

COST GUIDELINES FOR LRAP PROJECTS 2026

Costs below are for Remediation/RRP lead mitigation work. For Lead Abatement, contractors **may add up to** an additional 25% for each cost. All costs are based on room size, room condition and both standard and custom work. Agency Lead Construction managers have the final say in determining reasonable costs. The range for each item is designed to give flexibility to the LCM to determine accurate and REASONABLE costs for measures based on the conditions they find. Contractors CANNOT go to the top of the range when filling in Scopes of Work. LCMs must use judgement as to the proper costs for all measures.

Measure	Cost Range	Type
Window Trim/Casing: Strip to bare wood and repaint	\$100 - \$200 per unit	Casing, apron, sill, well
Window Trim/Casing: Stabilize (wet sand/scrape) and encapsul	\$90 - \$200 per unit	Casing which can include aprons. Casing and aprons cannot be separated as costs. Costs should be based on window size and work to be done. Maximum per window is \$200 for window casing/apron stabilization. Sills should be replaced or scraped to bare wood and repainted
Window: Replace trim/casing	\$10-\$20 per ft	Casing, apron, sill
Window: Enclose trim (Exterior)	\$60 - \$120 per unit	Aluminum
Window: Vinyl replacement - Double or Single hung	\$500-\$600	Standard size 24 x 36 - bedroom window. Only incremental materials costs are allowed for larger window sizes. If a 24x36 window is \$220 and a 36 x 60 is \$315 then the cost can only go up by \$49. <u>See: Cost Guidelines - advanced guidance for more information about installation and profit.</u>
Window: Vinyl replacement - Casement	\$450-\$700 per unit based on size and type.	Casement windows vary in style and type. Materials costs range from \$280-\$470. Installation cost are similar to other windows.
Window: Vinyl replacement - basement sliding	\$175 - \$300	Standard size 32 x 14 basement slider. Window cost: \$60-\$125

Window: Wood/Historic replacement	\$600 - \$1300 per unit	DH, casement, other. Going to the top of the range is not how to utilize this cost line item. Window costs must accurately reflect the size and type of window replacement. The range is based on windows from small basement windows to larger living room windows or those that have specialty items. <u>Ask to see materials invoice to help get appropriate cost.</u>
Door Trim/casing: Strip to bare wood and repaint	\$90 - \$200 per unit	Casing, Jamb, stop, threshold
Door Trim/casing: Stabilize (wet sand/scrape) and encapsulate	\$90 - \$175 per unit	Casing, Jamb, stop, threshold
Door: Replace trim/casing	\$10-\$20 per ft	Casing, jamb, stop
Door Interior: Replace	\$400 - \$600 per unit	Pre-hung
Door Exterior Entry Door- Replace	\$600 - \$1000 per unit	Pre-hung entry door. Steel to Fiberglass. Material costs range from \$370-\$690 for 36x80 standard door. Installation and profit: \$210-\$260
Door Sliding Glass - Replace	\$1,100-\$2,500	Vinyl sliding 59.5x79.5 standard size. Materials: \$500-\$625. French door: \$650-\$725. Oversize up to \$1500. <u>If costs are high, ask to see materials invoice.</u>
Stair: Wet scrape to bare wood and repaint	\$5- \$12 per ft	Tread, riser, rail, baluster, stringer
Stair: Stabilize and encapsulate	\$5 - \$10 per ft	Tread, riser, rail, baluster, stringer
Stair: Enclose treads	\$25 - \$50 per tread	Vinyl, wood
Stair: Enclose riser	\$25 - \$50 per riser	Vinyl, wood
Stair: Component replacement	\$15 - \$350 per item	Tread, riser, rail, baluster (Final cost TBD)
Baseboard: Strip to bare wood and repaint	\$5 - \$10 per ft	Range dependent on size of baseboard
Baseboard: Stabilize (wet sand/scrape) and encapsulate	\$5 - \$10 per ft	Range dependent on size of baseboard
Baseboard: Replace	\$10 - \$15 per ft	Range dependent on size of baseboard
Porch: Strip to bare wood and repaint	\$5 - \$12 per sq ft	Soffit, fascia, trim, wall, ceiling, floor
Porch: Stabilize (wet sand/scrape) and encapsulate	\$5 - \$12 per sq ft	Soffit, fascia, trim, wall, ceiling, floor
Porch: enclose	\$45 - \$65 per hr	Soffit, fascia, trim, wall, ceiling, floor. Plus material cost.
Exterior: Enclose	\$45 - \$65 per hr	Soffit, fascia, trim, etc. Plus material cost

Exterior: Replace Trim	\$12 - \$25 per ft	Fascia, trim boards, casing, etc.
Exterior: Stabilize and repaint siding	\$45 - \$65 per hr	Siding, fascia, soffit, etc. Plus cost of materials
Exterior: Replace Siding	\$45 - \$65 per hr	Vinyl or wood. Plus material cost.
Interim Control: Roofing Repair	\$45 - \$65 per hr	Plus material cost.
Interim Control: Roofing Replacement	\$5 - \$8 per sq ft	Shingles, tar, silver coat, rubber, etc
Interim Control: Gutter Repair	\$45 - \$60 per hr	Gutter, leader. Plus material cost.
Interim Control: Gutter Replacement	\$10 - \$18 - per ft	Gutter, leader, all
Interim Control: Wallboard repair	\$5 - \$7 per sq ft	Includes tape, patch, joint compound
Interim Control: Wallboard install (wall/ceiling)	\$4 - \$6 per sq ft	Includes tape, joint compound, sanding
Interim Control: Wall/Ceiling Paint	\$4 - \$8 per sq ft	Includes lead block and finish coating
Specialty/Custom items (doors, windows, trim, etc.)		Costs to be determined
Furnace filter-replace	\$5 - \$35 each	
Cleaning: Unit cleaning for clearance	\$25 - \$150 per room	HEPA, wet wipe, rug shampoo
Ancillary cost: Other	TBD Case by case	Health and Safety
Frame/sheathing repairs for door/window replacement	\$45 - \$65 per hour	If needed for proper installation of replacement component. Plus material cost
Disposal of lead components		Windows, doors, trim, wall board, carpet, etc. Lead components that are properly bagged and prepped for disposal can be placed in regular garbage or landfills. Costs for lead disposal should reflect the amount of materials to be disposed of. Higher costs would only be allowed if additional costs would be incurred per request of Department of Health. Generally for abatements only.
	\$25 - \$300	
Site Preparation: Lead safe work practices		Containment. Site prep costs should reflect the actual time and materials needed to properly set containment.
	\$20-\$200 per room	
Temporary relocation	TBD. Case by case. See Program Manual	Health and Safety