



2060 Fairfax Avenue
Cherry Hill, NJ 08003
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RFP 23-36 – Bay Hill Environmental Fee Schedule

After Reviewing RFP 23-36, Bay Hill Environmental (BHE) is under the impression that the City of Camden will provide the homeowner or landlord with BHE's contact information. The landlord will then contact BHE directly to order the required Lead Inspection services and pay the associated fees. BHE's office staff will explain the entire process to the landlord and get a signed contract. The landlord will pay BHE their fee directly to complete the inspection. The landlord will then pay the city the \$20 fee for the Department of Community Affairs and whatever fee the City of Camden decides to charge to administer the program. Currently BHE is assisting the following municipalities this way; Mount Holly, Dover, Oldmans Township, Audubon, Haddon Heights, Lawrence Township, Lawnside, New Brunswick and Raritan.

Pricing is set on a *per housing unit* basis and is reliant on multiple factors including, but not limited to the number of properties, property types, and inspection type. The pricing listed below is BHE's standard pricing, discounts can be provided to customers with multiple properties. All pricing below consists of a 72-hour turnaround time. Typical discounts are between \$25-\$75 per unit based on multiple factors listed above. Expedited turnaround can be requested for additional fees. Typical expedited turnaround time fees are between \$50-\$250 per unit. BHE prides themselves on having some of the quickest turnaround times in the industry.

Standard Camden Pricing Per unit for a Lead Safe Inspection

Number of Bedrooms in Unit	Unit Price
1 Bedroom	\$275
2 Bedroom	\$300
3 Bedroom	\$325
4 Bedroom	\$350
Etc.	+\$25 for each bedroom

If a dust wipe fails a return trip fee of \$80 + \$20 per wipe will be assessed.

Standard Camden pricing per unit for a Lead-Free Inspection

Number of Bedrooms in Unit	Unit Price
1 Bed-4 Bed Single Family Home	\$450
5 Bed + Single Family Home	\$475

Standard Camden Pricing for both units in a Duplex

Duplex Lead Free	\$600
Duplex Lead Safe	\$425



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Additional fees requested in the RFP by the City of Camden

Combination Risk Assessment/Lead Paint Inspection - \$600 per unit

Clearance Examination Cost - \$350 per unit

Cost Quote for less than full-scope lead inspection services

- Inspector Hourly Rate - \$75 per hour.
- Typical reinspection fee - \$80 trip fee plus \$20 a wipe.
- Office Staff Hourly Rate for any additional work above & beyond the scope of work - \$75 per hour.



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all tenant turnover activity to the municipality. Lastly, property owners must provide a copy of N.J.A.C. 5:28A, any lead-safe certifications, and the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during the real estate transaction, settlement, or closing.

A J Environmental Services LLC. can provide these inspections and certifications within a 48-hour window, if necessary, from the time of the inspection, inclusive of laboratory analysis of any lead dust-wipes, and issuance of the final report and lead-hazard free certificate.

If repeat sampling or inspections are required, A J Environmental Services LLC. will mobilize within 24 hours after any recommended interim or permanent controls are implemented by the property owner.

5. The one responsible for managing this contract is Jacob Ausch and can be contacted by phone at: 856-880-5323. And by email at info@ajlead.com

LBP inspections would be conducted at the request of the Township. The Township would contact Jacob Ausch, either via email or mobile phone to request the inspections. Any coordination with the Township for access to residential or commercial properties would be done at the convenience of the Township, during or outside business hours, if necessary. A J Environmental Services LLC. is committed to providing expedited services upon request by the Township.

Our hours of operation are Monday through Friday, 8:00 am to 5:00 pm. All personnel who would be responsible for working on this contract operate our office at 325 7th Street, unit #225, Lakewood, NJ, 08701.

6.

Price List for The City Of Camden Proposal

	1 Bedroom	2 Bedroom	3 Bedroom	Each Additional Bedroom
Dust Wipe Inspection (Lead Safe)	\$274	\$299	\$324	Add \$25 Per Bedroom
Follow up Inspection. Standard Trip fee	\$125. Plus \$20 per failed Wipe	\$125. Plus \$20 per failed Wipe	\$125. Plus \$20 per failed Wipe	\$125. Plus \$20 per failed Wipe
XRF Lead Free Inspection	\$374	\$399	\$424	Add \$35

Reinspection Example – If the test results from your initial inspection had 3 failed wipes, you will be charged \$185 for the reinspection (\$125 standard trip fee and \$20 per failed dust wipe)

There is a %10 discount for any requests of or more than 4 units Requested at one time.

Fee Schedule

	Est. Qty.	Unit Price	Grand Total
Combination Risk Assessment / Paint Inspection	10	\$475.00	\$4,750.00
Clearance Examination Costs	Each	\$300.00	-----

Note: Pricing is per single-family residence inspected during normal inspection hours (M-F 6:00am – 5:00pm).
Wipe sample analysis are in a two-week turnaround.

ALL LEAD NJ

157A First Street suite 341

Jersey City NJ 07302

Scope of Work

To identify presence of lead paint by both visual and dust wipe inspections. If lead hazard exists, the Commissioner of the DCA will be notified.

As per the DCA, Camden requires a dust wipe inspection, we will ensure a visual inspection accompany the dust wipe inspection. If there is a need for an XRF gun, one will be used.

Our company can work 7 days a week from 8 am to 8 pm. We are preferred partners for Dover and Fairlawn. We work in multiple cities seven days a week doing lead paint inspections.

We have several licensed lead paint inspectors and are committed to doing lawful work to ensure the safety of all tenants. We have a 3-day turnaround time, which can also be expedited when necessary. We can schedule directly with the constituents to have a better workflow and efficiency.

Fee Schedule

We charge a flat fee of \$225.00 plus \$30/bedroom/apartment.

We are fair in our pricing structure by not charging a client owning a studio unit a similar or higher price to someone with multiple bedrooms.

Clearance inspections will be priced the same.

We can give discounts to Veterans- 10% off the flat fee.

We can also give discounts to owners of multiple properties. 5+ apartments. - 20% of flat fee.