

**Request for Action
By
Board of Commissioners**

**Approval of LeadSafe Homes Consulting and Training Services
(Residential Construction Workforce Partnership)**

1. Summary of Request

This Request for Action (“RFA”) is for approval to engage Residential Construction Workforce Partnership (“RCWP”) to provide consulting services and a short-term training program to build the capacity of contractors working with the LeadSafe Homes Program (“LSHP”) administered by Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”).

The LSHP 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 engaging and approving contractors that are eligible to conduct lead paint remediation. The LSHP is funded through a 2019 U.S. Department of Housing and Urban Development (“HUD”) 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.

Due to the challenges of lead remediation work, which requires special licenses and training, RIHousing has found it difficult to attract and retain contractors. A Request for Proposals (“RFP”) was issued in February 2023 seeking proposals from qualified firms to provide worker training and contractor capacity building training. Seven proposals were received, and a committee consisting of the Deputy Executive Director, Chief Strategy and Innovation Officer, and staff from the development division reviewed and scored the proposals according to the criteria outlined in the RFP. While the RFP sought broad proposals to provide consulting and training, and future requests may be made to address other aspects of the RFP’s scope of work, this RFA requests approval for engagement of one partner for the LSHP specifically. However, we anticipate the skills and knowledge gained through this program will assist contractors in growing and sustaining their businesses beyond lead remediation.

RCWP is a Rhode Island non-profit corporation affiliated with the Rhode Island Builders Association. RCWP will provide consulting services that assist in recruiting and retaining contractors, provide jobsite mentoring to new contractors, and develop and implement a long-term training program to ensure contractors have the skills and knowledge to successfully work with RIHousing and complete lead-remediation projects. In addition, RCWP will provide short-term training over the next few months to current LSHP contractors on how to properly install windows and doors, vinyl siding and painting, and other areas of immediate concern.

RCWP will be engaged for \$5,000/month for a term of one year, with the option to renew the contract annually for up to three years. The short-term training program will cost no more than \$60,000 to build out the training class modules and provide multiple classes as needed. In total, the contract amount is not expected to exceed \$120,000.

2. Recommendation

The attached resolution approving the engagement of Residential Construction Workforce Partnership is recommended for approval.

3. Attachments

- A. Resolution
- B. Scoring Matrix

Attachment A
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 Residential Construction Workforce Partnership to provide consulting and training services for RIHousing’s LeadSafe Homes Program (“LSHP”);

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

WHEREAS: staff reviewed the proposals according to the criteria outlined in the RFP and have determined that Residential Construction Workforce Partnership is qualified to provide the activities to support contractors in the LSHP.

NOW, THEREFORE, IT IS HEREBY:

RESOLVED: that RIHousing be, and hereby is, authorized to engage Residential Construction Workforce Partnership for an amount not to exceed \$120,000 to provide consulting and training services to RIHousing’s LSHP, as such services are set forth in the RFP and Residential Construction Workforce Partnership’s proposal 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.

ATTACHMENT B

Consultant Name	Professional capacity	Proposed fee structure	Ability to perform within time & budget	Evaluation of proposed project approach	Previous work experience RIH/similar organizations	Firm minority status/affirmative action program or activities	DEIB measures over past 3 years/integration into work practices	Foreign language capabilities	Total Score
	20pts max	10pts max	15pts max	25pts max	15pts max	5pts max	10pts max	10pts max	110pts max
Covenant Consulting	12.8	5.8	8.5	11.5	8	4.3	10	6.5	67.3
Embrace	14.8	7.5	11	17.3	7	5	10	10	82.5
Habitat for Humanity of Providence and East Bay	18	7.5	11.5	16.3	14.3	1.3	4.8	3.8	77.3
HCH Enterprises	17	7.3	12	20	11.8	5	9.5	9	91.5
RI Builder's Association	19.5	7	13.3	22.8	14.3	2.5	8	8.5	95.8
RI Women in the Trades	9.3	4	5.5	9.5	5	3.8	8.8	5.8	51.5
True Quality Construction/Sincere Consulting Service LLC	2.5	0.5	2	2	2	1.3	2.5	2.5	15.3