

**Request for Action
By
Board of Commissioners**

Approval of LeadSafe Homes Program Lead Inspectors/Risk Assessors

1. Summary of Request

This Request for Action (“RFA”) is for approval to engage Rhode Island Department of Health (“DOH”) certified Environmental Lead Inspectors (“Inspectors”) and inspection firms employing such Inspectors to conduct Certified Environmental Lead Inspections and Lead Inspection Risk Assessments for the LeadSafe Homes Program administered by Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”).

RIHousing’s LeadSafe Homes Program provides financial assistance to eligible homeowners across the state to remediate their properties of lead-based paint hazards. RIHousing oversees and coordinates all activities around this remediation, including hiring inspectors to conduct lead inspections and risk assessments. The LeadSafe Homes Program is funded through a 2019 U.S. Department of Housing and Urban Development High Impact Neighborhood Grant that targets properties in Central Falls, East Providence, Pawtucket and Newport, as well as state funding that serves households in other parts of the state.

A Request for Proposals (“RFP”) was issued in June 2023 seeking proposals from qualified Inspectors/agencies. The lead inspectors/risk assessors are expected to conduct lead-based paint risk assessments, paint inspections, soil sampling, dust wipe sampling and clearance examinations. Such services will be required as needed, on an ongoing basis. Inspectors/agencies will be compensated for such services based on a schedule of fees.

In response to the RFP, RIHousing received three proposals from LBP Solutions, LLC, All Phase Lead Inspections, Inc., and Environmental Lead Detection, Inc.

A committee consisting of the Chief Strategy and Innovation Officer and staff from the LeadSafe Homes Program conducted a review of each proposal in accordance with the criteria set forth in Attachment A. All three Inspectors/agencies met the criteria for engagement; therefore, the committee is recommending engagement of LBP Solutions, LLC, All Phase Lead Inspections, Inc., and Environmental Lead Detection, Inc.

2. Recommendation

The attached resolution approving the engagement of qualified Environmental Lead Inspectors and agencies employing such Inspectors is recommended for approval.

3. Attachments

- A. Scoring Matrix
- B. Resolution

Attachment A Scoring Matrix

Rating Criteria	Possible Points	Awarded Points <i>LBP</i>	Awarded Points <i>All Phase</i>	Awarded Points <i>Environmental Lead Detection</i>
Applicants' professional qualifications meet the RFP requirements	10	10	10	10
Approach to providing requested services by the defined items match the submit results to the RFP	15	14	12	14
Capacity and proven expertise to render comprehensive inspection services as noted in Sections A, B and C within said Scope of Work	20	19	17	18
Proposed fee structure	15	10	15	15
Demonstrates ability to modify all inspection services to meet HUD requirements	15	15	12	13
Previous experience working with RI Housing LeadSafe Homes Program, state or community lead program	10	10	9	10
Furnished quality of inspection document sample(s)	10	10	0	10
Demonstrates capacity to meet all compliance directives noted in the Comprehensive Clearance Inspection section within said Scope of Work	20	18	18	18
Affirmative action program and practices	5	3	3	3
Other pertinent information submitted	5	5	5	5
Score	125	114	101	116

Attachment B
Resolution of the Board of Commissioners
of
Rhode Island Housing and Mortgage Finance Corporation

WHEREAS: the enabling act of the Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”) provides the agency with all the powers to make and execute contracts necessary for the exercise of its functions under the Rhode Island Housing and Mortgage Finance Corporation Act, R.I. Gen. Laws §42-55-5(6);

WHEREAS: RIHousing has determined that it is in the best interests of the corporation to engage LBP Solutions, LLC, All Phase Lead Inspections, Inc., and Environmental Lead Detection, Inc. to conduct Certified Environmental Lead Inspections and Lead Inspection Risk Assessments for RIHousing’s LeadSafe Homes Program;

WHEREAS: RIHousing issued a Request for Proposals (“RFP”) for qualified lead inspectors and agencies; and

WHEREAS: staff reviewed the proposals according to the criteria outlined in the RFP and have determined that LBP Solutions, LLC, All Phase Lead Inspections, Inc., and Environmental Lead Detection, Inc. are qualified to provide the activities in the scope of work.

NOW, THEREFORE, IT IS HEREBY:

RESOLVED: that RIHousing be, and hereby is, authorized to engage LBP Solutions, LLC, All Phase Lead Inspections, Inc., and Environmental Lead Detection, Inc., on an as-needed basis, to provide Certified Environmental Lead Inspections and Lead Inspection Risk Assessments for RIHousing’s LeadSafe Homes Program, as such services are set forth in the RFP and the proposals submitted in response thereto; and

RESOLVED: that the Executive Director, Deputy Executive Director, and Chief Strategy and Innovation Officer, each acting singly, be and hereby are authorized and empowered to negotiate terms, execute contracts, instruments and/or documents, and take any other actions necessary or desirable to carry out the foregoing resolution.