

Request for Qualifications

Lead Remediation/Mitigation Contractors and NJ Certified Lead Abatement Contractors

The Ironbound Community Corporation is seeking responses from qualified contractors. Request for Qualifications (RFQ) is for "Lead Remediation/Mitigation Contractors" and "NJ Certified Lead Abatement Contractors" at **IRONBOUND COMMUNITY CORPORATION**. All work will be performed in **NEWARK, NEW JERSEY**, with the majority of work taking place in **THE EAST WARD SECTION**.

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

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

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

1.0 SCALE OF WORK

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

The allowable cost of these jobs is a maximum of \$13,000 for lead remediation/mitigation and \$25,000 for lead abatement, based on work indicated by a Lead Risk Assessment and Scope of Work generated by The Ironbound Community Corporation, which are flexible on a case-by-case basis. Changes to these limits may occur in the future.

Each job's contractor will be chosen in a "Round Robin" format. (See Attachment A). Each qualified contractor in the Bidder Pool is expected to receive a satisfactory and equal share of those jobs based on expertise, availability, and demonstrated excellence in meeting project guidelines.

2.1 SCOPE OF SERVICES REQUESTED

The Ironbound Community Corporation intends to prequalify NJ Certified Lead Abatement and RRP Certified Lead Remediation

contractors with experience, training and required certifications to participate in Isles' Qualified Contractor Pool to perform work under the NJ Department of Community Affairs (NJ DCA) Lead Assistance Program grants. These include but are not limited to the Lead Safe Home Remediation, Single Family Home Remediation, and Lead Remediation and Abatement Program. Eligible units include 1-4 family owner-occupied and rental units.

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

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

Respondent(s) must be able to provide services in **NEWARK, NEW JERSEY**- as needed. The selected Respondent(s) shall be bound to specific terms and conditions of the signed contract. Contracts will be issued within 14 working days of the RFQ submission deadline. Work is scheduled to begin immediately thereafter.

Lead and Healthy Homes Rehabilitation Scope of Work

It is anticipated that homes eligible for Lead Abatement (those receiving a Notice of Violation from the Department of Health) and Lead Remediation will require an array of lead-safe repairs, removal of lead components (abatement), interim

controls, health and safety services,, and minor structural repairs that shall be performed per the HUD, EPA, and NJ Administrative codes, as applicable. Units are assigned per the Round-Robin Process described in Attachment A.

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

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

- Coordination with the property owner, Lead Construction Manager, and Lead Evaluator
- Obtaining all necessary state and local permits and approvals after the land use permits are acquired but prior to the commencement of the work for each structure.

(Generally, only for abatements)

- Control of lead-based paint hazards in eligible residential units as specified by a certified Lead Risk Assessor/Inspector in accordance with EPA RRP, NJAC 5:17, and/or NJAC 8:51.
- Control of lead-based paint hazards in residential units in accordance with EPA standards and with reference to HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Second Edition 2012), including but not limited to interim controls, encapsulation, and abatement measures designed to provide a lead-safe environment for a period of 20 years.
- Building envelope repair, including roof repair or replacement and attendant damage; door and window replacement; and siding /veneer repair or replacement.
- Drywall repair or replacement; rough and trim carpentry.
- Repair of trip and fall hazards, such as step repair/replacement and/or handrail installation or repair.
- Surface preparation and painting; flooring repair or replacement.
- Specialty construction elements associated with historic properties.
- Debris removal is in accordance with all federal, state, and local

requirements, including disposal of materials containing lead-based paint in accordance with all applicable local and state codes and standards.

Other Scope of Services

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

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

CONTRACTOR PRICING

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

Subcontractor labor and materials cost cannot exceed \$13,000 per unit for Lead Remediation/Mitigation and \$25,000 for Lead Abatement per unit, except in rare cases and with the approval of DCA. Changes to these limits may occur in the future.

Costs for each job are limited and directed by the "Cost Guidelines for Lead Control Work" issued for the program (SEE Attachment B). All jobs must be completed per DCA/HUD program rules within 10 days from the start until completion unless prior consent is given.

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

3.1 MINIMUM QUALIFICATIONS

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

RESPONDENTS MUST

- Have been in business for at least 2 years, or the principals/owners must have had senior-level experience in a previous company that provided residential construction or lead hazard control services.
- Be financially solvent and adequately capitalized.
- Hold a current business registration issued by the State of New Jersey, at a minimum, for **Abatement Projects** -- be on the NJ Certified Abatement Contractor List and have at least one Lead Supervisor on the job at all times. All workers must have their Lead Worker certification issued by the State of NJ. **For Lead Remediation Projects** – Businesses must have an RRP Firm Certification and have trained Lead Renovators performing work. (However, training of workers for Lead Worker and Lead Renovator can be provided free of charge through this program.)
- Carry the minimum \$1 million liability insurance, state-required worker's compensation insurance, and recommended supplemental pollution insurance. Proof of coverage must be

active at the time of contracting. However, if the contractor does not currently hold certain coverages, a letter of commitment to obtain such coverage will suffice for this RFQ. (See Appendix C – Insurance Coverages).

- Have 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 Isles' Lead Construction Manager (generally 2-10 days).
- Have the demonstrated equipment, organization, and ability to perform lead-based paint hazard control health and safety projects related to the rehabilitation of residential properties.
- Have demonstrated experience in managing and completing projects of a similar type, size, and complexity.

A lack of these requirements will cause the proposal to be deemed "not qualified."

OTHER REQUIREMENTS

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

4.0 VERIFICATION OF MINIMUM QUALIFICATIONS

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

5.1 RFQ SUBMISSION REQUIREMENTS

RFQ released/Ad Posted: **TUESDAY, FEBRUARY 18, 2025**

Submission Closing Date: **TUESDAY, MARCH 18, 2025**

RFQ Opening: **TUESDAY, FEBRUARY 18, 2025**

Timeline

All questions or requests for additional information shall be directed to email at:
iccprogramsdepartment@ironboundcc.org

RFQ proposal packets can be obtained in person at **317 Elm Street Newark, NJ 07105** or can be requested by email: **iccprogramsdepartment@ironboundcc.org**

All RFQ submissions must be received at **317 Elm Street, Newark, NJ 07105**, no later than 4:00 p.m. on **TUESDAY, MARCH 18, 2025**.

Any RFQ received after 4:00 p.m. on **TUESDAY, MARCH 18, 2025**., will not be accepted.

Per NJ DCA requirements, Submissions can only be submitted by mail or delivered in person. Email submissions are no longer allowable.

Whether the RFQ is sent by mail or commercial express service, the Contractor shall be responsible for delivering the RFQ to **317 Elm Street Newark, NJ 07105** before the deadline.

One (1) original and one (1) copy of your RFQ response should be submitted. All RFQs shall be submitted in a sealed envelope/package.

Envelope/package shall be addressed to The Ironbound Community Corporation, Address, Attn: Charles B Richardson, Director Of Programs, and the following clearly printed on the outside: Your Company Name, LEAD CONTRACTOR RFQ, and date.