

LEAD SAFE

CLEVELAND COALITION

REQUEST FOR QUALIFICATIONS FOR LEAD SAFE WORKERS

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Background

The Lead Safe Cleveland Coalition (Coalition) was created in 2019 to address the public health crisis of lead poisoning. Lead is an environmental toxin that affects the brain, heart, bones, kidneys, and nervous system, and there are no safe levels once it is in the bloodstream. Lead poisoning occurs when lead builds up in the body, causing serious problems. Unfortunately, many of these problems are not detected until years after exposure.

Through its Lead Safe Certification law, the City of Cleveland requires residential rental properties built before 1978 to be proactively certified as lead safe. The Coalition created the Lead Safe Home Fund to support the Lead Safe Certification and broader lead poisoning prevention efforts to make homes lead safe. Its primary function is financial assistance for property owners to perform mitigation work on properties located in Cleveland.

Intent of this Request for Qualifications (RFQ)

The Coalition is seeking lead safe workers to meet the demand to make Cleveland homes lead safe and continue to bolster the development of a trusted, sustainable, available lead safe worker pool in Cleveland. This RFQ will help the Coalition identify individuals and businesses to serve in the following roles:

- Lead Risk Assessor,
- Lead Inspector,
- Lead Abatement Contractor,
- General Contractor with Renovation, Repair, and Painting (RRP) Firm Certification,
- RRP Certified Individuals,
- Lead Clearance Technician, and
- Other Related Lead Safe Workers.

Contracted workers will be expected to work with Coalition's Lead Safe Home Fund Administrators, property owners, Community Development Corporations, and other organizations engaged in the Coalition.

Contract Requirements

Respondents must comply with several contractual requirements, including insurance, equal opportunity employer and non-discrimination, work warranties, flow-down provisions, reporting, conflict of interest, debarment, and public health policies.

Anticipated Contract Term

The anticipated contract term resulting from this RFQ will last from one to three years. Actual contract terms may vary, depending upon the scope of work and project needs.

Payments

All approved work will be funded through an application process by a loan or grant to the property owner administered by the Administrator. Administrators will pay lead safe workers directly based on the scope of work and loan or grant amount approved for the property owner.

Submission Instructions

To apply, please fill out the application form available on page 5 and ensure all necessary attachments, as listed at the end of the application form, are included. Submissions must be in PDF format and sent electronically to leadsafecleveland@gmail.com. Please use "Statement of Qualifications for Lead Safe Workers" as the subject line of your email.

Submissions are reviewed on a regular basis. Announcement of selected contractors will occur within 4-6 weeks after submission.

Questions

Questions about the RFQ, application, or selection process should be emailed to leadsafecleveland@gmail.com.

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REQUEST FOR QUALIFICATIONS OVERVIEW

The Coalition is seeking lead safe workers to meet the accelerated and expanded demand to make Cleveland homes lead safe and continue to bolster the development of a trusted, sustainable, available lead safe worker pool in Cleveland.

BACKGROUND

The Lead Safe Cleveland Coalition (Coalition) was created in 2019 to address the public health crisis of lead poisoning. The cornerstone of the Coalition's work is supporting the City of Cleveland's Lead Safe Certification law which requires residential rental properties built before 1978 to be proactively certified as lead safe. Lead is an environmental toxin that affects the brain, heart, bones, kidneys, and nervous system, and there are no safe levels once it is in the bloodstream. Lead poisoning occurs when lead builds up in the body, often over months or years, causing serious problems. Unfortunately, many of these problems are not detected until years after exposure.

To support the Lead Safe Certification and broader lead poisoning prevention effort, the Coalition created and capitalized the Lead Safe Home Fund. The Lead Safe Home Fund is a first-of-its-kind, public-private solution to make homes lead safe. Its primary function is financial assistance for property owners to perform mitigation work on properties located in Cleveland, Ohio.

Many organizations support the work of the Coalition. Enterprise Community Partners facilitates the Coalition and serves as the official contracting entity of the Coalition's Lead Safe Home Fund. Several organizations administer programs for the Coalition's Lead Safe Home Fund. CHN Housing Partners is the Administrator for the Lead Safe Home Loans and Grants. Environmental Health Watch serves as the Administrator for the Lead Safe Resource Center, which includes lead safe certification navigation, community engagement, and workforce development. Cleveland Neighborhood Progress (CNP) is also an Administrator for workforce development. CNP, Fairfax Renaissance Development Corporation (FRDC), and Famicos Foundation, Inc. (Famicos) are administrators for Additional Grants to Property Owners. Finally, Starting Point serves as the Administrator for Lead Safe Child Care.

SCOPE OF WORK

The Lead Safe Cleveland Coalition is seeking lead safe workers to achieve its goal of making Cleveland's housing stock and child care spaces lead safe. This RFQ is the primary mechanism to identify and develop a pool of trusted, sustainable, qualified lead safe workers for the Coalition's Administrators to contract for specific jobs. Respondents selected will be included in this pool, and Lead Safe Home Fund Administrators are permitted to engage Respondents in their lead mitigation work.

Lead safe jobs will require different contractors and skill sets. Specifically, this RFQ seeks to identify individuals and businesses to serve in the following contracted roles:

- Lead Risk Assessor – persons responsible for 1) developing a written inspection, risk assessment, and analysis plan; 2) conducting inspections for lead hazards in a residential unit, child care facility, or school; 3) interpreting results of inspections and risk assessments; 4) identifying hazard control strategies to reduce or eliminate lead exposures; and 5) completing a risk assessment report.

- Lead Inspector – persons who perform a surface-by-surface investigation to determine the presence of lead-based paint and provide a report explaining the investigation results.
- Lead Abatement Contractor - individuals who engage in lead abatement and employ or supervise one or more lead abatement workers.
- General Contractor with Renovation, Repair, and Painting (RRP) Firm Certification - firms who perform renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities, and pre-schools built before 1978.
- RRP Certified Individual – individuals who perform renovation, repair, and painting projects that disturb lead-based paint in homes.
- Lead Clearance Technician – persons licensed to perform clearance examinations on non-abatement lead projects only.
- Other Related Lead Safe Workers.

Depending on the contractor’s role (listed above), Respondents can expect to enter into a Master Contract with one of the Coalition’s Administrators for one to three years for the purpose of performing mitigation work on specific properties located in Cleveland, Ohio. The flow of a typical repair is described below.

After a property owner applies and receives approval for a grant or loan, the Coalition Administrator will assign the job to a licensed Risk Assessor or RRP professional to inspect the property and develop a scope of work as allowed within the Lead Safe Home Fund’s program guidelines (the “Scope of Work,” also known as the “Spec Report”). The Scope of Work will be funded, in part or in whole, by a loan or grant to the property owner administered by the Coalition’s Administrator. Following the approval of the Scope of Work, the Coalition Administrator will appoint a Respondent/Contractor from the contractor pool to perform the work, using a form that outlines the anticipated Scope of Work, time of performance, and price to be paid, known as a “Proceed Order.” The Respondent/Contractor must obtain all applicable permits before commencing any work and submit copies to the Coalition Administrator on or before completion of work. Respondent/Contractor must complete all work in compliance with current EPA RRP rules and regulations and all Local, State, and Federal codes and standards. Respondent/Contractor shall perform a “Final Clean Up” on all work areas and meet or exceed current lead dust clearance standards. The contractor shall be responsible for all recleaning and re-testing expenses for any failed clearances. The Coalition Administrator will then assign a licensed Risk Assessor to inspect and close out the job and perform a clearance examination, including dust wipe sample analysis. Work shall not commence until the Proceed Order, authorizing the performance of the work set out in the Scope of Work and stipulating the agreed price, has been fully executed and a signed copy returned to the Coalition Administrator as outlined in the Proceed Order. Thereafter, the Coalition Administrator will supervise the performance of the work, including the final payment process.

If selected, Respondents are expected to adhere to the Coalition’s lead safe approach, including the timeline and workflow for job completion as well as maintaining the work within our standards. Respondents will also be expected to deliver services using the Coalition’s product standards and pricing system (see Appendix B). All pricing includes all expenses, including but not limited to all labor, material, supplies, tools, machinery, and equipment needed to perform all work in compliance with these Standards and EPA RRP rules and regulations. All specifications assume proper containment and HUD cleaning cycle with HEPA-vac procedure. This pricing system is regularly reviewed and updated in collaboration with the contractor pool.

The Respondent/Contractor will be expected to work with Enterprise Community Partners, Lead Safe Home Fund Administrators, property owners, Community Development Corporations, and other organizations engaged with the Lead Safe Cleveland Coalition.

Additionally, the Respondent must comply with several contractual requirements, including insurance requirements, equal opportunity employer and non-discrimination, work warranties, flow-down provisions, reporting, conflict of interest, debarment, and public health policies. These are detailed in Appendix A.

All approved work will be funded through the application process by a loan or grant to the property owner administered by the Administrator. Administrators will pay the Respondent/Contractor directly based on the scope of work and loan or grant amount approved for the property owner.

ELIGIBILITY

This RFQ is open to individuals and businesses able to meet the requirements as presented in the Scope of Work. In addition, each Respondent, regardless of the form of its business entity, must meet the following conditions:

- Be authorized to conduct business in the State of Ohio, the County of Cuyahoga, and the City of Cleveland.
- Possess or demonstrate it qualifies for all applicable licenses, certificates, permits, or other authorizations required by any governmental authority, including the City of Cleveland, having jurisdiction over business operations and the proposed services.
- Offer services in an accessible and non-discriminatory manner regardless of race, color, religion, gender, national origin, citizenship status, age, disability, sexual orientation, gender identity, veteran status, or any other protected class.

Failure to meet the requirements and conditions may be cause for rejection of the Respondent's submission.

SUBMISSION INSTRUCTIONS

Interested entities should submit the following documents.

- **A completed Application Form, available on page 5.** If additional space is needed when completing the form, the Respondent is allowed to provide additional pages when submitting the form.
- **Attachments**
 - Resumes of persons that would work on the project, if available
 - Proof of insurance (Declaration pages only)
 - Copies of appropriate licenses and certifications
 - Three written references from clients you have worked with in the last two years and your services were similar to those sought by this RFQ. These can be handwritten notes, typed letters, or emails. This SHOULD NOT be a list of client references.

Entry-level Respondents with appropriate training but limited to no experience are welcome to apply. Respondents should communicate further about their interest in the work, previous experience, and other skills and credentials within Section D of the Application Form.

SUBMISSION METHOD

Materials must be submitted in PDF format and emailed to leadsafecleveland@gmail.com. The subject line of the email should read "Statement of Qualifications for Lead Safe Workers."

SELECTION CRITERIA

The RFQ responses will be evaluated based on the following criteria.

- Submission is complete and provides the requested content
- Operational education, training, and experience in conducting some or all facets of the services outlined in the RFQ
- Previous experience working on similar efforts (e.g., number of projects, size of projects)
- Qualifications and experience of individuals who will be directly engaged in the work (including subcontractors)
- Quality of the approach and methodology for performing the effort demonstrates an understanding of the applicable issues and requirements for all tasks and services outlined in the RFQ
- References supporting Respondent's claims relative to service capability, reputation, and past performance
- Ability and history of providing services entirely and in an equitable, accessible, and non-discriminatory manner.

Respondents with the appropriate training but limited to no experience will be judged by their interest in performing this work, willingness to help achieve the Coalition's mission, and ability to follow the Coalition's standard approach. Previous work experience in other fields will also be examined.

Respondents selected through this RFQ process will be included in the Coalition's lead safe worker pool. With this inclusion, the Coalition's Lead Safe Home Fund Administrators can contract with Respondents for their lead mitigation work. Selection does not guarantee the Respondent will be contracted for any jobs.

CLARIFICATIONS OR QUESTIONS

Any clarification or additional information about this RFQ will be posted on the [Coalition website](#). It is the Respondent's responsibility to check this website for any updates.

Questions regarding this RFQ should be emailed to Consultant Gretchen H. Kunkel at leadsafecleveland@gmail.com. No oral inquiries will be accepted.

APPLICATION FORM

Name: _____

Street Address 1: _____

Street Address 2: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

Website (if available): _____

Contact Person's Name and Title: _____

Street Address: _____

Street Address 2: _____

City: _____ State: _____ Zip: _____

Telephone Number: _____

Email Address: _____

Contracted Roles Addressed in this Response (check all that apply)

- | | | |
|--|--|--|
| <input type="checkbox"/> Lead Risk Assessor | <input type="checkbox"/> General Contractor with | <input type="checkbox"/> RRP Certified Individual |
| <input type="checkbox"/> Lead Inspector | Renovation, Repair and | <input type="checkbox"/> Related Lead Safe Workers |
| <input type="checkbox"/> Lead Abatement Contractor | Painting (RRP) Firm | (specify): _____ |
| <input type="checkbox"/> Lead Clearance Technician | Certification | _____ |

Do you presently work for the City of Cleveland as an employee?

- Yes No

Businesses Only

Business Tax ID #: _____

Business Structure (check one):

- | | | |
|---|---|--|
| <input type="checkbox"/> Sole Proprietorships | <input type="checkbox"/> Corporations | <input type="checkbox"/> Limited Liability |
| <input type="checkbox"/> Partnerships | <input type="checkbox"/> S Corporations | Company (LLC) |

Business is qualified to do business in the State of Ohio as a foreign corporation.

- Yes No Not Applicable

A. BACKGROUND AND EXPERIENCE

Instructions: Complete each question in this section.

1. Describe your area(s) of expertise:
2. How many years of experience do you have in each area of expertise?
3. How many jobs have you completed for each area of expertise in the last three years?
4. Provide details of two jobs, including a brief project description, project cost, days to completion, and client names.
5. Indicate the number of employees who will be working on the contracted projects and include their names, roles, and responsibilities.
6. Do you have internal policies that promote equal opportunity and non-discrimination?
 Yes No

If yes, please describe the policies.

7. Payments are made after the completion of the project. Are you able to encumber the project costs until payment is received?
 Yes No

Please explain.

B. PROJECT MANAGEMENT AND METHODOLOGY

Instructions: Complete each question in this section.

1. Describe practices and measures used to manage projects:
2. Describe how you handle scheduling:
3. What types of training and development are offered to your workers?

4. How do you approach conflict resolution?
5. How do you ensure your customers are satisfied with your services?
6. What accreditations, certifications, and licenses do you have?
7. How do you provide staff and project supervision?

C. OTHER QUESTIONS

Instructions: Complete each question in this section.

1. Some of our customers are non-English speaking. Do you or your workers speak any languages other than English? If yes, please list the additional languages.
2. Do you plan on working with any subcontractors on the contracted projects associated with this RFQ? If yes, please provide their names.

D. ENTRY-LEVEL RESPONDENTS ONLY

Instructions: Entry-level Respondents with appropriate training but limited to no experience are welcome to apply. Respondents should share below their interest in the work, previous experience, and other skills and credentials that would support the completion of the Scope of Work described in the RFQ.

#. REQUIRED ATTACHMENTS

Instructions: Check the boxes showing which attachments are included with the submission.

- Resumes of persons that would work on the project, if available
- Proof of insurance (Declaration pages only)
- Copies of appropriate licenses and certifications
- Three written references from clients you have worked with in the last two years and your services were similar to those sought by this RFQ. These can be handwritten notes, typed letters, or emails. This **SHOULD NOT** be a list of client references.

APPENDIX A

THE LEAD SAFE CLEVELAND COALITION

The Lead Safe Cleveland Coalition (Coalition) is an inclusive, public-private partnership formed in 2019 to address lead poisoning in the community. The Coalition represents more than 500 members and 150 organizations, state and local governments, and families impacted by lead. These different leaders and organizations believe the same thing: No child should be poisoned by lead. The Coalition approach protects Cleveland's children by merging smart, adaptable public policies; knowledgeable agencies willing to collaborate; proven community programs and leaders; and public and private sector accountability. Learn more about the Coalition on the [website](#).

BACKGROUND AND HISTORY

No amount of lead exposure is considered safe. At even low levels, lead exposure can damage a child's developing brain and cause lifelong, often irreversible, problems that affect education, behavior, and health. A 2020 report released by Case Western Reserve University's (CWRU) Center on Urban Poverty and Community Development underscored the downstream consequences of childhood lead poisoning, including:

- 1) Children with elevated blood-lead levels had a 27% lower chance of being on-track for kindergarten than children who do not have elevated lead levels.
- 2) Children with elevated lead levels were 25-30% more likely to enter the juvenile justice system, and 34% more likely to be incarcerated as adults (ages 18 to 23).

Another CWRU study found over 25% of Cleveland children tested positive for lead poisoning prior to kindergarten. Cleveland's lead poisoning rates are about four times the national average. The problem is even more severe in specific Cleveland neighborhoods like Glenville and Clark-Fulton, where a disproportionate number of children of color live, often in substandard housing. Black children are disproportionately affected by lead poisoning compared to their white counterparts, and lead exposure was concentrated in areas of disinvested neighborhoods—areas historically tied to segregation, redlining, and subprime lending.

In 2019, the City of Cleveland adopted groundbreaking legislation requiring residential rental units built before 1978 to be proactively certified as lead safe. In response, to support the Lead Safe Certification and broader lead poisoning prevention effort, the Coalition created and capitalized the Lead Safe Home Fund, a first-of-its-kind, public-private solution to make homes lead safe.

The Lead Safe Home Fund advances effective, enforceable, and equitable solutions for property owners and families. To date, it has achieved these solutions through two critical, interrelated functions: 1) a spectrum of Lead Safe Home Loans and Grants; and 2) a Lead Safe Resource Center to provide system navigation, workforce development, community engagement, and more.

In 2022, the Lead Safe Home Fund experienced a significant increase in funding due to a \$52.5M pledge from the Cleveland Clinic, a \$13M pledge from the City of Cleveland via the American Rescue Plan Act, and a \$1M federal earmark passed in March. With this new revenue, the Fund has \$111.3M in investments and pledges. Given this new budget, the Coalition recently expanded the Lead Safe Home Fund programming and capacity to also encompass:

- Additional grants to property owners. The Coalition will subsidize repair work to make lead safe homes through the award of grants to property owners.

- Additional workforce development: The Coalition will build on its existing lead safe worker training curriculum and collaborate with community-based organizations to hire/train in-house lead safe workers to meet the accelerated and expanded Lead Safe Grants demand.
- Lead safe child care: The Coalition will launch, analyze, improve, and scale a fully developed pilot program to become a best practice model for proactively protecting children from lead hazards in child care settings.

KEY PARTNERS

Many organizations support the work of the Coalition. These organizations and their responsibilities are presented below.

- Enterprise Community Partners facilitates the Coalition and, on behalf of the Coalition, serves as the official contracting entity of the Coalition’s main tool, the Lead Safe Home Fund.
- Mt Sinai Health Foundation, Enterprise Community Partners, and the United Way of Greater Cleveland are the three fiscal agents for the Lead Safe Cleveland Coalition. These organizations hold investments made to the Lead Safe Home Fund and make payments to administrators who execute the programs and services of the Fund based on the contracts administered by Enterprise Community Partners.
- The Coalition’s Steering Committee oversees the affairs of the Coalition, ensuring its viability while pursuing its mission, purpose, and guiding principles. It comprises Committee Chairs, individuals directly impacted, civic leaders, at large members, and City of Cleveland representatives.
- CHN Housing Partners is the Administrator for the Lead Safe Home Loans and Grants.
- Environmental Health Watch serves as the Administrator for the Lead Safe Resource Center, which includes lead safe certification navigation, community engagement, and workforce development. Cleveland Neighborhood Progress (CNP) is also an Administrator for Additional Workforce Development.
- CNP, Fairfax Renaissance Development Corporation (FRDC), and Famicos Foundation, Inc., serve as administrators for Additional Grants to Property Owners.
- Starting Point serves as the Administrator for Lead Safe Child Care.
- The City of Cleveland and other public sector partners are critical leaders and co-creators with the Coalition. The Coalition and its Lead Safe Home Fund largely exist to support the functions of the City of Cleveland, foremost including the Lead Safe Certification.
- Lead Safe Home Fund Investors come from every sector: public, private, corporate, and philanthropic. Collectively, their investments support all of the work of the Coalition and its Lead Safe Home Fund.

COMMITMENT TO RACIAL EQUITY AND SOCIAL JUSTICE

The Lead Safe Cleveland Coalition is unwavering in its commitment to racial equity and social justice. Recognizing that Black and Brown children continue to bear the disproportionate burden of lead exposure, the Coalition has structured itself to encourage unity, racial equity, inclusion, and power-sharing in the broader community. The Coalition acknowledges that it must live out the values it is struggling for and work toward justice, peace, and community.

CONTRACTUAL REQUIREMENTS

Insurance: The Respondent, at its expense, shall at all times during the term of the contract resulting from this RFQ, maintain comprehensive general public liability, property damage and indemnity insurance, hazard insurance policies covering fire and extended coverage, Worker's compensation and employer's liability insurance, automobile liability insurance, and statutory unemployment insurance for all employees. The insurance company(ies) providing the required insurance shall be authorized by the Ohio Department of Insurance to do business in Ohio and rated "A" or above by A. M. Best Company or equivalent. The Respondent, as contractor, shall provide a copy of the policy or policies and any necessary endorsements, evidencing the required insurances upon execution of the contract. These certificates must name Enterprise Community Partners, the Coalition's Fiscal Agents and selected funders, and the Coalition's Lead Safe Home Fund Administrators as additional insured.

Equal Opportunity Employer: The Respondent, as Contractor, will be required to comply with all terms, conditions, and requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a), 60-741.5(a), and the Equal Employment Opportunity Ordinance, Section 187, inclusive, of the Codified Ordinances of the City of Cleveland. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities. They also prohibit discrimination against all individuals based on their age, race, color, religion, sex, sexual orientation, gender identity or expression, ethnic group, national origin, or Vietnam-era or disabled veteran status. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to age, race, color, religion, sex, sexual orientation, gender identity or expression, ethnic group, national origin, protected veteran status, or disability.

Work Warranties: The Respondent represents and warrants that it has all licenses, registrations, certificates, and permits necessary for performing the work presented in this RFQ and/or registered with all appropriate local, state, and federal agencies. If contracted, the Respondent is expected to perform all work in a workmanlike manner and according to standard practice, in compliance with current EPA RRP rules and regulations and all local, state, federal, and Coalition standards regarding the work and clean-up of the job site. These regulations can be found in the Code of Federal Regulations at 40 CFR, Part 745, subpart E, or referenced online at www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules.

Flow-down provisions: The Respondent must adhere to all applicable flow-down provisions or other funding requirements from all Lead Safe Home Fund funding sources, including the City of Cleveland. Flow-down provisions address areas such as recordkeeping, subcontracting, confidentiality, codes of conduct, and audits and inspections.

Reporting: The Respondent is expected to provide reports as the contracting Coalition Administrator requires. The reports address job requirements and performance, any problems at the job site, and other areas that will inform and support improvement and expansion of the Coalition's goals and work to make properties lead safe in Cleveland.

Conflict of Interest: The Respondent covenants that it presently has no interest and shall not acquire any personal or financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this RFQ. Respondent further covenants that no person having any such interest shall be employed in the performance of services presented in the RFQ. Secondly, personnel whom the Respondent employs may not serve as a member of the Board of Directors of any of the Key Partners described above. Thirdly, personnel whom the Respondent, either full-time or part-time, employs and whose personnel or other associated costs are funded in part

or full under the Master Contract associated with this RFQ, may not engage in other employment with the City of Cleveland or organizations funded by the City of Cleveland unless they receive the prior approval by Enterprise Community Partners. Lastly, Respondents must have a written conflict of interest policy in its regulations explaining how interested parties will be handled and which policies must not conflict with applicable laws or regulations.

Debarment, Suspension, or Ineligibility: The Respondent warrants that neither it nor its principals are debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in the services of this RFQ.

Public Health Policies: If contracted, Respondent's personnel providing in-home services will follow all applicable regulations of the Occupational Health and Safety Administration, the Environmental Protection Agency Renovation, Repair and Paint Rules, and the Ohio Department of Health.

APPENDIX B

SPECS AND PRICE LIST

For initial inspection and lead clearance examination, the current prices are as follows:

- Initial inspection is \$300 for the first unit and \$225 for each additional unit per property.
- Clearance examination is \$300 for the first unit and \$225 for each additional unit per property.

All prices are reviewed regularly and subject to change.

The detailed specs and price list starts on the following page.

Spec #	Treatment Description	Unit	Unit Cost
a001			
b005	Baseboards: Wet scrape, clean & seal with polyurethane. Wet scrape, clean & seal with polyurethane. Wet sand, rinse and clean baseboards. HEPA-vac all visible debris, and dust. When surface is dry, seal baseboards with clear polyurethane.	ln.ft.	\$3.00
b010	Baseboards: remove existing, install new & paint. Remove existing baseboards and components, wrap in 6 mil poly, tape and dispose off the premise. HEPA-vac all paint chips & dust. Install new primed baseboards. Miter all inside and outside corners. Patch & fill all holes, sand smooth. Caulk all joints and seal coat with latex primer-paint.	ln.ft.	\$7.00
b015	Baseboards: Wet-scrape, clean, prime & paint. Wet scrape all loose paint, rinse and clean. Patch and fill all holes, sand smooth. HEPA-vac all visible paint chips and dust. Caulk all joints. When surface is dry, seal coat with latex primer-paint.	ln.ft.	\$3.75
c035	Ceiling: enclose with 3/8" drywall, finish & prime. Enclose existing ceiling surface with 3/8" drywall, glued and secured with screws to joists. Fill all nail / screw holes and dimples, tape all seams with drywall compound, minimum 2 coat finish. Apply ceiling texture or sand smooth. Tape, joints, nail or screw holes and dimples must not be visible. Clean all dust and seal with latex primer-paint.	sq.ft.	\$7.00
c037	Ceiling interior: patch plaster / repair with drywall, tape, patch, match texture, prime & paint.	sq.ft.	\$7.00
c040	Ceiling, Interior: wet scrape, clean, prime & paint. Wet scrape all loose paint, clean and rinse. Patch nail holes and sand smooth. Caulk all joints. HEPA-vac all visible paint chips and dust. When surface is dry, seal entire ceiling with latex primer-paint.	sq.ft.	\$3.25
c042	Ceiling, Exterior: Prep & paint ceiling with exterior latex primer paint. Wet scrape all loose paint, clean and paint with latex primer paint.	sq.ft.	\$4.00
c060	CLEAN FINISHED room per current EPA RRP Clearance standards. Occupied rooms with furniture. FINAL CLEAN entire room after completion of all work. HEPA-vac and clean all horizontal surfaces, including window sills, troughs, window & door header casings, baseboards, chair rails, shelving, countertops, tabletops and floor. Wet wipe all surfaces with lead specific detergent and rinse. After surfaces are dry, HEPA-vac all horizontal surfaces again and wax bare floors. For Carpets, HEPA-vac at the rate of 4 minutes per square yard. Cleaning must pass current lead dust clearance standards. A room includes attached closets or pantry.	per room	\$120.00
c065	CLEAN UNFINISHED room, visual clearance standard. This specification applies to unfinished basements, attics and enclosed porches, where final clean standards cannot be achieved without sealing surfaces. Containment and HEPA-vac procedures must still be used when working in these rooms. HEPA-vac and clean all cob webs, lint & dust on window sills, troughs and all horizontal surfaces, including floors, furnace and water heater surfaces and top of ductwork. Mop clean floor and HEPA-vac again when dry. There should be no visible dust at time of inspection, to pass a visual inspection.	per room	\$70.00
c070	CLEAN VACANT, FINISHED room per current EPA RRP Clearance standards. Unoccupied rooms with no furniture. FINAL CLEAN entire room after completion of all work. HEPA-vac and clean all horizontal surfaces, including window sills, troughs, window & door header casings, baseboards, chair rails, shelving, countertops and floor. Wet wipe all surfaces with lead specific detergent and rinse. After surfaces are dry, HEPA Vac all horizontal surfaces again and wax bare floors. For Carpets, HEPA-vac at the rate of 4 minutes per square yard. Cleaning must pass current lead dust clearance standards. A room includes attached closets or pantry.	each	\$70.00

Spec #	Treatment Description	Unit	Unit Cost
d075	Door, Exterior, all components: wet-scrape, clean & paint all components. Wet scrape all loose paint on door slab, all jambs and all casings. Rinse and clean. Patch and fill all holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal all door components with latex primer-paint. Do not paint any existing stained wood work or metal thresholds. Seal stained wood work with polyurethane.	each	\$93.00
d080	Door, Exterior Casings: install new, primed. Remove existing exterior casing and components, wrap them in 6 mil poly, tape and dispose off premise. HEPA Vac all paint chips & dust. Install new primed casings and trim pieces.	ln.ft.	\$8.00
d085	Door, Exterior Casings: wrap with coil stock. Re-nail and secure any loose casings. Enclose and wrap all exterior casings with coil stock. Miter corners. Secure and nail coil per manufacturer's instructions. Caulk and seal all water entry joints neatly. HEPA-vac all visible paint chips and dust.	each	\$95.00
d090	Door, Exterior. Frame & seal exterior door. Remove and dispose door and all components. Frame opening with 2"x4" studs, 16" o.c. Insulate cavity with R-13 fiberglass. Seal exterior with 1/2" exterior grade plywood. Seal interior with 1/2" drywall. Flush interior and exterior with existing surfaces. Fill all nail / screw holes and dimples, tape all seams with drywall compound, minimum 2 coat finish. Tape, joints, nail or screw holes and dimples must not be visible. Install baseboard for sealed section of door. Clean all dust and seal interior repaired area with latex primer. Owner to apply top coat of paint.	each	\$400.00
d095	Door, Exterior: install pre-hung steel door complete with all hardware. Remove and dispose existing door slab, jambs, casings and threshold. Install a pre-hung, insulated, 6 panel, pre-primed metal skinned door with magnetic weather stripping, air tight threshold, wide angle peep site, dead bolt and entrance lockset, per manufacturer's instructions. Adjust door to operate properly. Patch and repair any plaster damaged around door. Install all new casings. Caulk all joints. Fill all nail holes with spackle, sand smooth. Seal door and all components with latex primer-paint.	each	\$900.00
d100	Door, Exterior, Jambs & Casings: prep, prime & paint. Wet scrape all loose paint on all jambs & casings, rinse and clean. Patch and fill holes, sand smooth. Caulk all joints neatly. HEPA-vac all visible paint chips and dust. When surface is dry, seal all jambs and casings with latex primer-paint. Do not paint any existing stained woodwork. Seal stained woodwork with polyurethane.	each	\$55.00
d105	Door, Exterior, Slab: install solid core wood slab with all hardware. Remove and dispose existing exterior door slab. Install new exterior, solid core wood slab with new hinges. Adjust and trim door to operate properly. Install new deadbolt and lockset. Seal all sides of new door slab with primer-paint or stain and seal with polyurethane per owner's choice	each	\$550.00
d110	Door, Exterior, Slab: wet scrape, clean, prime & paint. Wet scrape all loose paint on exterior door slab only. Rinse and clean. Patch and fill holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal all sides of door slab with exterior latex primer-paint or polyurethane if stained wood existing.	each	\$100.00
d115	Door, Interior, all components: wet-scrape, clean & paint all components. Wet scrape all loose paint on door slab, all jambs and all casings. Rinse and clean. Patch and fill all holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal all door components with latex primer-paint. Do not paint any existing stained wood work. Seal stained wood work with polyurethane.	each	\$90.00

Spec #	Treatment Description	Unit	Unit Cost
d120	Door, Interior, Casings: install new, prime & paint. Remove all existing interior casings, wrap in 6 mil poly, tape and dispose off the premise. HEPA-vac all paint chips & dust. Install all new primed casings and trim pieces. Miter all trim joints. Patch and repair any plaster damaged around casings. Fill all nail holes, sand smooth all repaired area and caulk all joints. Seal with latex primer-paint.	In.ft.	\$8.00
d125	Door, Interior: install pre-hung 6 panel door with all hardware & casings. Remove & dispose existing interior door slab, all casings and all jambs. Install new pre-hung 6-panel pre-primed Masonite door to fit existing opening per manufacturer's instructions. Adjust door to operate freely and properly. Install all new pre-primed casings. Patch and repair any plaster damaged around new door. Install new appropriate lockset and strike plate. Owner to apply top coat of paint.	each	\$650.00
d130	Door, Interior, Jambs & Casings: prep, prime & paint. Wet scrape all loose paint on all jambs & casings, rinse and clean. Patch and fill holes, sand smooth. Caulk all joints neatly. HEPA-vac all visible paint chips and dust. When surface is dry, seal all jambs and casings with latex primer-paint. Do not paint any stained woodwork. Seal stained woodwork with polyurethane.	each	\$60.00
d135	Door, Interior, Slab: wet scrape, clean, prime & paint. Wet scrape all loose paint on interior door slab only. Rinse and clean. Patch and fill holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal all sides of door slab with latex primer-paint or polyurethane if stained wood existing.	each	\$72.00
d140	Door, Interior, Slab: install Masonite door & all hardware. Remove & dispose existing door slab. Install new hinges and 6-panel pre-primed Masonite door panel to fit existing opening. Install new appropriate lockset and strike plate. Trim and adjust door to operate freely and properly.	each	\$400.00
d155	Door Slab: plane, trim, adjust to close freely. Plane or shave door edges and / or door jambs neatly to eliminate door & jamb friction. Tighten hinge screws, adjust hasp and strike plate. Seal shaved area with polyurethane or matching primer paint as appropriate.	each	\$65.00
d160	Door threshold: enclose with commercial rubber tread cover. Wet scrape all loose paint and dirt on threshold. Rinse and clean. When dry, install a commercial rubber tread cover to enclose entire threshold, per manufacturer's instructions. Paint threshold lip under door with deck enamel or strip the paint and seal with polyurethane or cover with aluminum flat carpet bar.	each	\$80.00
d165	Door threshold: install new, prime & paint. Remove & dispose existing threshold. Install new treated lumber or pre-made hardwood threshold with weatherstrip as appropriate. Seal new threshold with 2 coats of polyurethane or deck enamel as appropriate per manufacturer's instructions.	each	\$150.00
d170	Door threshold: prep, prime & paint. Wet scrape all loose paint, rinse and clean. Patch and fill holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal threshold with 2 coats of deck enamel paint.	each	\$45.00
d175	Door threshold: strip paint & seal with polyurethane.	each	\$100.00
d180	Downspouts: install new vinyl downspouts only. Install 3-inch vinyl traditional look downspouts and accessories, secured to the wall with straps every 6 vertical feet. Connect to existing gutters and into existing crocks with PVC connector. If no crocks exist, extend downspout to drain water away, at least 4 feet from foundation, where feasible.	In.ft.	\$6.50
d185	Dryer: vent to outside with aluminum flex duct kit. Install a vent to the outside using aluminum flex ducting. Secure the ducting with duct tape and clamp at the dryer exhaust and installed vent.	each	\$110.00
d186	Door rehang	each	\$55.00

Spec #	Treatment Description	Unit	Unit Cost
f190	Floor: clean & seal with approved concrete stain. Wet-scrape, clean and rinse the floor. HEPA-vac all visible paint chips and dust. When clean and dry, seal floor with concrete stain per manufacturer's instructions.	sq.ft.	x
f195	Floor, interior: install 1/4" underlay, 1/8" vinyl tile & trim.	sq.ft.	x
f197	Floor: install waterproof, click lock vinyl plank floor & trim. Install non-beveled, rigid core with built in padding, minimum 4 mil total thickness waterproof vinyl plank flooring per manufacturer's instructions. Keep 1/4" gap around perimeter and finish perimeter with 1/2" pre-primed or vinyl toe kick trim. Fill and sand all nail holes. Owner to paint trim if needed. Install aluminum edge protector where needed.	sq.ft.	\$7.50
f200	Floor interior: repair with matching T & G flooring. Cut out damaged area neatly, remove and dispose all debris off the premise. Install new primed, T & G boards to match existing	ln.ft.	\$12.00
f205	Floor: Wet-scrape, clean & paint with deck enamel. Wet-scrape, clean and rinse the floor. HEPA-vac all visible paint chips and dust. When clean and dry, seal floor with deck enamel.	sq.ft.	\$2.25
f210	Floor: Wet-scrape, clean & seal with polyurethane. Wet-scrape, clean and rinse the floor. HEPA-vac all visible debris and dust. When clean and dry, seal floor with clear or pigmented polyurethane.	sq.ft.	\$2.25
f212	Foundation, Interior: wet scrape, clean, prime & paint, includes window interior. Wet scrape all loose and flaking paint on basement interior foundation walls, masonry posts, chimneys and windows. HEPA-vac all paint chips & dust. Clean any moldy area with detergent & rinse. When dry, spot prime and paint walls with Perma White paint. Do not paint any existing unpainted natural masonry or brickwork.	sq.ft.	\$2.00
f215	Foundation, Interior: wet scrape, tuck point & paint. Wet scrape all loose and flaking paint on basement foundation walls, masonry posts and chimneys. HEPA-vac all paint chips & dust. Tuck point where needed. Clean any moldy area with detergent & rinse. When dry, spot prime and paint walls with Perma White paint. Do not paint any existing unpainted natural masonry or brickwork.	sq.ft.	\$2.40
f220	Foundation, Exterior: wet-scrape, tuck point, prime & paint. Wet-scrape all loose paint on exterior of foundation walls. Tuck point where needed. HEPA-vac all paint chips and dust. Seal entire foundation, including all masonry on porches with exterior primer-paint. Do not paint any unpainted or natural masonry or brick work.	sq.ft.	\$2.75
f225	Furnace filter: install pleated filter. For forced air furnaces only. Dispose existing filter in a 3 mil poly bag or 6 mil wrap. HEPA-vac fan & burner housing and clean all exterior horizontal surfaces. Install a new pleated filter sized to match the existing filter rack. Ensure the furnace switch is turned on and the pilot is lit. Filters must have a performance rating of at least 1000, 3M Filtrete or pre-approved equivalent.	each	\$25.00
g245	Garage: demo & dispose ONE car garage, excluding concrete pad. Cover adjacent ground and path to dumpster to capture paint chips. Remove, cut and package components in practical pieces. Wet small debris with water. Concrete pad to stay. Clean all debris from concrete pad.	each	\$1,500.00

Spec #	Treatment Description	Unit	Unit Cost
g250	Garage: demo & dispose TWO car garage. Cover adjacent ground and path to dumpster to capture paint chips. Remove, cut and package components in practical pieces. Wet small debris with water. Concrete pad to stay. Clean all debris from concrete pad.	each	\$2,300.00
g255	Garage: demo & dispose 2-1/2 car garage, excluding concrete pad. Cover adjacent ground and path to dumpster to capture paint chips. Remove, cut and package components in practical pieces. Wet small debris with water. Concrete pad to stay. Clean all debris from concrete pad	each	\$2,800.00
g256	Garage door, 1 car - prep & paint entire exterior of door, including jambs & casings if not covered in coil.	each	\$150.00
g257	Garage door: 2 car - wet scrape, clean, prime & paint door, jambs & casings, complete. prep & paint entire exterior of door, including jambs & casings if not covered in coil.	each	\$200.00
g258	Garage door, 2 car - prep & paint entire exterior of door, including jambs & casings if not covered in coil.	each	\$95.00
g259	Garage door jambs & casings: 2 car - wet scrape, clean, prime & paint jambs & casings. Jambs & casings: wet scrape, clean, prime & paint door jambs & casings, complete	each	\$175.00
g260	General Requirements, EXTERIOR, per structure. General Requirements include all expenses, if applicable, of consolidating any belongings, all containment, daily cleaning of work areas, equipment cleaning and maintenance, daily security, OSHA worker protection requirements, daily posting of approved warning signs, barriers to the work site, all waste disposal, permits, provide client education & EPA RRP Renovate Right booklet and work completion paperwork required per EPA RRP rules and regulations for this phase of the work.	each	\$200.00
g265	General Requirements, INTERIOR, per unit. General Requirements include all expenses, if applicable, of consolidating any belongings and returning any articles moved to their original position after completion of work, all containment, daily cleaning of work areas, equipment cleaning and maintenance, daily security, OSHA worker protection requirements, daily posting of approved warning signs, barriers to the work site, all waste disposal, permits, provide client education & EPA RRP Renovate Right booklet and work completion paperwork required per EPA RRP rules and regulations for this phase of the work.	each	\$300.00
g270	General Requirements, SOIL, per parcel. General Requirements include all expenses, if applicable, of consolidating any belongings, all containment, daily cleaning of work areas, equipment cleaning and maintenance, daily security, OSHA worker protection requirements, daily posting of approved warning signs, barriers to the work site, all waste disposal, permits, provide client education & EPA RRP Renovate Right booklet and work completion paperwork required per EPA RRP rules and regulations for this phase of the work.	each	\$125.00
g275	Gutter Boards: replace with new, primed boards. Cut, remove & dispose existing damaged or rotted gutter / fascia boards. Install new primed gutter boards sized to match existing.	ln.ft.	\$6.50

Spec #	Treatment Description	Unit	Unit Cost
g285	Gutters & Downspouts: install new where indicated. Remove & dispose existing gutters and downspouts where indicated. Install 5-inch, 0,032 gauge, seamless K-type or ogee aluminum gutters and accessories. Install gutters with hidden galvanized gutter mounts with screws, spaced no more than 4' apart. Secure all seams with aluminum rivets and seal with gutter caulk. Install 3" traditional look vinyl downspouts and accessories, secured to wall with straps every 6 vertical feet. Connect into existing crocks with PVC connector. If no crocks exist, extend downspout to drain water away, at least 4 feet from foundation, where feasible. All gutters must be re-pitched to the front of home. Cap rear crocks, if any, with PVC caps.	ln.ft.	\$7.50
g290	Gutters: install new seamless gutters only. Install 5-inch, 0.032 gauge, seamless K type or ogee aluminum gutters and accessories. Install gutters with hidden galvanized gutter mounts with screws, spaced no more than 4' apart. Secure all seams with aluminum rivets and seal with gutter caulk. Install existing downspouts and accessories, secured to the wall with straps every 6 vertical feet. Connect into existing crocks with PVC connector. If no crocks exist, extend downspout to drain water away, at least 4 feet from foundation, where feasible. All gutters must be re-pitched to the front of the home where feasible. Cap any rear existing crocks with PVC caps.	ln.ft.	\$7.50
h300	Handrail: install new wall mount handrail. Remove and dispose existing handrail. Install new handrail with brackets mounted to studs, maximum height of 36" from tread. Brackets shall be maximum 36" apart and mounted per manufacturer's instructions. Stain and seal new handrail with polyurethane.	ln.ft.	\$9.50
h301	Handrail interior wall mount: wet-scrape, clean, prime & paint. Wet scrape, clean, prime & paint wall mounted handrail.	ln.ft.	\$4.00
h302	Handrail & balusters: prep & paint handrails, balusters & posts, complete.	sq.ft.	\$4.00
Note 1	Note: Home owner must complete all repairs & maintenance prior to start of this work.		x
Note 2	Note: see details		x
Note 3	Note: see details		x
Note 4	Note: see details		x
Note 5	Note: see details		x
p320	Paint, strip: strip all paint where indicated, leave natural.	sq.ft.	\$6.00
p330	Porch Beams: enclose with soffit and / or coil stock. Enclose beams with Tyvek. Cover with vinyl soffit or wrap with aluminum coil as appropriate. Caulk all joints neatly.	ln.ft.	\$6.00
p335	Porch ceiling: enclose & install vinyl soffits. Install vinyl soffits on ceiling complete with proper accessories per manufacturer's instructions. Wrap components with aluminum coil where appropriate and feasible.	sq.ft.	\$5.00
p336	Porch ceiling: replace damaged / rotted wood with 3/4" treated plywood.	sq.ft.	\$6.00
p337	Porch ceiling: wet scrape, clean, prime & paint.	sq.ft.	\$3.75
p340	Porch deck: enclose with 1/2" treated plywood. Wet scrape all loose paint on deck surface, rinse and clean. HEPA-vac all visible paint chips and dust. Apply 1/2 inch treated, exterior BCX plywood with adhesive and screws. Seal all joints with caulk. Trim all edges with shoe molding and cap edge at steps with aluminum bull nose. Owner to apply sealer coat on deck after drying per manufacturer's instructions	sq.ft.	\$4.00

Spec #	Treatment Description	Unit	Unit Cost
p345	Porch deck: replace damaged T & G flooring. Cut out the damaged area neatly. Remove and dispose wood off the premise. Install new primed, T & G boards.	ln.ft.	\$5.50
p347	Porch Deck: install new 5/4" x 6" PT deck boards. Remove & dispose existing floor boards. Re-set, nail & secure all existing joists. Install all new 5/4" x 6" pressure treated lumber deck boards spaced no more than 1/8" apart with exterior grade deck screws or stainless steel screws per manufacturer's instructions. Install trim where needed and cut all boards evenly and neatly at all edges. Owner to stain and seal new decking when dry.	sq.ft.	\$12.00
p348	Porch deck: replace damaged / rotted wood with 3/4" treated plywood.	sq.ft.	\$5.50
p350	Porch deck: wet-scrape, clean & paint w/deck enamel. Wet scrape all loose paint, rinse and clean. HEPA-vac all visible paint chips and dust. When surface is dry and clean, apply two coats of deck enamel.	sq.ft.	\$2.50
p360	Porch Handrail Caps: Install new treated wood cap. Remove and dispose damaged or rotted wood cap on railing. Install new treated lumber wood cap to match existing size. Leave natural. Owner to stain and seal lumber when dry.	ln.ft.	\$6.00
p365	Porch Handrails: enclose and install vinyl siding. Enclose all railings with Tyvek. Install vinyl siding per manufacturer's instructions. Wrap all caps with aluminum coil or treated lumber if feasible. Caulk all joints neatly. Leave treated lumber natural. Owner to stain and seal lumber when dry.	sq.ft.	\$5.50
p370	Porch Handrails: install new with balusters, all treated wood. Remove, wrap in poly and dispose existing handrail and balusters. Install new handrails with 2" x 4" top and bottom rails, 2" x 2" balusters spaced maximum of 4" apart, 5/4" x 6" cap and 4" x 4" posts every 8', per local code. All fasteners to be galvanized, stainless steel or specific for pressure treated lumber. Owner to stain and seal all new lumber when dry.	ln.ft.	\$25.50
p375	Porch Handrails: wet scrape, prime & paint. Wet scrape all loose paint and rinse. Patch and prepare wood, sand smooth. HEPA- vac all visible paint chips and dust. When surface is dry, seal with exterior latex primer-paint.	sq.ft.	\$3.50
p377	Porch joist: replace or sister joist with matching size. Remove & dispose rotted or damaged joist. Install new treated lumber joist, secure with galvanized joist hangers and nails or exterior grade deck screws.	ln.ft.	\$10.00
p380	Porch lattice: install vinyl lattice & PT wood frame. Remove, wrap in poly and dispose of the existing lattice and frame. Install new vinyl lattice with 1" x 4" treated wood frame. Front lattice to be fixed, left and right sides to be hinged. Secure all frame corners with wood or metal braces on rear to prevent frame separation. Owner to stain and seal all treated lumber when dry.	sq.ft.	\$7.50
p381	Porch lattice: wet scrape, clean, prime & paint.	sq.ft.	\$4.25
p385	Porch Post: enclose & wrap with coil stock. Wet scrape all loose paint, rinse and clean. Patch and prepare wood where necessary to allow even coverage. HEPA-vac all visible paint chips and dust. When surface is dry, wrap with coil stock and secure according to manufacturer's instructions. Caulk all exposed joints neatly.	each	\$105.00
p387	Porch Post: replace with 4" x 4" treated lumber post. Provide temporary jack supports, remove & dispose existing post, HEPA-vac all paint chips and dust. Install new treated lumber post & remove temporary jacks. Owner to stain and seal new post when dry	each	\$120.00

Spec #	Treatment Description	Unit	Unit Cost
p390	Porch Post: replace with 4"x6" treated lumber post. Provide temporary jack supports, remove & dispose existing post, HEPA-vac all paint chips & dust. Install new treated lumber post & remove temporary jacks. Owner to stain and seal new post when dry	each	\$150.00
p395	Porch Post: stabilize, prime & paint post. Wet scrape all loose paint on post and rinse. Patch, prepare & sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal with exterior latex primer-paint.	each	\$76.00
p400	Porch skirt boards: wet-scrape, prime & paint. Wet scrape all loose paint, rinse and clean. Patch, prepare & sand smooth. HEPA- vac all visible paint chips and dust. When surface is dry, seal with latex exterior grade deck enamel or primer-paint.	ln.ft.	\$3.50
p405	Porch Step H/rails: install w/posts & balusters, all treated wood. Install treated lumber handrails with 2" x 2" balusters, spaced maximum of 4" inches apart, 2" x 4" top and bottom rails, 5/4" x 6" cap and 4" x 4" posts. Anchor all posts in concrete, minimum of two feet deep. New hand rail must meet or exceed local codes. Owner to stain & seal new lumber when dry.	ln.ft.	\$22.00
p407	Porch Step Handrails: install new, without balusters, all treated wood.	ln.ft.	\$7.50
p408	Porch Step Handrails without balusters: wet scrape, clean, prime & paint.	ln.ft.	\$3.25
p410	Porch Steps: install new, 3' or 4' wide, all treated wood. Remove & dispose existing steps. Install new 3' or 4' wide steps as appropriate on existing slab with 2" x 12" stringers and treads, 1" x 6" risers. All lumber to be pressure treated for ground contact, all fasteners to be galvanized, stainless steel or specific for treated lumber. Stringers must be pre-cut or have metal braces to secure the treads to the stringers. New steps must be level and meet or exceed local code requirements. Owner to stain & seal all new lumber when dry.	per tread	\$95.00
p415	Porch Steps: wet scrape, clean & paint with deck enamel. Wet scrape all loose paint, rinse and clean. Patch and prepare wood, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, apply 2 coats of deck enamel.	sq.ft.	\$3.75
p420	Porch Trim: enclose with aluminum coil. Enclose trim indicated with Tyvek and wrap with aluminum coil. Caulk all joints neatly.	ln.ft.	\$6.00
p425	Porch Trim: wet-scrape, prime & paint trim indicated. Wet scrape all loose paint, rinse and clean. Patch and prepare wood, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, apply exterior grade primer-paint.	sq.ft.	\$3.75
p430	Post / column: wet scrape, clean, and paint post with exterior latex primer-paint. HEPA vac all paint chips and dust.	each	\$60.00
r450	Room: paint all walls, complete. Up to 12' x 14' room. Wet scrape all loose paint, clean and rinse. Patch and prepare plaster or drywall, fill holes & sand smooth. HEPA-vac all visible debris, paint chips and dust. When surface is dry, apply two coats of latex primer-paint on all walls. Do not paint any stained woodwork.	per room	\$3.60
r455	Room: move & re-set furniture to paint floor as needed.	per room	\$65.00
s465	Soffits: Enclose with coil and vinyl soffits. Enclose all gutter boards, fascia and soffits with aluminum coil and vinyl soffits per manufacturer's instructions.	sq.ft.	\$6.75 1st floor/ \$12 2nd floor
s467	Soffits: wet scrape, clean, prime & paint	sq.ft.	\$4.00
s470	Soil: add 3" of 411 limestone mix, grade & compact. For previously used drive areas or storage areas only. Install landscape timbers where indicated to contain the limestone. (Add landscape lumber spec). Wet till and remove vegetation, grade for proper drainage and smooth the surface where possible. Install 411 gravel mix and spread to a minimum thickness of 3 inches and compact.	sq.ft.	\$4.75

Spec #	Treatment Description	Unit	Unit Cost
s475	Soil: add 6" untreated mulch under swing set. Where mulch is existing, add untreated pine single shred mulch suitable for play areas	sq.ft.	\$2.50
s480	Soil: final clean exterior & yard per current standards. Remove bulk paint chips and HEPA-vac all remaining paint chips. Rinse driveway and walkways. Clean all porch decks and steps.	each	\$200.00
s485	Soil: HEPA-vac paint chips, wet till & grade perimeter. For area where there are excessive, visible paint chips. Before beginning any soil work, wet rake and dispose of the top 1/2 inch of soil with large paint chips, HEPA vac all other visible paint chips around the perimeter of the house and outbuildings, and or any area containing visible paint chips. Wet roto-till at least 3 feet out from the foundation if feasible and 6 inches deep. Re-grade the soil to allow water to flow away from the foundation (minimum 1 inch per foot grade).	sq.ft.	\$3.50
s490	Soil: install barrier plants as specified. Create a barrier to soil access. Use Sir William Barberry, Chinese Holly or Pachysandra plants or a like hearty variety. Cover the planting area with landscape cloth and plant per manufacturer's instructions. Water all new plants	each	x
s495	Soil: install treated landscape lumber. Install treated landscape lumber where indicated, secure with 12-inch spikes at a minimum of three spikes per 8 linear feet.	ln.ft.	x
s500	Soil: lay weed block & add 6" mulch cover. Remove bulk paint chips, HEPA-vac all remaining paint chips. Wet till minimum 3 inches deep, toe-in, grade and apply weed block or perforated black horticultural plastic. Cover with 6 inches of mulch evenly. Cover at a rate of one cubic yard of mulch to 70 square feet of ground	sq.ft.	\$5.75
s510	Soil: wet till, grade, re-seed, fertilize, cover w/straw. Remove bulk paint chips and HEPA-vac all remaining paint chips. Wet till 3 to 6 inches and grade to pitch soil away from all structures. Apply annual-perennial bluegrass 50-50 mixture grass seeds at the rate of 1 pound per 100 square feet and add starter fertilizer per manufacturer's instructions. Cover seeded area with straw to prevent seed migration and water newly seeded area. Leave 1 pound of grass seed with the resident to re-seed any area that fails to germinate. Resident must water all newly seeded area as needed, to ensure growth	sq.ft.	\$4.00
s515	Step riser: enclose with 1/8" hard board & seal with polyurethane. Enclose the riser with 1/8" hard board. Glue and nail the board to the riser. Seal with polyurethane. If acceptable to owner, use vinyl tile instead of hard board.	each	\$35.00
s517	Step riser: enclose with vinyl tile, glued.	each	\$25.00
s520	Steps: install 36" rubber tread cover, glued & nailed. Clean and HEPA-vac all treads. Install rubber tread covers, glued and nailed per manufacturer's instructions.	each	\$50.00
s522	Steps: install 24" rubber tread cover, glued & nailed. Clean and HEPA-vac all treads. Install rubber tread covers, glued and nailed per manufacturer's instructions.	each	x
s525	Steps, interior: wet-scrape, clean & paint with deck enamel. Wet-scrape loose paint, clean and rinse. HEPA-vac all visible paint chips and dust. When surface is dry, paint steps with two coats of deck enamel.	sq.ft.	\$3.00
s527	Storm door: install solid core, self-storing storm door. Remove & dispose existing storm door. Install new solid core storm door with all hardware per manufacturer's instructions. Larson or equivalent subject to approval	each	\$400.00
s528	Storm door: remove & dispose existing storm door.	each	\$25.00

Spec #	Treatment Description	Unit	Unit Cost
s529	Storm door: remove & re-install existing storm door. (When new prime door is installed or treatment to existing prime door requires it).	each	\$85.00
t540	Trim, Exterior: prep & paint trim indicated. Wet scrape all loose paint, rinse and clean. Patch and fill holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal with exterior latex primer-paint.	sq.ft.	\$3.25
t545	Trim, Exterior: remove existing, install new, prime & paint. Remove and dispose existing trim indicated. Install new trim to match existing. Fill nail holes, sand smooth. HEPA-vac all paint chips, debris and dust. Seal new trim with exterior latex primer-paint.	ln.ft.	\$7.00
t550	Trim, Interior: prep & paint trim indicated. Wet scrape all loose paint, rinse and clean. Patch and fill holes, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal with latex primer-paint.	sq.ft.	\$2.50
t555	Trim, Interior: wet scrape, clean & seal trim indicated with polyurethane. Wet sand, rinse and clean surface. HEPA- vac all visible debris and dust. When surface is dry, seal trim indicated with clear polyurethane.	sq.ft.	\$2.50
t560	Trim, Interior: remove existing, install new, prime & paint. Remove and dispose existing trim indicated. Install new trim to match existing. Fill nail holes, sand smooth. HEPA-vac all paint chips, debris and dust. Seal new trim with latex primer-paint.	ln.ft.	\$6.00
t562	Trim: strip all paint on trim indicated, rinse & seal with polyurethane.	sq.ft.	\$6.00
t563	Trim: strip all paint on trim indicated, rinse & seal with primer-paint. Strip all paint with approved stripper or heat gun per manufacturer's instructions. Wet scrape any remaining loose paint and rinse. Patch and prepare wood, sand smooth. HEPA-vac all paint chips and dust. When surface is dry, seal with latex primer-paint.	ln.ft.	\$4.00
v565	Vinyl Siding: enclose & install vinyl siding complete. Re-nail & secure all loose surfaces. Install Tyvek with galvanized staples and foam boards with 1" plastic washers & galvanized nails, on entire dwelling as appropriate. Enclose all painted surfaces. Keep all foam board seams tight. Install 4 over 4, min. 0.040 gauge vinyl siding per manufacturer's instructions with all matching accessories. Miter all trim at corners. Owners' choice of stock colors. Jump all casings, except front wall of house. Wrap all casings & sills on front wall with coil. Unless otherwise indicated, enclose all exterior, painted, window & door frame components, all fascia, soffits, porch components, railings & ceilings with vinyl siding, coil or soffit material as appropriate. Caulk all joints neatly. Final clean exterior.	sq.ft.	\$6.25
w570	Walls, Exterior: wet scrape, prime & paint. Wet scrape all loose paint, rinse and clean. Includes all painted components. Re-nail all loose boards. Patch and prepare the wood, sand smooth. Caulk all joints. HEPA-vac all visible paint chips and dust. When surface is dry, seal all walls with exterior latex primer-paint. NOTE: do not paint any existing stained wood work or unpainted surfaces.	sq.ft.	\$2.75
w575	Wall, Interior: enclose with 3/8" drywall, finish & prime. Enclose existing wall surface with 3/8" drywall, glued and nailed or screwed to the studs (screws are preferred). Fill all nail, screw holes and dimples. Tape all seams with drywall compound, minimum 2 coat finish. Sand smooth. Tape joints, nail or screw holes and dimples must not be visible. Clean all dust and seal wall with latex primer-paint.	sq.ft.	\$6.00
w580	Wall, Interior: wet scrape, clean, prime & paint. Wet scrape all loose paint, clean and rinse. Patch and prepare plaster or drywall, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal wall with latex primer-paint.	sq.ft.	\$2.00

Spec #	Treatment Description	Unit	Unit Cost
w585	Wall: Patch plaster / repair with drywall, sand smooth & prime. Patch and repair wall. Tape all seams and joints. Screw or nail holes and dimples must not be visible. Match surface finish to the existing as closely as feasible. Seal with latex primer-paint. Owner to apply top coat of paint.	sq.ft.	\$6.25
w590	Wall: seal with 3/8" T-11 plywood, glued & nailed to studs. Enclose wall with T-11 plywood. Finish with appropriate trim on all corners, floor, ceiling and around any window or door. Leave the T-11 plywood and trim natural. Owner to apply sealer of their choice.	sq.ft.	\$4.50
w607	Window, basement-exterior: wet scrape, clean, prime & paint.	each	\$36.00
w608	Window, basement-interior: wet scrape, clean, prime & paint.	each	\$36.00
w610	Window, basement - install glass block window with vinyl vent. Remove existing window and components, wrap in 6 mil poly, tape and dispose off the premise. HEPA-vac all paint chips & dust. Install glass block window with a vinyl vent and screen per manufacturer's instructions and local codes. All interior & exterior joints, sides, top & sill must be tuck pointed neatly.	sq.ft.	\$50.00
w615	Window, basement - install solid glass block window with dryer vent. Remove existing window and components, wrap in 6 mil poly, tape and dispose off the premise. HEPA-vac all paint chips & dust. Install a fixed glass block window with dryer vent in window nearest to dryer, per manufacturer's instructions and local codes. All interior & exterior joints, sides, top & sill must be tuck pointed neatly.	sq.ft.	\$50.00
w620	Window, basement - install solid glass block window (no vents). Remove existing window and components, wrap in 6 mil poly, tape and dispose off the premise. HEPA-vac all paint chips & dust. Install a fixed glass block window per manufacturer's instructions and local codes. All interior & exterior joints, sides, top & sill must be tuck pointed neatly.	sq.ft.	\$48.00
w625	Window, basement: install vinyl fire escape window. Remove and dispose existing window and all components. HEPA-vac all paint chips and dust. Mortar and seal all window sides and sill neatly. Install new primed wood frame if needed. Install vinyl fire escape window per manufacturer's instructions	each	x
w630	Window, basement: seal EXTERIOR with 1/2" primed plywood.	each	\$35.00
w635	Window, basement: seal INT. & EXT. with 1/2" primed plywood.	each	\$65.00
w640	Window, basement: seal INTERIOR with 1/2" primed plywood.	each	\$35.00
w645	Window, exterior casings & sill: prep & paint. Wet scrape all loose paint on all exterior casings and sill and rinse. Patch and prepare the wood, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, seal with exterior latex primer-paint.	each	\$62.00
w650	Window, exterior casings & sill: wrap with coil stock. HEPA-vac all visible paint chips and dust. Enclose exterior casings and sill with aluminum coil stock and secure according to manufacturer's instructions. Caulk all exposed joints neatly. Ensure weep holes stay open.	each	\$75.00
w651	Window, exterior sill: wet scrape, clean, prime & paint	each	\$35.00
w652	Window: seal exterior with 1/2" primed plywood. Plywood must cover entire frame and casings where feasible. Seal plywood with exterior latex primer paint.	each	\$85.00
w655	Window, exterior: stabilize, re-glaze, prime, paint. Wet scrape all loose paint and glazing from the sash and all window components. Clean & rinse. Patch and prepare wood, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, re-glaze the glass to the sash using new glazing points. Paint entire exterior of window with exterior latex primer-paint. Cut paint film at stops after drying to ensure all window sashes are operable.	each	\$128.00

Spec #	Treatment Description	Unit	Unit Cost
w660	Window, exterior: install new primed casings. Remove existing casing and components, wrap in 6 mil poly, tape and dispose off the premise. HEPA-vac all paint chips & dust. Install new primed casings and trim pieces.	In.ft.	\$6.00
w665	Window, exterior: stabilize, re-glaze, prime, paint. Wet scrape all loose paint and glazing from the sash and all window components. Clean & rinse. Patch and prepare wood, sand smooth. HEPA-vac all visible paint chips and dust. When surface is dry, re-glaze the glass to the sash using new glazing points. Paint entire exterior of window with exterior latex primer-paint. Cut paint film at stops after drying to ensure all window sashes are operable.	each	\$75.00
w670	Window, exterior trough /sill: wrap with coil stock. Wet scrape all loose paint, rinse. Patch and prepare wood where necessary to allow even coverage. HEPA-vac all visible paint chips and dust. When surface is dry, wrap sill with coil stock and secure according to manufacturer's specification. Caulk all exposed joints neatly. Ensure weep holes stay open.	each	\$6.00
w675	Window: remove, frame & seal window, inside & outside. Remove & dispose existing window, all framing & casings. Frame opening with 2"x4" studs, 16" o.c. Insulate cavity with R-13 fiberglass. Seal exterior with 1/2" exterior grade plywood. Seal interior with 1/2" drywall. Flush interior and exterior with existing surfaces. Fill all nail, screw holes and dimples, tape all seams with drywall compound, minimum 2 coat finish. Tape, joints, nail or screw holes and dimples must not be visible. HEPA-vac all paint chips and dust. Seal interior repaired area with latex primer-paint. Owner to apply top-coat of paint.	each	\$320.00
w680	Window grids: Vinyl replacement window grids to match existing pattern.	each	\$30.00
w681	Window, interior stool/sill: remove existing, install new, prime & paint.	each	\$69.00
w685	Window, interior trim: wet-scrape, paint / seal w/polyurethane. (Where existing sashes are intact or vinyl windows are existing). Wet-scrape all loose paint on all stops, jambs, casings, sills, troughs and aprons. Clean and rinse. Patch and prepare wood, sand smooth. HEPA Vac all visible paint chips and dust. When surface is dry, seal all interior trim with quick dry latex primer-paint or polyurethane if stained wood existing. Break paint seal if any and ensure window is operational.	each	\$60.00
w687	Window, interior trim: wet-scrape, clean, seal w/polyurethane. (Where stained trim and vinyl windows are existing). Wet-scrape all loose stain/polyurethane on all stops, jambs, casings, sills and aprons. Clean and rinse. HEPA Vac all debris and dust. When surface is dry, seal all interior trim with quick dry clear polyurethane. Break sash seal, if any, and ensure window is operational.	each	\$60.00
w690	Window, interior: Install new casings, prime & paint. Remove & dispose existing casings and components, HEPA- vac all paint chips & dust. Install new primed casings and trim pieces. Miter all inside trim joints.	In.ft.	\$6.00
w695	Window, interior: wet-scrape, prime & paint entire window. Wet scrape all loose paint on entire interior of window, i.e., sashes, jambs, stops, parting bead, sill, trough, apron and casings. Clean & rinse. HEPA-vac all visible paint chips and dust. Install working sash cords with existing weights or install sash clips. Seal all interior window components with quick dry primer-paint or polyurethane as appropriate. Break paint seal and make window operational where needed and clean glass.	each	\$60.00
w697	Window, interior & exterior: prep & paint entire interior & exterior complete, including repair glazing putty and new sash cords or clips. Replace sash lock and handle if missing. Ensure window opens and closes freely.	each	\$150.00

Spec #	Treatment Description	Unit	Unit Cost
w700	Window: install vinyl replacement window, up to 101 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane.	each	\$465.00
w705	Window: install vinyl replacement window, 102 to 110 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane.	each	\$498.00
w710	Window: install vinyl replacement window, 111 to 120 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane.	each	\$545.00
w715	Window: install vinyl replacement window, 121 to 130 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane	each	\$570.00
w720	Window: install vinyl picture (fixed) window, up to 83 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane.	each	\$400.00

Spec #	Treatment Description	Unit	Unit Cost
w725	Window: install vinyl picture (fixed) window, 84 u.i. to 101 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane.	each	\$450.00
w727	Window: install vinyl hopper (casement) window, 84 u.i. to 101 u.i. Remove & dispose existing sash and storm window, if any. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Re-set or replace blind stops, if needed. Install new vinyl window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops. Seal all painted interior jambs, casings, sills and apron with latex primer- paint. Seal all stained interior components with polyurethane.	each	\$470.00
w730	Window: Obscure Glass	each	\$50.00
w730.1	Window: obscure glass, per sash	each	\$875.00
w743	Window: install new custom wood replacement window, up to 101 u.i. Remove & dispose existing sashes, parting beads, painted interior stops and storm window, if any. Save and re-use stained stops. Wrap all debris in poly and dispose. Wet scrape all loose paint. HEPA-vac all paint chips and dust. Install new, pre-approved, pre-primed and painted or stained custom wood replacement window per manufacturer's instructions. Ensure window is square, level and plumb. Insulate and caulk all gaps around window neatly. Install new pre-primed stops or re-use existing stained stops. Seal all painted interior stops, jambs, casings, sills and apron with latex primer-paint. Seal all stained interior components with polyurethane. Window and paint color requires preapproval	each	\$60.00
w755	Window: Structural Mullions	each	\$70.00
w760	Window: Tempered Glass, per sash		
x	Other custom specifications, see details.		
x001	cut bushes/trees (labor and disposal)	per hour	\$75
x002	6 mil plastic (for painting and siding house)	sf	\$1.30
X003	Coil per linear foot (based on 2ft wide pieces for coiling rakes and soffits)	LF	\$4.00