

COUNTY OF ROCKLAND  
Department of General Services  
Purchasing Division

# Contract Award Notification

Title: **Lead Abatement and Remediation Services, QSL**

Contract Period: August 27, 2026 through March 31, 2027 w/4-1 year options

Original Date of Issue: August 28, 2026

Date of Revision:

RFP No: **RFP-RC-2024-055-A**

PRC #: **2024015077**

Ordering Method: **Special Request Facilities**

Authorized Users: United States Agencies, Other States & Political Subdivisions Therein,  
Local Governments, School Districts & Non-Profit Agencies

Address Inquiries To:

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**Description**

The purpose of this Request for Proposal (RFP) is to contract with qualified licensed providers to provide full abatement and remediation services of all surfaces that have been identified as lead hazardous. This service will be required in residential homes throughout the County of Rockland as required by the Rockland County Department of Community Development.

| Contract #    | Vendor Number | Contractor & Address                                                                                                                                                        | Telephone No.                         |
|---------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| RFP 24-055A   | 0000030541    | AJ Environmental<br>37 Blossom Dr<br>Lakewood, NJ 08701<br>Contact: Jacob Ausch<br><a href="mailto:jacob@ajlead.com">jacob@ajlead.com</a>                                   | 856-880-5323<br><br>FAX: 856-387-8532 |
| RFP 24-055A-A | 0000030542    | Achieve Lead Solutions LLC<br>7 Donahue Ave<br>Inwood, NY 11096<br>Contact: Lior Hait<br><a href="mailto:achieveleadsolutions@gmail.com">achieveleadsolutions@gmail.com</a> | 201-921-2947                          |



**Edwin J. Day, County Executive**

**TITLE: Lead Abatement and Remediation Services and Consulting, QSL**

**RFP NUMBER:**  
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### **COST PROPOSAL TEMPLATE**

The County of Rockland intends to complete a separate cost evaluation which will be used to determine the proposal offering the best value to the County. The bidder must provide firm, fixed pricing to meet the specifications and requirements of the RFP. The following outline is the minimum information to be provided with each cost proposal. Bidders can expand on the information requested below. This information is to provide a not to exceed cost for the below services. All services requested will require a formal quote upon inspection.

Inspection \$ 500 /inspection

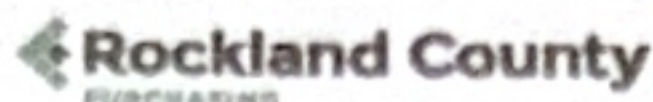
Risk Assessment \$ 900 /Assessment

Remediation Activities \$ 75 /hour

Consulting Services \$ 85 /hour

Remediation Supplies (% mark-up) % 15

| <b>Description</b>                                      | <b>Cost per hour</b> | <b>Time Needed</b> |
|---------------------------------------------------------|----------------------|--------------------|
| Cost for replacement of window frames                   | \$75                 | 3 hrs              |
| Cost for replacement of windowsills                     | \$75                 | 1 hr               |
| Cost for replacement of doors                           | \$75                 | 3 hrs              |
| Cost for replacement of door frames                     | \$75                 | 3 hrs              |
| Cost for replacement of baseboards                      | \$65                 | 1 hr               |
| Wet scraping of lead-based paint /ft <sup>2</sup>       | \$8/ft <sup>2</sup>  | —                  |
| Encapsulation of non friction surfaces /ft <sup>2</sup> | \$6/ft <sup>2</sup>  | —                  |
| Dust removal and control /ft <sup>2</sup>               | \$3/ft <sup>2</sup>  | —                  |



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Inspection

\$ N/A /inspection

Risk Assessment

\$ N/A /Assessment

Remediation Activities

\$ \$182 /hour

Consulting Services

\$ \$182 /hour

Remediation Supplies (% mark-up)

% 10

| Description                                             | Cost per hour | Time Needed |
|---------------------------------------------------------|---------------|-------------|
| Cost for replacement of window frames                   | \$182         | 9           |
| Cost for replacement of windowsills                     | \$182         | 5           |
| Cost for replacement of doors                           | \$182         | 4           |
| Cost for replacement of door frames                     | \$182         | 7           |
| Cost for replacement of baseboards                      | \$182         | 10          |
| Wet scraping of lead-based paint /ft <sup>2</sup>       | \$182         | .2          |
| Encapsulation of non friction surfaces /ft <sup>2</sup> | \$182         | .1          |
| Dust removal and control /ft <sup>2</sup>               | \$182         | .1          |

→ Depends on linear ft  
on IP

**Edwin J. Day, County Executive****TITLE: Lead Abatement and Remediation Services and Consulting, QSL****RFP NUMBER:**  
RFP-RC-2024-055-A**SCOPE OF WORK**

**This RFP is being re-issued in accordance with the Open Enrollment clause. The Office of Community Development has unmet needs. Additional contractors are needed to provide services.**

**Contractors that have already been awarded a contract under this RFP do not need to resubmit a response.**

The County of Rockland Department and Community Development will work directly with licensed professionals to provide full lead abatement and remediation services in accordance with the Lead Prevention Pilot Program. The abatement may include inspections, risk assessments, and removal. The firm must also provide consultation services including assessing hazards.

When eligible rental units are identified, selected contractors will be furnished with a detailed scope of work for the unit. The contractors will then have the opportunity to submit a quote for the scope of work, as well as the expected timeline for the completion of the work detailed in the scope. A contractor will then be chosen from the qualified suppliers list to complete the work on the unit. This program requires the full abatement of all friction surfaces that have been identified as lead hazards and the remediation of all other lead hazards in the unit. Encapsulation does not qualify as abatement under this program.

Items that may be included in the detailed scopes of work include, but are not limited to:

- Removal and replacement of:
  - Doors
  - Door Frames
  - Window Frames
  - Windowsills
  - Baseboards
- Paint stabilization
- Paint removal
- Encapsulation of non-friction surfaces
- Making floors and interior sills smooth and cleanable
- Dust removal and control (cleaning surfaces to reduce levels of dust containing lead to acceptable levels, including cleaning carpets)
- Covering or eliminating access to all bare soils containing excessive levels of lead.

Contractors will be expected to source all materials and provide all equipment needed to complete the scope of work. All work should be completed using EPA approved procedures.

The contractors are responsible for photographing the conditions of the area to document.

The amount of work required per unit will vary, however the per unit maximum is \$31,000. A minimum of eight (8) units will be assigned throughout this project.

**USE OF PREMISES**

- On or about the premises and adjacent areas, the Contractor shall ensure that all apparatus, storage of materials, and activities of workmen be confined to the limits indicated by law, ordinances, permits and the

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RFP-RC-2024-055-A

direction of the authorized County of Rockland representative, and shall not encumber or permit the premises or adjacent areas to be encumbered with such materials or apparatus.

- The work site shall be kept in an orderly and safe fashion so as not to interfere with the progress of the work or the County facility.
- The Contractor shall be responsible for repairing and replacing anything damaged by his operations, within fifteen (15) days after notification by the authorized County of Rockland representative that damage has occurred.
- It shall be the responsibility of the Contractor to report, to the authorized County of Rockland representative, any damages found prior to any work at this site.

**CLEAN UP**

- The Contractor shall at all times keep the premises and adjacent areas free from accumulations of waste material or rubbish. At the completion of the work, he/she shall remove, from and about the premises, including adjacent areas, all rubbish, tools and surplus materials used for work and shall have the area "Broom Clean" and ready for use. In case of a dispute, County of Rockland may remove rubbish and clean up, then may charge the Contractor either by deduction of amounts unpaid to the Contractor, or by other means as determined to be fair and equitable by the authorized County of Rockland representative.

**SITE DAMAGE**

- Any damage to buildings, equipment, utilities, finished surfaces, or the property of the County of Rockland resulting from the performance of this contract shall be repaired by the Contractor at the Contractor's expense at no cost to the County of Rockland. Completed repairs shall be accepted and approved by the authorized representative of the County of Rockland.

**PRICING FOR LABOR AND MATERIAL**

The Contractor shall be paid for each repair job as authorized by Rockland County upon submission of properly executed invoices. Invoices shall be submitted according to these requirements:

- Labor Charges: Contractor shall submit an hourly labor price as per attached pricing schedule, for twenty-four hours, seven days a week service calls as may be required at all Rockland County government facilities. The invoice must list specifically the number of man-hours worked. The Contractor's labor charges must correspond to the rates, which he will supply with the bid.

Detailed description of all completed service work must accompany all invoices.

Contractor shall bid a labor rate in dollars per man-hour for a technician to make required repairs, replacements, and troubleshooting.

The bidder agrees and hereby certifies that all labor charges contained in the invoices and vouchers shall be only those that were required and necessary to complete the work.

Invoices for labor must be billed to the next quarter hour of actual time worked (example: 8:00 AM to 9:10 AM would be billed at 1 hour and 15 minutes). Invoices rounded to the next full hour will not be approved for payment.

**Edwin J. Day, County Executive****TITLE: Lead Abatement and Remediation Services and Consulting, QSL****RFP NUMBER:**  
RFP-RC-2024-055-A

The County of Rockland shall not pay for Lunch breaks and any additional company approved break times. The County will only pay for the time working on-site.

This is a Prevailing Wage solicitation. Awarded contractor shall provide certified payrolls with each invoice as per the NYS Department of Labor Prevailing Wage Law.

- **Material Costs:** The invoice must list specifically all parts, which the Contractor has purchased from other sources and the cost to him/her for each. Receipts for all materials purchased which cost more than \$100.00 must be submitted with each invoice. The bidder agrees and hereby certifies that all parts and materials which he/she purchases shall be at the lowest price available at the time considering the prevailing conditions and circumstances for which it is required that the purchase be made. No invoices will be paid without this documentation.
- **Markup:** The Contractor shall add a fixed percentage above described material charges to the invoice for payment. The percent markup must correspond to the figure entered in the proposal page of this bid. Markup not to exceed 10%. Bidder shall enter a % mark-up between 0%-10% on the proposal pages. There shall be no mark-up on freight.
- **Additional Items:** If the Contractor expects to incur any additional costs not specified in the above paragraphs, he/she must submit a list of those items and corresponding charges or schedule with his bid. There shall be no additional charge for delivery or mileage. No other costs except those placed in the bid proposal at the time the bid is submitted shall be evaluated, considered or deemed acceptable charges by the County of Rockland.

### **Consulting Services**

The contractor will be responsible to conduct inspections and risk assessments of the properties, by identifying areas with high lead exposure risk.

The consultant will be responsible for obtaining any necessary permits for the abatement projects and planning the remediation tailored to the site. This will include identifying the appropriate method (enclosure, removal, etc.)

The consultant will be responsible for preparing any required reports, including findings, recommendations and post remediation clearance results.

The consultant must ensure that the properties are safe for occupants and comply with all applicable regulations.

Describe the Customer support and Project Management team that will be offering services and working directly with the County of Rockland and the Clients during the duration of each project. Include a time line for review and remediation of a property.

### **PROPOSAL REQUIREMENTS AND COMPANY QUALIFICATIONS**

#### **Current EPA Lead Abatement Firm Certification**

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RFP-RC-2024-055-A

Current EPA Lead Renovation Firm Certification

Current EPA Lead Abatement Individual Certifications for each Supervisor and Worker

Current EPA Lead Renovator Individual Certifications for each Supervisor and Worker

Current General Liability Insurance

All contractors must be licensed to work in Rockland County

Proposals shall include a brief description of the Proposer's and sub-Proposer's qualifications and previous experience on similar or related projects. Provide in a table format descriptions of pertinent project experience with other public municipalities and private sector that includes a summary of the work performed, the total project cost, the percentage of work the firm was responsible for, the period over which the work was completed, and the name, title, and phone number of client's to be contacted for references.

Give a brief statement of the firm's adherence to the schedule and budget for the project.

Proposals shall include information regarding any relationships with firms and/or individuals who may submit proposals in response to the RFP.

## **AWARD**

The contract award will be made to multiple providers under this qualified suppliers (QSL) list. The County reserves the right to eliminate suppliers that have a total technical evaluation score under 500. Inclusion on the qualified suppliers list does not guarantee the County will require services during the contract term. All services under this agreement will be on an as needed basis.

Awarded contractors will be required to provide a quote for services upon inspection of property(s). All quotes must not exceed pricing listed on the cost proposal.