggregate
Automobile Liability (any auto)	\$1,000,000 Combined single limit (each accident)
Excess Liability (occurrence based)	\$1,000,000 Each Occurrence \$1,000,000 Aggregate
Workers Compensation and Employers' Liability	\$500,000 E.L. Each Accident \$500,000 E.L. Disease-each employee \$500,000 E.L. -Policy Limit

Costs below are for Remediation/RRP lead mitigation work. For Lead Abatement add up to 25% to each cost.

Measure	Cost Range	Type
Site Preparation: Lead safe work practices	\$20 -\$125 per room	Based on room size and conditions. LCM to determine reasonable cost per job.
Window Trim: Strip to bare wood and repaint	\$90 - \$200 per unit	Casing, Apron, Sill, well
Window Trim: Stabilize (wet sand/scrape) and encapsulate	\$90 -\$175 per unit	Casing, Apron, Sill
Window: Replace trim	\$10 -\$20 per ft	Casing, Apron, Sill
Window: Enclose trim	\$40 - \$100 per unit	aluminum
Window: Vinyl replacement	\$500 - \$920 per unit	DH/DG, casement, other
Window: Wood/Historic replacement	\$600 - \$1300 per unit	DH/DG, casement, other
Door Trim: Strip to bare wood and repaint	\$90 - \$200 per unit	Casing, sill, jamb, stop, threshold
Door Trim: Stabilize (wet sand/scrape) and encapsulate	\$90 - \$175 per unit	Casing, sill
Door: Replace trim	\$10 - \$20 per ft	Casing, jamb, stop
Door Interior: Replace	\$300 - \$600 per unit	Pre-hung
Door Exterior- Replace	\$600 - \$1200 per unit	Pre-hung entry door
Stair: Strip to bare wood and repaint	\$5- \$12 per ft	tread, riser, rail, baluster, stringer
Stair: stabilize (wet sand/scrape) and encapsulate	\$5 - \$10 per ft	tread, riser, rail, baluster, stringer
Stair: Enclose treads	\$25 - \$50 per unit	vinyl, wood
Stair: Enclose riser	\$25 - \$50 per unit	vinyl, wood
Stair: Replace	\$15 - \$300 per unit	tread, riser, rail, baluster, stringer
Baseboard: Strip to bare wood and repaint	\$5 - \$10 per ft	dependent on size of baseboard
Baseboard: stabilize (wet sand/scrape) and encapsulate	\$5 - \$10 per ft	dependent on size of baseboard
Baseboard: replace	\$10 - \$15 per ft	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 - \$60 per hr	soffit, fascia, trim, wall, ceiling, floor

Exterior: Enclose	\$45 - \$60 per hr	soffit, fascia, trim, etc.
Exterior: Replace Trim	\$12 - \$25 per ft	Fascia,trim boards, casing, etc.
Exterior: Stabilize and repaint siding	\$45 - \$60 per hr	Siding
Exterior: Replace Siding	\$45 - \$60 per hr	vinyl or wood
Interim Control: Roofing Repair	\$45 - \$60 per hr	shingles, tar, silver coat, rubber, other
Interim Control: Roofing Replacement	\$5 - \$8 per sq ft	shingles, tar, silver coat, rubber, other
Interim Control: Gutter Repair	\$45 - \$60 per hr	Gutter, leader, downspout, all
Interim Control: Gutter Replacement	\$10 - \$18 per ft	Gutter, leader, downspout, all
Interim Control: Wallboard repair/replacement	\$5 - \$7 per sq ft	Wall, ceiling
Furnace filter-replace	\$5 - \$35 each	
Cleaning: Unit cleaning for clearance	\$15 - \$50 per room	HEPA, wet wipe, rug shampoo
Disposal of lead components	\$150 - \$550	Windows, doors, trim, wall board, carpet, etc.
Interim Control: Wallboard repair	\$3 - \$5 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
Furnace filter-replace	\$5 - \$35 each	
Cleaning: Unit cleaning for clearance	\$25 - \$100 per room	HEPA, wet wipe, rug shampoo. Dependant on size of room and cleaning methods used.
Disposal of lead components	\$25 - \$450	Windows, doors, trim, wall board, carpet, etc.
Frame/sheathing repairs for door/window replacement	\$40-\$65 per hour	If needed for proper installation of replacement component.
Ancillary cost: Other	case by case	Health and Safety or structural repairs not noted above