UNIPRO
Environmental Contracting Services

Attachment A
NYCHA Lead Abatement Pre-Solicitation Conference

KEY QUESTIONS

The primary purpose of this Pre-Solicitation Conference is to gather information and insights to assist NYCHA in drafting an effective competitive RFP. To that end, NYCHA seeks the industry's insights on the following:

Abatement Process

1. How would you handle the lead abatement of an occupied unit versus an unoccupied unit, where lead is to be abated from multiple rooms?
2. Can numerous components (e.g. door frames, window cases, pipe riser), within multiple rooms of a unit, be abated in less than an 8-hour day, if walls or ceilings are not included? - **Yes**
3. How long does it take to abate an occupied apartment unit? **3-5 days depending upon the size of the unit and the components to be abated, i.e. ceilings, walls, door frames or window sills**
4. How long does it take to abate an unoccupied apartment unit? **3 days depending upon the size of the unit and the components to be abated, i.e. ceilings, walls, door frames or window sills**
5. What techniques do you employ for the abatement of walls and ceilings where necessary? **Engineering controls such as enclosure, negative air pressure, HEPA vacuuming & wet methods are implemented in the removal process**
6. How would you handle the abatement of a wall or ceiling if encapsulation and enclosure were not available? **Complete removal/Demolition of substrate.**
7. How would you handle abatement of high-traffic common areas (e.g. lobby, hallway servicing 8-12 apartments, 6-16 story stairwells) inside buildings? **Dedicated abatement areas will be isolated, contained and off limits to the public. An alternate egress will be dedicated for public use.**
8. What are the different options (and what is the optimal approach, if applicable) for systematically abating all units and common spaces within a development? **Work will proceed from the top of the building abating 1 floor at a time.**
9. What are the differences, if any, of performing lead abatement in private buildings versus public housing? **It's easier to perform work in a privately-owned building due to less restrictions in moving tenants from one apartment to another. Public work has stricter environmental controls.**
10. How does the approach to lead abatement vary by decade of building construction (ranging from the I 930s to 1970s)? **Lead abatement does not vary by decade**
11. What have you found to be sufficient quality assurance tests of lead abatement work? **Post remediation swipe tests are standard in the industry**
12. What amount of supervisory oversight is required to assure that abatement is perfom1ed properly and completely? **Depending on the size of the project, a supervisor and a**

foreman can oversee a crew of 10 laborers

13. How do building conditions, such as in-wall leaks, of units and common areas impact the lead abatement process? **Deteriorated building components will not affect the remediation process, however antiquated and leaking plumbing systems will severely impact the process.**

NYCHA's Lead Abatement Program

14. How could we divide up the portfolio for lead abatement to make it most efficient (e.g. by geography, by age of building, by type of building)? **By geography**
15. Would contracting NYCHA's lead program by geographic area (by borough) make this contract easier to manage? **Yes**
16. Would contracting NYCHA's lead program work by building or development make this contract easier to manage? **Yes, only if the buildings are in close proximity**
17. Would contracting the work of apartment units and common spaces together in one building make this contract easier to manage? **Yes**
18. Is there any seasonality to the lead abatement market? **No**
19. Are there any considerations that NYCHA should include in its lead abatement program that it is currently missing?
20. How has the lead abatement field evolved? Where do you see the lead abatement field headed in the near future? **In the past lead abatement was performed as needed or in a response to a specific emergency. Today, lead abatement is performed in a well-planned manner to facilitate renovation and/or the prevailing lead hazard**

Vendor Experience and Capacity

21. What have been the most critical elements in determining the success of your prior lead abatement work? **We feel that adequate staffing, strict engineering controls & proper equipment have led to our success.**
22. Have you previously worked with vulnerable populations (e.g. the elderly, homeless populations, people with disabilities) that reside in units in need of abatement? **No**
23. Do you have any prior experience working with NYCHA's buildings? **No**
24. What experience do you have working in an occupied apartment over 100 sq. ft? **We performed work in both vacant and occupied apartments.**
25. What experience do you have working in common hallways or stairwells of a multi-story building? **We have performed work in both vacant and occupied buildings.**
26. How many qualified employees do you have that can solely work on this contract? **5**
27. How many qualified full time supervisory and managerial employees that can solely work on this contract? **3**
28. What is the largest amount of certified lead abatement workers that your company has employed at one time? **5**
29. If you were to hire additional lead abatement workers and abatement supervisors, how can you assure NYCHA that their work will conform to the requirements of the contract and regulations governing lead paint abatement? **All workers employed with us are**

required to have completed an EPA approved lead abatement course

30. For how long do you track your lead submissions to EPA & DOHMH?
31. Have you provided OSHA-standard exposure monitoring on employees? if so, how often is this performed? **Hired employees receive initial bloodwork and subsequent testing every 2 months for the first 6 months then every 6months thereafter.**

Certification

32. How many EPA certified workers would it take to lead abate an occupied dwelling within 6 hours, if abatement was required in 4 rooms and consisted of window casings around 7 windows, 3 door frames, 4 radiators,and 3 pipe risers? **A supervisor plus 4 laborers**
33. What are the roles of each EPA certified worker? **To safely remediate lead containing building components**
34. How do you ensure that workers are EPA certified? **Have them provide copies of current lead abatement training certificate**
35. How many of your current workers have the EPA Renovation, Repair and Painting certification? **All our current workers are EPA RRP Certified.**
36. How many of your current EPA lead-based paint certified lead abatement workers have respiratory protection? **All our current workers have respiratory protection.**
37. What are your bottlenecks to hiring EPA certified lead abatement workers? **The most common obstacle of a newly hired EPA certified lead abatement worker would be determining the quality of his work.**
38. How long do you keep your EPA lead abatement worker certifications on file? **30 years.**

To submit responses to these key questions via email, please send them to Lead.Paint@nycha. nyc.gov. The subject line must read "Conference Key Question Answers - [Vendor Name]". NYCHA will also be collecting hard-copy, written responses to the questions above in person at the Pre-Solicitation Conference.