



Request for Quote

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
 ONE CAPITOL HILL
 PROVIDENCE RI 02908

CREATION DATE : 26-MAY-15
 BID NUMBER: 7549612
 TITLE: Chiller Repair & Maintenance and Filter Change Program, URI
 BLANKET START : 01-JUL-15
 BLANKET END : 30-JUN-18
 BID CLOSING DATE AND TIME: 20-JUL-2015 11:30:00

BUYER: Ohara 2nd, John F
 PHONE #: 401-574-8125

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 URI ACCOUNTS PAYABLE
 CARLOTTI ADMINISTRATION BLDG
 75 LOWER COLLEGE ROAD, SUITE 1
 KINGSTON, RI 02881
 US

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 URI FACILITIES RECEIVING
 ATTN: SEE BELOW
 SHERMAN BLDG
 KINGSTON, RI 02881
 US

Requisition Number: 1414894

Line	Description	Quantity	Unit	Unit Price	Total
1	<p>Blanket Requirement: July 1, 2015 - June 30, 2018.</p> <p>There will be a Pre-Bid Conference held on: Wednesday July 8, 2015 At 10:00 AM URI Campus-Sherman Building 523 Plains Road Kingston, RI 02881 Meet on the lower lever Facilities Office.</p> <p>Questions concerning this solicitation must be received by the Division of Purchases at: doa.purconstruction@purchasing.ri.gov no later than July 10, 2015 at 5:00 PM (ET). Questions should be submitted in a Microsoft Word attachment. Please reference the RFQ# on all correspondence. Questions received, if any, will be posted on the Internet as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.</p> <p>DUE TO LENGTH OF BID AND TIME CONSTRAINTS, THE STATE WILL ONLY ACKNOWLEDGE RECEIPT AND READ THE NAMES OF VENDORS SUBMITTING PROPOSALS. NO EXAMINATION OF DOCUMENTS OR PRESENTATION OF INFORMATION CONTAINED IN PROPOSALS WILL BE MADE AVAILABLE AT THE BID OPENING; HOWEVER, INSTRUCTIONS TO OBTAIN THE TABULATION OR SUMMARY OF BID RESPONSES WILL BE MADE AVAILABLE AT THE RI DIVISION OF PURCHASES WEBSITE AT WWW.PURCHASING.RI.GOV</p> <p>7/1/15-6/30/18 Chiller Repair and Maintenance per the attached specifications. Vendor must complete the attached spreadsheet. VENDOR IS NOT REQUIRED TO COMPLETE THIS LINE ITEM.</p>	1.00	Total		

Delivery: _____

Terms of Payment: _____

It is the Vendor's responsibility to check and download any and all addenda from the RIVIP. This offer may not be considered unless a signed RIVIP generated Bidder Certification Cover Form is attached and the Unit Price column is completed. The signed Certification Cover Form must be attached to the front of the offer

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
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GROUP PURCHASING ORGANIZATIONS (GPO):

THE UNIVERSITY OF RHODE ISLAND IS A MEMBER OF THE FOLLOWING:

- 1) Educational & Institutional Cooperative Purchasing (E&I)
- 2) Provista

IF THIS IS A MULTI-YEAR BID/CONTRACT. CONTINUATION OF THE CONTRACT BEYOND THE INITIAL FISCAL YEAR WILL BE AT THE DISCRETION OF THE UNIVERSITY. TERMINATION MAY BE EFFECTED BY THE UNIVERSITY BASED UPON DETERMINING FACTORS SUCH AS UNSATISFACTORY PERFORMANCE OR THE DETERMINATION BY THE UNIVERSITY TO DISCONTINUE THE GOODS/SERVICES, OR TO REVISE THE SCOPE AND NEED FOR THE TYPE OF GOODS/SERVICES; ALSO MANAGEMENT OWNER DETERMINATIONS THAT MAY PRECLUDE THE NEED FOR GOODS/ SERVICES AND SUBJECT TO AVAILABILITY OF FUNDS.

DELIVERY AS REQUESTED

URI CONTRACT VENDOR PROTOCOL**OPERATIONAL PROCEDURES:**

1. ALL VENDORS WILL REPORT TO THE SHERMAN BUILDING, 523 PLAINS RD. BETWEEN THE HOURS OF 7:30AM AND 4:00PM (PHONE#401-874-4060). VENDORS WILL CHECK IN AT THE MAINTENANCE CONTROL CENTER (MCC) AND SIGN OUT A KEY PACKET. PICTURE ID WILL BE REQUIRED AT TIME OF SIGN OUT AS WELL AS THE SERVICE TECH'S CONTACT PHONE NUMBER.
2. VENDOR WILL FILL OUT A TIME CARD WITH COMPANY NAME, TECHNICIAN NAME, JOB LOCATION WITH URI WORK ORDER NUMBER, AND PUNCH IN/OUT AT THE SHERMAN BUILDING TIME CLOCK. ONLY THE HOURS ON THE TIME CARD WILL BE PAID.
3. VENDOR WILL NOTIFY REQUESTING FACILITIES SUPERVISOR OF ARRIVAL. VENDOR WILL CONTACT REQUESTING SUPERVISOR UPON COMPLETION OF WORK AND LEAVE A DETAILED FIELD SERVICE SLIP WITH SUPERVISOR DESCRIBING WORK PERFORMED, PARTS USED AND ANY REMAINING ACTION NECESSARY. URI WORK ORDER # MUST BE ON SERVICE SLIP AND HOURS ON FIELD SERVICE SLIP MUST MATCH TIMECARD. KEY PACKET MUST BE RETURNED DAILY.
4. NO PARKING ON GRASSY SURFACES, HANDICAP SPOTS, FIRE LANES OR ON SIDEWALKS. SERVICE VEHICLES MUST HAVE APPROPRIATE SIGNAGE/LABELING.
5. VENDOR WILL SEND (1) SERVICE TECHNICIAN UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE WITH UNIVERSITY MANAGEMENT.

KEY PACKETS

1. KEY PACKETS ARE AVAILABLE IN THE CONTROL CENTER FOR VENDOR USE ONLY. THEY ARE SIGNED OUT AND RETURNED DAILY. NO EXCEPTIONS.
2. KEYS LOST OR MISPLACED ARE THE SOLE RESPONSIBILITY OF THE VENDOR AFFECTED. THE VENDOR WILL ASSUME ALL COSTS ASSOCIATED WITH ANY AND ALL LOST KEYS.
3. KEY PACKS IN USE AFTER 4:00PM WILL NEED TO BE CALLED IN TO THE CONTROL CENTER (#401-874-4060) AND EXPLAIN AS TO WHY THE KEYS WILL BE LATE. LATE KEYS WILL BE RETURNED TO THE MAIL SLOT OUTSIDE THE CONTROL CENTER DAILY. NO KEYS WILL BE HELD OUTSIDE OF WORKING HOURS WITHOUT MANAGEMENT'S AUTHORIZATION.

PROPER ATTIRE

1. ON SITE TECHNICIANS ARE TO BE PROPERLY ATTIRED. NO TANK TOPS, SLEEVELESS SHIRTS, HATS WITH ANYTHING OTHER THAN VENDOR COMPANY LOGO WILL BE ALLOWED. SHIRTS WILL CONTAIN COMPANY LOGO, OR A COMPANY IDENTIFICATION BADGE SHALL BE CLEARLY DISPLAYED AND BE AVAILABLE FOR INSPECTION AT ANY TIME.
2. NO SUNGLASSES WILL BE WORN INSIDE ANY BUILDING.
3. PANTS WILL BE PROPERLY SECURED AT THE WAIST.
4. SAFETY SHOES ARE REQUIRED.
5. NO SMOKING IN OR WITHIN 50 FEET OF ANY UNIVERSITY OF RHODE ISLAND BUILDING.

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
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BLANKET REQUIREMENTS: 7/1/15-6/30/18

**CHILLER REPAIR/MAINTENANCE AND FILTER CHANGE PROGRAM,
HVAC INSPECTIONS AND SERVICE PER SPECIFICATIONS**

OWNER OF COMPANY IS RESPONSIBLE TO COMPLY WITH ALL LICENSING OR STATE PERMITS REQUIRED FOR THIS TYPE OF SERVICE. IN ADDITION TO THESE LICENSE REQUIREMENTS, VENDOR, BY SUBMISSION TO THESE SPECIFICATIONS CERTIFIES THAT ANY/ALL WORK RELATED TO THESE SPECS, AND ANY SUBSEQUENT AWARD WHICH REQUIRES A RHODE ISLAND LICENSE(S), SHALL BE PERFORMED BY AN INDIVIDUAL(S) HOLDING A VALID RHODE ISLAND LICENSE.

NO CHARGES OTHER THAN PARTS AND LABOR ON THE JOB - NO TRAVEL, NO MILEAGE, NO MISCELLANEOUS CHARGES, NO PORTAL TO PORTAL.

THERE ARE UNLIMITED CALLBACKS RELATIVE TO SERVICES PERFORMED.

PART I

CHILLER MAINTENANCE/REPAIR

LOCATION & INCLUDED EQUIPMENT:

- BARLOW/WELDIN - ONE (1) YORK YT CENTRIFUGAL CHILLER
- CHAFFEE HALL - TWO (2) TRANE RECIPROCATING MODEL C9WBP101RCN-KK42K
- FOGARTY HALL - ONE (1) TRANE CENTRAVAC MODEL CVHE 0329
- LIBRARY - ONE (1) TRANE CENTRAVAC MODEL CRH30329
- LIBRARY - ONE (1) TRANE CENTRAVAC MODEL CVHE025B
- WHITE HALL - ONE (1) TRANE ABSORBTION MODEL ABSOLE
- CBLs - TWO (2) TRANE ROTARY SCREW MODEL RTH
- PHARMACY - SEVEN (7) MULTISTACK CHILLERS

FULL MAINTENANCE & INSPECTION PROGRAM TO BE PERFORMED BY FACTORY TRAINED TECHNICIAN.

TO INCLUDE WARRANTY ON PARTS & SERVICE.

PROGRAM TO INCLUDE ALL FACTORY RECOMMENDED SERVICES & THE FOLLOWING:

(A) COOLING SEASON START-UP, PREPARATION AND INSPECTION IN SPRING TO INCLUDE THE FOLLOWING:

1. PRESSURIZING THE UNIT AND CONDUCTING A LEAK CHECK.
2. CHECKING REFRIGERANT AND OIL LEVELS.
3. CHECKING OIL PUMP AND PURGE OIL HEATERS AND TEMPERATURES.
4. CHECKING AND TESTING ALL OPERATING AND SAFETY CONTROLS.
5. CHECKING THE STARTER OPERATION.
6. STARTING THE CHILLED WATER PUMP.
7. STARTING THE CONDENSER WATER PUMP AND COOLING TOWER.
8. STARTING THE CHILLER AND CALIBRATING CONTROLS.
9. CHECKING PURGE UNIT OPERATION.
10. LOGGING OPERATING CONDITIONS AFTER SYSTEM AND UNIT STABILIZE.
11. REVIEWING OPERATING PROCEDURES AND OWNER'S LOG W/OPERATOR.
12. CHECKING AUXILIARY EQUIPMENT OPERATION.

RATE FOR (A) ABOVE:

1	ONCE, ANUALLY DURING THE PERIOD OF (7/1/15-6/30/16) FY'16	1	EACH \$ _____	\$ _____
2	ONCE, ANUALLY DURING THE PERIOD OF (7/1/16-6/30/17) FY'17	1	EACH \$ _____	\$ _____
3	ONCE, ANUALLY DURING THE PERIOD OF (7/1/17-6/30/18) FY'18	1	EACH \$ _____	\$ _____

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(B) START AND END OF SEASON INSPECTIONS AND PREVENTATIVE MAINTENANCE IN THE FALL:

OPERATING SEASON INSPECTIONS AT **START AND END** OF THE SEASON TO INCLUDE THE FOLLOWING:

1. INSPECTING CHILLER AND ADJUSTING SAFETY CONTROLS.
2. CHECKING PURGE OPERATION.
3. CHECKING OPERATION OF CONTROLS.
4. CHECKING OIL AND REFRIGERANT LEVELS.
5. CHECKING OPERATION OF LUBE SYSTEM.
6. CHECKING OIL RETURN SYSTEM.
7. CHECKING OPERATION OF MOTOR AND STARTER.
8. RECORDING OPERATING CONDITIONS.
9. CHECKING LOG & REVIEWING CHILLER & SYSTEM OPERATION WITH OPERATOR.
10. CONDUCTING ROUTINE MAINTENANCE AS RECOMMENDED & REQUIRED.
11. LOGGING AND REPORTING REPAIRS & REPORTS THAT ARE REQUIRED.

ANNUAL EQUIPMENT SHUTDOWN AND PREVENTATIVE MAINTENANCE TO INCLUDE THE FOLLOWING:

1. CHECKING THE COMPRESSOR - MOTOR ASSEMBLY FOR THE FOLLOWING ITEMS AND PERFORMING PM TASKS AS INDICATED.

- *RECORDING VOLTAGES
- *MEGING AND RECORDING MOTOR WINDING RESISTANCE.
- *LUBRICATING OPEN MOTOR.
- *CHECKING THE ALIGNMENT ON OPEN MOTOR DRIVE UNITS.
- *CHECKING THE COUPLING.
- *CHECKING THE SEALS
- *CHECKING INLET VANE OPERATION & LINKAGE; LUBRICATING WHERE REQUIRED.

2. CHECKING THE COMPRESSOR OIL SYSTEM FOR THE FOLLOWING ITEMS:

- *CHANGING OIL, OIL FILTER AND DRYER.
- *CONDUCTING ANALYSIS ON OIL & OIL FILTER AT AN INDEPENDENT LAB.
- *CHECKING OIL PUMP, SEAL AND MOTOR.
- *CLEANING THE DIRT LEG.
- *CHECKING HEATER & THERMOSTAT.
- *CHECKING ALL OTHER OIL SYSTEM COMPONENTS INCLUDING COOLER, STRAINER AND SOLENOID VALVE WHERE APPLICABLE.

3. CHECKING MOTOR STARTER AND PERFORMING THE FOLLOWING TASKS:

- *RUNNING DIAGNOSTIC CHECK.
- *CLEANING CONTACTS OR RECOMMENDING REPLACEMENTS.
- *CHECKING LINKAGE.
- *MEGING MOTOR.
- *CHECKING ALL TERMINALS AND TIGHTENING CONNECTIONS.
- *CHECKING OVERLOADS, DASH PILOT OIL AND CALIBRATING.
- *CLEANING OR REPLACING AIR FILTER WHERE REQUIRED.
- *DRY RUNNING STARTER (OR BEFORE START-UP) CHECKING STATUS LIGHTS.

4. REVIEW THE CONTROL PANELS FOR THE FOLLOWING ITEMS:

- *RUNNING DIAGNOSTIC CHECK OF MICRO CONTROL PANEL.
- *CHECKING SAFETY SHUTDOWN OPERATION.
- *CHECKING ALL TERMINALS AND TIGHTENING CONNECTIONS.
- *CHECKING DISPLAY DATA ACCURACY AND SET POINTS.

5. REVIEWING THE PURGE UNIT FOR THE FOLLOWING ITEMS:

- *CHANGING OIL
- * CHANGING FILTER DRYER.

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
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- *CLEANING ORIFICE IN THE LIQUID FEEDLINE TO COIL.
- *CLEANING THE FOUL GAS STRAINER.
- *CLEANING SOLENOID VALVES.
- *CLEANING PURGE DRUM, CHECKING FLOAT VALVE: REPLACING GASKETS.
- *CHECKING HEATER OPERATION.
- *CHECKING ALL OTHER COMPONENTS FOR PROPER CONDITION AND OPERATION: RECORDING PRESSURE CONTROL SET POINT.

6. CHECKING THE CONDENSER FOR THE FOLLOWING ITEMS:

- *CHECKING WATER FLOW.
- *CHECKING FLOW SWITCH OPERATION.
- *REMOVE CONDENSER HEAD AND INSPECTING SHEETS.
- *MECHANICALLY BRUSH CLEANING CONDENSER WATER TUBES.

7. CHECKING THE COOLER FOR THE FOLLOWING ITEMS:

- *CHECKING WATER FLOW.
- *CHECKING FLOW SWITCH OPERATION.
- *CHECKING REFRIGERANT LEVEL.

8. CHECKING SYSTEM FOR THE FOLLOWING ITEMS:

- *CONDUCTING A LEAK CHECK AND IDENTIFYING LEAK SOURCES.
- *RECORDING CONDITIONS OF SIGHT GLASSES.
- *CHECKING THE REFRIGERANT CYCLE TO VERIFY THE PROPER BALANCE.
- *CHECKING CONDENSER WATER AND CHILLED WATER HEAT TRANSFER.

9. GENERAL ITEMS TO BE INCLUDED:

- *REPAIRING INSULATION REMOVED FOR INSPECTION AND MAINTENANCE PROCEDURES.
- *CLEANING EQUIPMENT AND SURROUNDING AREA UPON COMPLETION OF WORK.
- *CONSULTING WITH THE OPERATOR.
- *REPORTING DEFICIENCIES AND REPAIRS REQUIRED.

RATE FOR (B) ABOVE:

4	ANNUALLY DURING THE PERIOD OF (7/1/15-6/30/16) FY'16	2	EACH	\$ _____	\$ _____
5	ANNUALLY DURING THE PERIOD OF (7/1/16-6/30/17) FY'17	2	EACH	\$ _____	\$ _____
6	ANNUALLY DURING THE PERIOD OF (7/1/17-6/30/18) FY'18	2	EACH	\$ _____	\$ _____

PART II

FILTER MAINTENANCE PROGRAM & HVAC INSPECTIONS (WINTER & MAY):

FACTORY AUTHORIZED TECHNICIANS TO:
 SUPPLY AND PERFORM (2) FILTER CHANGES PER YEAR (OVER A 3 WEEK PERIOD DURING WINTER BREAK AND A 3 WEEK PERIOD AFTER COMMENCEMENT) ON ALL FAN COIL UNITS AT THE FOLLOWING UNIVERSITY BUILDINGS: BARLOW, WELDIN, GARRAHY, EDDY & WILEY. ALL MAINTENANCE TO KEEP FAN COIL UNIT IN PEAK OPERATING CONDITION. (THESE ARE HOUSING & RESIDENTIAL LIFE BUILDINGS)
 FILTER SIZES AND QUANTITIES ARE LISTED AT THE END OF THE BID SHEETS
 FILTERS ARE TO BE 30% EFFICIENT PLEATED FILTER MEDIA

DESCRIPTION - HVAC INSPECTIONS

SPECIFIC EQUIPMENT TO BE INSPECTED. INSPECTIONS ARE TO BE SCHEDULED SUCH THAT EACH PIECE OF EQUIPMENT IS INSPECTED PRIOR TO START OF COOLING SEASON (ie., SPRING) & AGAIN DURING COOLING SEASON (ie., AUGUST)
 INSPECTIONS SHALL BE DONE ACCORDING TO A VENDOR-DEVELOPED CHECKLIST THAT WILL INCLUDE AT A MINIMUM THE FOLLOWING ITEMS:
 1. MEASURE/VERIFY VOLTAGE & AMPERAGE OF MOTORS.

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
	2. MEASURE/VERIFY REFRIGERANT CHARGE.				
	3. INSPECT ALL BELTS; REPLACE AS REQUIRED, OR ONCE PER YEAR.				
	4. MEASURE OIL; ADD OR CHANGE AS NEEDED.				
	5. LUBE BEARINGS THROUGHOUT.				
	6. REPLACE AIR FILTERS EACH INSPECTION.				
	7. CLEAN OUTSIDE AIR INTAKES, VACUUM GRILLS AND UNITS AS NEEDED.				
	8. INSPECT CONDENSATE PANS & DRAINS; ADD CONDENSATE PAN TREATMENT AT SPRING FILTER CHANGE, ENSURE PROPER FUNCTIONING.				
	9. CHECK, CLEAN & LUBRICATE ALL LINKAGES.				
	10. CHECK OPERATION OF ALL CONTROLS.				
	11. VERIFY CONDITION & INTEGRITY OF ENCLOSURES & CABINETRY.				
	12. REPORT EQUIPMENT DEFICIENCIES & RECOMMENDED CORRECTIVE ACTIONS.				

CORRECTIVE ACTION DOCUMENTED IN STEP 12 ABOVE WILL BE DONE ON A TIME AND MATERIAL BASIS. ALL OTHER SERVICES LISTED ABOVE ARE TO BE INCLUDED IN THE FOLLOWING RATE.

RATE FOR PART II ABOVE:

7	TWICE, ANUALLY DURING THE PERIOD OF (7/1/15-6/30/16) FY'16	2	EACH	\$ _____	\$ _____
8	TWICE, ANUALLY DURING THE PERIOD OF (7/1/16-6/30/17) FY'17	2	EACH	\$ _____	\$ _____
9	TWICE, ANUALLY DURING THE PERIOD OF (7/1/17-6/30/18) FY'18	2	EACH	\$ _____	\$ _____

PART III

HVAC MAINTENANCE AND REPAIRS FOR THE UNIVERSITY OF RI HEALTH SERVICES POTTER BUILDING AND EMS BUILDING

MAINTENANCE AND REPAIR ON HVAC FOR THE POTTER BLDG. INCLUDING MODULAR UNIT, PER THE FOLLOWING SPECS:

PREVENTATIVE MAINTENANCE SCHEDULE WILL INCLUDE INSPECTION, ADJUSTMENTS, CALIBRATION, LUBRICATION, BELTS AND FILTERS WHERE APPLICABLE.

SCHEDULED MAINTENANCE FOUR (4) TIMES A YEAR ON THE FOLLOWING ROOFTOP UNITS AT THE POTTER BUILDING:

- 2 EACH TRANE TCC048F100B
- 1 EACH TRANE TCC018F100B
- 1 EACH TRANE TCC024F100B
- 2 EACH TRANE TCC030F100B
- 1 EACH TRANE TCC036F100B
- 2 EACH TRANE 580FPV048115ABGA
- 1 EACH TRANE TCC-IG-4

SCHEDULED INSPECTIONS TWICE PER YEAR ON SPLIT HVAC SYSTEM:

- 3 EACH TRANE TWE060D150A-AIR HANDLER UNIT
- 3 EACH TRANE TTA060C300AO
- 1 EACH RHEEM RBHA24JNHBA-AIR HANDLER UNIT
- 1 EACH RHEEM RAKA060CAS-CONDENSER
- 1 EACH MITSUBISHI MS12NN

TWICE PER YEAR MISCELLANEOUS INSPECTIONS ON THE FOLLOWING:

- 3 EACH FRACTIONAL HP EXHAUST FANS
- 2 EACH 3HP CIRCULATING PUMPS
- 1 EACH 1 HP CONDENSATE PUMP

SUPPLY AND REPLACE ALL FILTERS FOR BUILDING, 10 ROOFTOP UNITS AND 4 SPLITS - FOUR TIMES PER YEAR (AT APPROXIMATELY 3 MONTH INTERVALS)

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
	PRICE PER CALENDAR YEAR TO INCLUDE ALL OF THE ABOVE PREVENTATIVE MAINTENANCE SERVICES; TO BE BILLED QUARTERLY.				
10	QUARTERLY BILLING THE PERIOD OF (7/1/15-6/30/16) FY'16	4	QTRS	\$ _____	\$ _____
11	QUARTERLY BILLING THE PERIOD OF (7/1/16-6/30/17) FY'17	4	QTRS	\$ _____	\$ _____
12	QUARTERLY BILLING THE PERIOD OF (7/1/17-6/30/18) FY'18	4	QTRS	\$ _____	\$ _____

MAINTENANCE AND REPAIR ON HVAC FOR THE URI EMS BUILDING PER THE FOLLOWING SPECIFICATIONS:

PREVENTATIVE MAINTENANCE SCHEDULE WILL INCLUDE INSPECTION, ADJUSTMENTS, CALIBRATION, LUBRICATION, BELTS AND FILTERS WHERE APPLICABLE.

SCHEDULE MAINTENANCE TWICE A YEAR ON THE FOLLOWING EQUIPMENT:
 4 EACH TACO HOT WATER CIRCULATION PUMPS
 1 EACH BURNHAM HOT WATER BOILER
 1 EACH AAON CONDENSING UNIT
 1 EACH MCQUAY CENTRAL STATION AIR HANDLER
 2 EACH UNIT HEATERS

COMPREHENSIVE INSPECTION MAINTENANCE PROGRAMS

BOILER MAINTENANCE:

1. ANNUAL PRESEASON MAJOR MAINTENANCE - ONCE A YEAR. THOROUGH PREVENTATIVE MAINTENANCE SCHEDULE WILL BE PERFORMED INCLUDING THE FOLLOWING:

- a. CHECK HEATING SURFACES AND WATER FOR CORROSION, PITTING, SCALE BLISTERS, BULGES AND SOOT.
- b. INSPECT REFRACTORY
- c. CLEAN WATER COLUMN SIGHT GLASS, AS REQUIRED
- d. INSPECT AND CHECK OPERATION OF LOW WATER CUTOFF CONTROL
- e. CHECK SETTINGS AND TEST ALL OPERATING LIMIT CONTROLS
- f. VISUALLY INSPECT FLUE PIPING AND CONNECTIONS
- g. CLEAN BURNERS
- h. CLEAN FLAME SAFEGUARD SENSORS
- i. CLEAN AND ADJUST IGNITION ELECTRODES
- j. CHECK GAS VALVE LINKAGES, ACTUATORS AND OPERATORS FOR PROPER ALIGNMENT, TIGHTNESS, AND TO BE LEAK FREE
- k. CHECK OPERATION OF FLAME SAFEGUARD CONTROL
- l. CHECK FUEL SUPPLY PRESSURE
- m. CHECK OPERATION OF MAKE UP WATER FEED CONTROL
- n. START UP SYSTEM
- o. CHECK AUXILARY EQUIPMENT OPERATION
- p. TEST SAFETY/RELIEF VALVE AFTER START-UP
- q. PROVIDE WRITTEN EFFICIENCY REPORT AS REQUIRED BY EPA AND RIDEM

2. SCHEDULED PREVENTATIVE MAINTENANCE - ONE (1) INSPECTION DURING THE OPERATING SEASON, INSPECTIONS, ADJUSTMENTS WILL BE MADE TO INCLUDE THE FOLLOWING:

- a. REVIEW OWNERS LOG, LOG ALL OPERATING CONDITIONS
- b. INSPECT BOILER AND BURNER AND MAKE ADJUSTMENTS AS REQUIRED
- c. TEST LOW WATER CUT OFF AND PRESSURE RELIEF VALVE
- d. CHECK FOR WATER, STEAM AND FUEL LEAKS
- e. CHECK SEQUENCE AND OPERATION OF FLAME SAFEGUARD CONTROL
- f. CHECK SETTINGS AND TEST OPERATING AND LIMIT CONTROLS

UNITARY EQUIPMENT COOLING:

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
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1. SEMI-ANNUAL MAINTENANCE COOLING - TWICE A YEAR. THOROUGH PREVENTATIVE MAINTENANCE SCHEDULE WILL BE PERFORMED INCLUDING THE FOLLOWING:

- a. VISUALLY INSPECT FOR REFRIGERANT LEAKS
- b. CHECK SAFETY CONTROLS AND OVERLOADS
- c. CHECK MAIN STARTER, CHECK CONTACTS FOR WATER
- d. CHECK OIL LEVEL IN COMPRESSOR (WHERE APPLICABLE)
- e. CHECK CRANKCASE HEATER
- f. CHECK EXTERNAL INTERLOCKS
- g. CHECK OIL SAMPLE FOR ACID (WHERE APPLICABLE)
- h. REPLACE BELT AND ADJUST ALIGNMENT AND TENSION IF REQUIRED
- i. LUBRICATE FAN BEARINGS
- j. CHECK DAMPER OPERATION, LUBRICATE AND ADJUST AS REQUIRED
- k. REPLACE FILTERS
- l. INSPECT AIR COOLED CONDENSER COIL
- m. REPORT ANY UNCORRECTED DEFICIENCIES NOTED

2. SCHEDULED PREVENTATIVE MAINTENANCE COOLING - ONE INSPECTION DURING THE OPERATING SEASON WILL BE MADE TO INCLUDE THE FOLLOWING:

- a. MAKE OPERATING LOG OF TEMPERATURES, PRESSURES, VOLTAGES AND AMPERAGES, ETC.
- b. CHECK AND ADJUST OPERATING AND SAFETY CONTROLS
- c. CHECK OPERATION OF CRANKCASE HEATER
- d. CHECK OIL LEVEL AND ADD AS REQUIRED
- e. CHECK OPERATION OF CONTROL CIRCUIT
- f. REPLACE FILTERS
- g. CHECK OPERATION OF MOTOR AND STARTER
- h. REPORT TO OPERATOR ANY UNCORRECTED DEFICIENCIES NOTED

PUMP MAINTENANCE:

1. ANNUAL MAINTENANCE:

- a. CHECK PUMP FOR EXCESSIVE VIBRATION
- b. LUBRICATE PUMP BEARINGS PER MANUFACTURER'S RECOMMENDATIONS
- c. LUBRICATE MOTOR BEARINGS PER MANUFACTURER'S RECOMMENDATIONS
- d. CHECK MOTOR MOUNTS AND VIBRATION PADS. ADJUST AS REQUIRED
- e. VISUALLY INSPECT PUMP ALIGNMENT AND COUPLING
- f. CHECK MOTOR OPERATION CONDITIONS
- g. INSPECT ELECTRICAL CONNECTIONS AND CONTACTS
- h. INSPECT MECHANICAL SEALS OR PUMP PACKING, ADJUST AS REQUIRED
- i. CHECK SUCTION AND DISCHARGE PRESSURES
- j. REPORT ANY UNCORRECTED DEFICIENCIES NOTED

2. SCHEDULED PREVENTATIVE MAINTENANCE - ONE INSPECTION DURING THE OPERATING SEASON WILL INCLUDE:

- a. RECORD AMPERAGE DRAW
- b. RECORD PRESSURE READINGS
- c. INSPECT MECHANICAL SEALS OR PUMP PACKING, ADJUST AS REQUIRED
- d. CHECK MOTOR MOUNTS AND VIBRATION PADS, ADJUST AS REQUIRED
- e. VISUALLY CHECK PUMP ALIGNMENT AND COUPLING
- f. REPORT ANY UNCORRECTED DEFICIENCIES NOTED

UNIT HEATERS:

MAINTENANCE - TWICE A YEAR. A THOROUGH PREVENTATIVE MAINTENANCE SCHEDULE WILL BE PERFORMED TO INCLUDE THE FOLLOWING:

- a. CHECK OPERATION OF SUPPLY FAN
- b. CHECK OPERATION AND CALIBRATION OF SPACE THERMOSTAT
- c. CHECK OPERATION OF HOT WATER VALVE.

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
	PROVIDE AN ANNUAL PRICE FOR THE MAINTENANCE OF THE EMS BUILDING AS INDICATED ABOVE.				
13	ANNUAL PRICE DURING THE PERIOD OF (7/1/15-6/30/16) FY'16	1	EACH	\$ _____	\$ _____
14	ANNUAL PRICE DURING THE PERIOD OF (7/1/16-6/30/17) FY'17	1	EACH	\$ _____	\$ _____
15	ANNUAL PRICE DURING THE PERIOD OF (7/1/17-6/30/18) FY'18	1	EACH	\$ _____	\$ _____

PART IV

SERVICE CLEANING OF COLLEGE OF PHARMACY MULTI-STACK CHILLER COOLING TOWER WATER SIDE. FULLY SERVICE AND CLEAN ALL OF THE STRAINERS AND TUBES PER MANUFACTURER'S RECOMMENDATIONS.

16	PRICE PER FULL SERVICE AND CLEANING	1	EACH	\$ _____	\$ _____
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PART V

THE FOLLOWING IS THE HOURLY RATE AND MATERIALS COST FOR SERVICE AND REPAIR TO ALL CAMPUS BUILDINGS, FOR SERVICES NOT PREVIOUSLY LISTED.

HOURLY RATES ARE TO BEGIN ON SITE AND ARE INCLUSIVE OF ALL TRAVEL CHARGES. OVERTIME HOURS APPLY FROM 4:30 PM TO 7:30 AM PLUS SATURDAY, SUNDAY AND HOLIDAYS. OVERTIME MUST BE APPROVED BY THE REQUESTING UNIVERSITY DEPARTMENT AND MUST BE DOCUMENTED.

HOURLY RATE - ON SITE:		APPROX.	
17	7/1/15-6/30/16, PREVAILING WAGE	1400	HRS \$ _____ \$ _____
18	7/1/16-6/30/17, PREVAILING WAGE	1400	HRS \$ _____ \$ _____
19	7/1/17-6/30/18, PREVAILING WAGE	1400	HRS \$ _____ \$ _____
OVERTIME RATE - ON SITE:			
20	7/1/15-6/30/16, PREVAILING WAGE	100	HRS \$ _____ \$ _____
21	7/1/16-6/30/17, PREVAILING WAGE	100	HRS \$ _____ \$ _____
22	7/1/17-6/30/18, PREVAILING WAGE	100	HRS \$ _____ \$ _____

MATERIALS ARE TO BE PROVIDED AT COST PLUS THE FOLLOWING (APPLICABLE) FEE FOR OVERHEAD, PICKUP AND DELIVERY, NO ADDITIONAL CHARGES WILL BE ACCEPTABLE.

<u>COST:</u>	<u>APPLICABLE FEE:</u>
\$0-\$500	No Fee
\$501-\$750	\$75.00
\$751-\$1000	\$96.00
\$1001-\$1500	\$125.00
\$1501-\$2500	\$180.00
\$2501-\$5000	\$300.00
\$5001-\$7500	\$438.00
Over \$7501	\$525.00

FILTER LIST FOR URI'S HOUSING AND RESIDENTIAL LIFE
 FILTERS ARE TO BE 30% EFFICIENT PLEATED FILTER MEDIA

BARLOW & WELDIN
 AIR THERM FILTERS:

12X24X1	244	EACH	\$ _____	\$ _____
9X27X1	64	EACH	\$ _____	\$ _____
9X31X1	9	EACH	\$ _____	\$ _____

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
10X48X1		6	EACH	\$ _____	\$ _____
9.75X72X1		2	EACH	\$ _____	\$ _____
10X40X1		2	EACH	\$ _____	\$ _____
10X32X1		2	EACH	\$ _____	\$ _____
9.5X31X1		12	EACH	\$ _____	\$ _____
9.75X48.25X1		10	EACH	\$ _____	\$ _____
<u>EDDY HALL</u>					
WHALEN UNITS:					
7-1/4X33X1/2		257	EACH	\$ _____	\$ _____
11X33X1/2		32	EACH	\$ _____	\$ _____
9X33-1/2X1/2		49	EACH	\$ _____	\$ _____
<u>CABINET UNDER HEATER</u>					
8-1/2X26-1/2X1		12	EACH	\$ _____	\$ _____
<u>HORIZONTAL FAN COIL UNITS</u>					
10X28X1		2	EACH	\$ _____	\$ _____
10X40X1		2	EACH	\$ _____	\$ _____
14X40X1		2	EACH	\$ _____	\$ _____
<u>WILEY HALL</u>					
WHALEN UNITS:					
7-1/4X33X1/2		305	EACH	\$ _____	\$ _____
11X33X1/2		53	EACH	\$ _____	\$ _____
9X33-1/2X1/2		6	EACH	\$ _____	\$ _____
<u>CABINET UNIT HEATER</u>					
8-1/2X26-1/2X1		22	EACH	\$ _____	\$ _____
<u>HORIZONTAL FAN COIL UNITS</u>					
10X28X1		1	EACH	\$ _____	\$ _____
10X33X1		1	EACH	\$ _____	\$ _____
10X39-1/2X1		1	EACH	\$ _____	\$ _____
<u>GARRAHY HALL</u>					
WHALEN UNITS:					
7-1/4X33X1/2		267	EACH	\$ _____	\$ _____
11X33X1/2		53	EACH	\$ _____	\$ _____
9X33-1/2X1/2		9	EACH	\$ _____	\$ _____
<u>CABINET UNIT HEATER</u>					
8-1/2X26-1/2X1		21	EACH	\$ _____	\$ _____
<u>HORIZONTAL FAN COIL UNITS</u>					
10X33X1		1	EACH	\$ _____	\$ _____
10X40X1		2	EACH	\$ _____	\$ _____
POTTER BUILDING AND EMS BUILDING					
FILTERS ARE TO BE 30% EFFICIENT PLEATED FILTER MEDIA					
<u>POTTER</u>					
16X25X2		4	EACH	\$ _____	\$ _____
20X20X1		2	EACH	\$ _____	\$ _____
10X25X1		6	EACH	\$ _____	\$ _____
18X20X1		2	EACH	\$ _____	\$ _____
20X25X1		3	EACH	\$ _____	\$ _____
20X22X1		3	EACH	\$ _____	\$ _____
24X24X1		1	EACH	\$ _____	\$ _____
BELT - 4L200		3	EACH	\$ _____	\$ _____

ATTACHMENT "A"

ITEM NO.	DESCRIPTION	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
	BELT - 4L380	2	EACH	\$ _____	\$ _____
EMS					
	20X24X4	3	EACH	\$ _____	\$ _____
	BELT - 3X43	1	EACH	\$ _____	\$ _____

Contract Terms and Conditions

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Terms and Conditions

BID STANDARD TERMS AND CONDITIONS

TERMS AND CONDITIONS FOR THIS BID

RIVIP INFO - BID SUBMISSION REQUIREMENTS

It is the Vendor's responsibility to check and download any and all addenda from the RIVIP. This offer may not be considered unless a signed RIVIP generated Bidder Certification Cover Form is attached and the Unit Price column is completed. The signed Certification Cover Form must be attached to the front of the offer. When delivering offers in person to One Capitol Hill, vendors are advised to allow at least one hour additional time for clearance through security checkpoints.

MAILING ADDRESS FOR BID PROPOSALS ISSUED BY THE STATE OF RHODE ISLAND,
DIVISION OF PURCHASES

All Bid Proposals must be submitted by mail or hand delivered to:

- State of Rhode Island
- Department of Administration
- Division of Purchases, Second floor
- One Capitol Hill
- Providence, RI 02908-5855

DIVESTITURE OF INVESTMENTS IN IRAN REQUIREMENT:

No vendor engaged in investment activities in Iran as described in R.I. Gen. Laws §37-2.5-2(b) may submit a bid proposal to, or renew a contract with, the Division of Purchases. Each vendor submitting a bid proposal or entering into a renewal of a contract is required to certify that the vendor does not appear on the list maintained by the General Treasurer pursuant to R.I. Gen. Laws §37-2.5-3.

READING VENDOR NAMES ONLY

DUE TO LENGTH OF BID AND TIME CONSTRAINTS, THE STATE WILL ONLY ACKNOWLEDGE RECEIPT AND READ THE NAMES OF VENDORS SUBMITTING PROPOSALS. NO EXAMINATION OF DOCUMENTS OR PRESENTATION OF INFORMATION CONTAINED IN PROPOSALS WILL BE MADE AVAILABLE AT THE BID OPENING; HOWEVER, INSTRUCTIONS TO OBTAIN THE TABULATION OR SUMMARY OF BID RESPONSES WILL BE MADE AVAILABLE AT THE RI DIVISION OF PURCHASES WEBSITE AT WWW.PURCHASING.RI.GOV

MULTI YEAR AWARD

THIS IS A MULTI-YEAR BID/CONTRACT. PER RHODE ISLAND STATE LAW 37-2-33, CONTRACT OBLIGATIONS BEYOND THE CURRENT FISCAL YEAR ARE SUBJECT TO AVAILABILITY OF FUNDS. CONTINUATION OF THE CONTRACT BEYOND THE INITIAL FISCAL YEAR WILL BE AT THE DISCRETION OF THE STATE. TERMINATION MAY BE EFFECTED BY THE STATE BASED UPON DETERMINING FACTORS SUCH AS UNSATISFACTORY PERFORMANCE OR THE DETERMINATION BY THE STATE TO DISCONTINUE THE GOODS/SERVICES, OR TO REVISE THE SCOPE AND NEED FOR THE TYPE OF GOODS/SERVICES; ALSO MANAGEMENT OWNER DETERMINATIONS THAT MAY PRECLUDE THE NEED FOR GOODS/SERVICES.

PURCHASE AGREEMENT BID

BIDDING (a) A single price shall be quoted for each item against which a proposal is submitted. This price will be the maximum in effect during the agreement period. Any price decline at the manufacturer's level shall be reflected in a reduction of the agreement price to the State. (b) Quantities, if any, are estimated only. The agreement shall cover the actual quantities ordered during the period. Deliveries will be billed at the single, firm, awarded unit price quoted regardless of the quantities ordered. (c) Bid price is net F.O.B. destination and shall include inside delivery at no extra cost. (d) Bids for single items and/or a small percentage of total items listed, may, at the State's sole option, be rejected as being non-responsive to the intent of this request. **ORDERING** (a) The User Agency(s) will submit individual orders for the various items and various quantities as may be required during the agreement period. (b) Exception - Regardless of any agreement resulting from this bid, the State reserves the right to solicit prices separately for any extra large requirements for delivery to specific destinations.

Mailing Address for Bid Proposals issued by the State of Rhode Island, Division of Purchases:

All Bid Proposals must be submitted to the following address:

State of Rhode Island
Department of Administration
Division of Purchases, 2nd Floor
One Capitol Hill
Providence, RI 02908

INSURANCE REQUIREMENTS

AN INSURANCE CERTIFICATE IN COMPLIANCE WITH PROVISIONS OF ITEM 31 (INSURANCE) OF THE GENERAL CONDITIONS OF PURCHASE IS REQUIRED FOR COMPREHENSIVE GENERAL LIABILITY, AUTOMOBILE LIABILITY, AND WORKERS' COMPENSATION AND MUST BE SUBMITTED BY THE SUCCESSFUL BIDDER(S) TO THE DIVISION OF PURCHASES PRIOR TO AWARD. THE INSURANCE CERTIFICATE MUST NAME THE STATE OF RHODE ISLAND AS CERTIFICATE HOLDER AND AS AN ADDITIONAL INSURED. FAILURE TO COMPLY WITH THESE PROVISIONS MAY RESULT IN REJECTION OF THE OFFEROR'S BID. ANNUAL RENEWAL CERTIFICATES MUST BE SUBMITTED TO THE AGENCY IDENTIFIED ON THE PURCHASE ORDER. FAILURE TO DO SO MAY BE GROUNDS FOR CANCELLATION OF CONTRACT.

NOTE: IF THIS BID COVERS CONSTRUCTION, SCHOOL BUSING, HAZARDOUS WASTE, OR VESSEL OPERATION, APPLICABLE COVERAGES FROM THE FOLLOWING LIST MUST ALSO BE SUBMITTED TO THE DIVISION OF PURCHASES PRIOR TO AWARD: * PROFESSIONAL LIABILITY INSURANCE (AKA ERRORS & OMISSIONS) - \$1 MILLION OR 5% OF ESTIMATED PROJECT COST, WHICHEVER IS GREATER. * BUILDER'S RISK INSURANCE - COVERAGE EQUAL TO FACE AMOUNT OF CONTRACT FOR CONSTRUCTION. * SCHOOL BUSING - AUTO LIABILITY COVERAGE IN THE AMOUNT OF \$5 MILLION. * ENVIRONMENTAL IMPAIRMENT (AKA POLLUTION CONTROL) - \$1 MILLION OR 5% OF FACE AMOUNT OF CONTRACT, WHICHEVER IS GREATER. * VESSEL OPERATION - (MARINE OR AIRCRAFT) - PROTECTION & INDEMNITY COVERAGE REQUIRED IN THE AMOUNT OF \$1 MILLION.

CHARGES PERMITTED

NO CHARGES OTHER THAN PARTS AND LABOR ON THE JOB - NO TRAVEL, NO MILEAGE, NO MISCELLANEOUS CHARGES, NO PORTAL TO PORTAL.

WAGE REQUIREMENTS

BIDDERS ARE ADVISED THAT ALL PROVISIONS OF TITLE 37 CHAPTER 13 OF THE GENERAL LAWS OF RHODE ISLAND APPLY TO THE WORK COVERED BY THIS REQUEST, AND THAT PAYMENT OF THE GENERAL PREVAILING RATE OF PER DIEM WAGES AND THE GENERAL PREVAILING RATE FOR REGULAR, OVERTIME, AND OTHER WORKING CONDITIONS EXISTING IN THE LOCALITY FOR EACH CRAFT, MECHANIC, TEAMSTER, OR TYPE OF WORKMAN NEEDED TO EXECUTE THIS WORK IS A REQUIREMENT FOR BOTH

CONTRACTORS AND SUBCONTRACTORS. THE PREVAILING WAGE TABLE MAY BE OBTAINED AT THE RI DIVISION OF PURCHASES HOME PAGE BY INTERNET at www.purchasing.ri.gov. SELECT "BIDDING INFORMATION", THEN "GENERAL INFORMATION", AND THEN SELECT "PREVAILING WAGE TABLES". PRINTING THE ENTIRE DOCUMENT AVERAGES APPROXIMATELY ONE MINUTE PER PAGE - YOU MAY WANT TO PRINT ONLY THE PAGES APPLICABLE TO YOUR BID. BIDDERS NOTE: IN THE EVENT THIS BID SPECIFIES PRICE OFFERS ON A TIME-AND-MATERIALS BASIS, i.e., AN HOURLY RATE, ANY OR ALL BIDS SUBMITTED IN AN AMOUNT LESS THAN THE PREVAILING RATE IN EFFECT FOR THE WORK COVERED BY THIS REQUEST AS OF THE DATE OF BID ISSUANCE SHALL BE REJECTED BY THE DIVISION OF PURCHASES.

WORK ORDER LIMITATIONS

IN NO EVENT WILL ANY INDIVIDUAL WORK ORDER EXCEED \$5,000.00 WITHOUT PRIOR APPROVAL OF THE OFFICE OF PURCHASES.

HOURLY RATE SPECIFICS

BIDDERS ARE ADVISED THE AWARD WILL BE BASED ON EITHER REGULAR, STRAIGHT-TIME HOURLY RATES OR A PERIODIC RATE SUCH AS 500 HOURS, MONTHLY OR ANNUALLY, DEPENDING ON THE SPECIFIC REQUIREMENTS OF A PARTICULAR BID. KEEP IN MIND THAT OVERTIME RATES, DISCOUNTS, AND OTHER MISCELLANEOUS PRICE-RELATED ITEMS ARE REQUIRED FOR INFORMATIONAL PURPOSES ONLY. OVERTIME RATE IS TO BE PAID IN ACCORDANCE WITH THE PROVISIONS OF THE RI DEPARTMENT OF LABOR AND TRAINING, EMPLOYER HANDBOOK. EMPLOYEES ARE TO BE COMPENSATED AT TIME AND ONE-HALF THE APPLICABLE PREVAILING WAGE RATE. OVERTIME RATES EXCEEDING ONE AND ONE HALF TIMES THE REGULAR HOURLY RATES FOR MONDAY THROUGH SATURDAY AND EXCEEDING TWO TIMES THE REGULAR RATE FOR SUNDAYS AND HOLIDAYS MAY BE GROUNDS FOR DISQUALIFICATION OF THE BID.

HOURS - BIDDING PURPOSES

HOURS INDICATED ARE ESTIMATED QUANTITIES FOR BIDDING PURPOSES ONLY.

LICENSE REQUIREMENTS

VENDOR (OWNER OF COMPANY) IS RESPONSIBLE TO COMPLY WITH ALL LICENSING OR STATE PERMITS REQUIRED FOR THIS TYPE OF SERVICE. A COPY OF LICENSE/PERMIT SHOULD BE SUBMITTED WITH THIS BID. IN ADDITION TO THESE LICENSE REQUIREMENTS, BIDDER, BY SUBMISSION OF THIS BID, CERTIFIES THAT ANY/ALL WORK RELATED TO THIS BID, AND ANY SUBSEQUENT AWARD WHICH REQUIRES A RHODE ISLAND LICENSE(S), SHALL BE PERFORMED BY AN INDIVIDUAL(S) HOLDING A VALID RHODE ISLAND LICENSE.