

21 Progress Ave., Suite #1, Chelmsford, MA 01824  
Phone (978) 250-2740 Fax (978) 250-0565  
www.alpineenvironmentalinc.com

Page 1 of 6

9/30/2009



Citizens for Affordable Housing

September 21, 2009

11 Reginard Rd.  
Auburndale, MA 02466

RE: 2148 Commonwealth Avenue, Newton, MA ("Subject Property")

**PROPOSAL FOR SERVICES**

Alpine Environmental, Inc. ("AEP") is pleased to submit the following proposal regarding the work described herein with respect to the Subject Property.

This proposal is based on the interpretation of the Inspection Report dated September 15, 2009, provided by Craig Anderson.

**I. BASE PROPOSAL**

Room	Description	Qty
	<b>Interior</b>	
Room 1	Clean room by HEPA vacuuming and TSP washing.	1
Hall 1	Clean room by HEPA vacuuming and TSP washing.	1
Kitchen	Clean room by HEPA vacuuming and TSP washing.	1
Bath	Clean room by HEPA vacuuming and TSP washing.	1
Hall 2	Clean room by HEPA vacuuming and TSP washing.	1
Room 2	Clean room by HEPA vacuuming and TSP washing.	1
Room 3	Scrape loose and flaking lead paint from plaster surfaces. Patch and leave ready for repainting by others.	1
	Clean room by HEPA vacuuming and TSP washing.	1
Stair 1-2	Clean room by HEPA vacuuming and TSP washing.	1
Room 4	Strip non-compliant surfaces of a door to full height.	2
	Replace vertical casings of a doorway with similar poplar. Headers remain.	3
	Strip non-compliant surfaces of a door jamb to full height.	2
	Replace closet shelf with square edge pine.	1
	Prepare vacant room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1
	<b>Total Unit #2148</b>	<b>\$1,880</b>
<b>Unit #2150</b>		
Stair 1-2	Clean room by HEPA vacuuming and TSP washing.	1
Rear Stairs	Clean room by HEPA vacuuming and TSP washing.	1
Room 1	Replace vertical casings of a doorway with similar poplar. Headers remain.	2
	Replace vertical casings of a window with similar poplar. Strip sill and apron edges. Replace side stops.	4
	Prepare vacant room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1
Hall 1	Clean room by HEPA vacuuming and TSP washing.	1
Room 2	Strip non-compliant surfaces of a door to full height.	1
	Replace vertical casings of a doorway with flat poplar casings.	2

	Replace vertical casings of a window with flat pine or poplar. Strip window sill and apron edges. Replace side stops.	2
	Install decorative band moulding on top of the baseboard.	1
	Strip wood wall corner 4" from edge and 5' high.	1
	Prepare vacant room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1
Kitchen	Clean room by HEPA vacuuming and TSP washing.	1
Bath	Clean room by HEPA vacuuming and TSP washing.	1
Hall 2	Clean room by HEPA vacuuming and TSP washing.	1
Room 3	Clean room by HEPA vacuuming and TSP washing.	1
Stair 2-3	Clean room by HEPA vacuuming and TSP washing.	1
Room 4	Strip non-compliant surfaces of a door to full height.	2
	Dip a standard door. Remove and reinstall existing hardware.	1
	Replace vertical casings of a doorway with flat poplar casings.	4
	Strip non-compliant surfaces of a door jamb to full height.	2
	Replace vertical casings of a window with flat pine or poplar. Strip window sill and apron edges. Replace side stops.	1
	Strip leading edge of a shelf 4" in.	1
	Install decorative band moulding on top of the baseboard.	1
	Prepare vacant room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1
Hall 3	Clean room by HEPA vacuuming and TSP washing.	1
Bath 2	Strip non-compliant surfaces of a door to full height.	1
	Replace vertical casings of a doorway with flat poplar casings.	1
	Strip non-compliant surfaces of a door jamb to full height.	1
	Strip an interior window sill.	1
	Replace interior side stops.	1
	Prepare occupied room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1
Room 5	Strip non-compliant surfaces of a door to full height.	3
	Replace vertical casings of a doorway with flat poplar casings.	3
	Strip non-compliant surfaces of a door jamb to full height.	3
	Replace vertical casings of a window with flat pine or poplar. Strip window sill and apron edges. Replace side stops.	2
	Strip baseboard corner 4" from the edge.	2
	Prepare occupied room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1

Room 6	Strip non-compliant surfaces of a door to full height.	3
	Replace vertical casings of a doorway with flat poplar casings.	3
	Strip non-compliant surfaces of a door jamb to full height.	3
	Replace vertical casings of a window with flat pine or poplar. Strip window sill and apron edges. Replace side stops.	2
	Strip baseboard corner 4" from the edge.	1
	Install decorative band moulding on top of the baseboard.	1
	Prepare vacant room for lead abatement. Clean room by HEPA vacuuming and TSP washing.	1
	<b>Total Unit #2150</b>	<b>\$10,340</b>
	<b>Exterior</b>	
A-porch	Strip non-compliant surfaces of a door jamb to full height.	2
	Strip base of a column.	3
	Strip a standard decorative newel post.	2
	Remove and dispose of noncompliant rails.	1
	Option: Replace railing with fir rail with decorative cap and square balusters 4" on center. Additional cost: \$1,350	
	Remove and dispose of noncompliant lattice and trim.	1
	Option: Replace lattice and trim with good quality pressure treated lattice and flat pressure treated trim. Pressure treated items need to season for 3 months prior to painting. Additional cost: \$1,100	
	Scrape loose lead paint from exterior of house. Leave ready for paint.	1
C-porch 1&2	Replace vertical casings of a doorway with similar pine and band moulding. Header remains.	1
	Strip non-compliant surfaces of a door jamb to full height.	2
	Remove and dispose of noncompliant rails, decking, and 1st floor frame.	1
	Scrape loose lead paint from exterior of house. Leave ready for paint.	1
B-side	Strip non-compliant surfaces of a door jamb to full height.	1
	Strip a threshold.	1
	Scrape loose lead paint from exterior of house. Leave ready for paint.	1
Garage	Owner to demolish entire garage. AEI not responsible.	
	<b>Exterior Total</b>	<b>\$6,100</b>
	<b>Project Total</b>	<b>\$18,320</b>

The interior work of this project will take 8 working days to complete. Exterior work will take 4 working days to complete.

## II. GUARANTEES

- A) AEI Guarantees the scheduled date for completion of interior deleading. Exterior deleading completion date is also guaranteed, weather permitting.
- B) Work area will be sealed and decontaminated in accordance with Massachusetts regulations.
- C) All work is guaranteed to pass an inspection and wipe tests according to the above referenced initial report and Scope of Work, and will be in compliance with Mass. General Laws, Chapter 111, Sections 190 - 199 and 105 CMR 460.000 and 454 CMR 22.00. AEI will pay for any additional inspection costs incurred due to a failure.
- D) AEI's work will be done with the highest level of care and craftsmanship. All stripped surfaces will be finish sanded.
- E) AEI guarantees the quality and fit of all installed doors, windows and associated hardware.
- F) AEI guarantees that the quality of carpentry will equal or exceed the quality of the existing carpentry.
- G) Unless specifically noted herein, painting services are not included within the scope of this proposal.
- H) **AEI will pay a completion penalty of \$100 per day if Beneficial Occupancy is delayed due to an inspection failure by AEI or AEI's failure to complete the Contracted Work according to the Contracted Schedule.** It is assumed that Owner will provide 24-hour wipe test results. AEI is not responsible for delays caused by Owners, inspectors, laboratories or other circumstances beyond AEI's control.

## IX. SAFETY

AEI's practices meet or exceed the standards specified by the current Massachusetts regulations on Lead Paint Abatement. Quality and safety are of the highest importance to AEI. Experienced and fully trained professionals who will environmentally isolate and decontaminate the work area will complete all work. All carpentry is performed by skilled carpenters, ensuring you a quality-finished product. No interior air will be exhausted outside the work area without having been HEPA filtered. All waste will be handled and disposed of by AEI authorized and trained personnel.

## X. INSURANCE

AEI will exercise the greatest caution and care in carrying out its work. Nevertheless, to mitigate against any possible harm or injury to its employees, its agents, the Owner and its employees, AEI maintains appropriate Workers Compensation and General Liability coverage. AEI maintains one million dollars in Occurrence Based Lead Specific Environmental Liability coverage.

If you have any questions regarding this proposal, please do not hesitate to contact our office.

Sincerely,  
Alpine Environmental, Inc.

Todd Drew  
Business Development

### Notice

Deleading Contractors operating in the Commonwealth of Massachusetts are required to be licensed. Any inquiry concerning the same should be directed to:

Department of Occupational Safety  
19 Staniford Street, 2<sup>nd</sup> Floor  
Boston, MA 02114  
Phone: 617-626-6975