



**Solicitation Information
October 2, 2018**

RFP# 7597555

TITLE: Energy Efficiency Upgrades at DOT Garages

Submission Deadline: DATE TIME (Eastern Time)

**PRE-BID/ PROPOSAL CONFERENCE: Non Mandatory
MANDATORY:**

If YES, any Vendor who intends to submit a bid proposal in response to this solicitation must have its designated representative attend the mandatory Pre-Bid/ Proposal Conference. The representative must register at the Pre-Bid/ Proposal Conference and disclose the identity of the vendor whom he/she represents. A vendor's failure to attend and register at the mandatory Pre-Bid/ Proposal Conference shall result in disqualification of the vendor's bid proposals as non-responsive to the solicitation.

DATE: Monday October 15, 2018

LOCATION: 395 George Washington Hwy Smithfield – 9:00 AM
648 Putnam Pike Glocester - 10:30 AM
34 Springbrook Rd Scituate – 12:00 PM (Noon)

DATE: Tuesday October 16, 2018

LOCATION: 2400 New London TPKE E.Greenwich – 9:00 AM
51 Bank St Hopkington - 10:30 AM
439 Tower Hill Rd N.Kingston - 12:00 PM (Noon)

Questions concerning this solicitation must be received by the Division of Purchases at katherine.missell@purchasing.ri.gov no later than **October 22, 2018 (EST)**. Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP#7597555 on all correspondence. Questions received, if any, will be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to download this information.

BID SURETY BOND REQUIRED: YES

PAYMENT AND PERFORMANCE BOND REQUIRED: YES

Kathy Missell, Chief buyer

Note to Applicants:

1. Applicants must register on-line at the State Purchasing Website at www.purchasing.ri.gov
2. Proposals received without a completed RIVIP Bidder Certification Cover Form attached may result in disqualification.

THIS PAGE IS NOT A BIDDER CERTIFICATION COVER FORM

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SECTION 1. INTRODUCTION

The Rhode Island Department of Administration/Division of Purchases, on behalf of the Office of Energy Resource (OER), the Division of Capital Asset Management and Maintenance (DCAMM) and the Department of Transportation (DOT) is soliciting proposals from qualified firms to provide comprehensive efficiency upgrades at six [6] Department of Transportation buildings in Smithfield, Scituate, Glocester, Hope Valley, Belleville, and Midstate – where much of the mechanical equipment is reaching the end of its useful life. The upgrades will support the Governor’s Executive Order 15-17 in accordance with the terms of this Request for Proposals (“RFP”) and the State’s General Conditions of Purchase, which may be obtained at the Division of Purchases’ website at www.purchasing.ri.gov.

The initial contract period will begin approximately September 20, 2018 for one year. Contracts may be renewed for up to four additional 12-month periods based on vendor performance and the availability of funds.

This is a Request for Proposals, not a Request for Quotes. Responses will be evaluated on the basis of the relative merits of the proposal, in addition to cost; there will be no public opening and reading of responses received by the Division of Purchases pursuant to this solicitation, other than to name those offerors who have submitted proposals.

Instructions and Notifications to Offerors

- A. Potential vendors are advised to review all sections of this RFP carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal.
- B. Alternative approaches and/or methodologies to accomplish the desired or intended results of this RFP are solicited. However, proposals which depart from or materially alter the terms, requirements, or scope of work defined by this RFP may be rejected as being non-responsive.
- C. All costs associated with developing or submitting a proposal in response to this RFP or for providing oral or written clarification of its content, shall be borne by the vendor. The State assumes no responsibility for these costs even if the RFP is cancelled or continued.
- D. Proposals are considered to be irrevocable for a period of not less than 180 days following the opening date, and may not be withdrawn, except with the express written permission of the State Purchasing Agent.
- E. All pricing submitted will be considered to be firm and fixed unless otherwise indicated in the proposal.
- F. It is intended that an award pursuant to this RFP will be made to a prime vendor, or prime vendors in the various categories, who will assume responsibility for all aspects of the work. Subcontracts are permitted,

provided that their use is clearly indicated in the vendor's proposal and the subcontractor(s) to be used is identified in the proposal.

- G. The purchase of goods and/or services under an award made pursuant to this RFP will be contingent on the availability of appropriated funds.
- H. Vendors are advised that all materials submitted to the Division of Purchases for consideration in response to this RFP may be considered to be public records as defined in R. I. Gen. Laws § 38-2-1, *et seq.* and may be released for inspection upon request once an award has been made.

Any information submitted in response to this RFP that a vendor believes are trade secrets or commercial or financial information which is of a privileged or confidential nature should be clearly marked as such. The vendor should provide a brief explanation as to why each portion of information that is marked should be withheld from public disclosure. Vendors are advised that the Division of Purchases may release records marked confidential by a vendor upon a public records request if the State determines the marked information does not fall within the category of trade secrets or commercial or financial information which is of a privileged or confidential nature.

- I. Interested parties are instructed to peruse the Division of Purchases website on a regular basis, as additional information relating to this solicitation may be released in the form of an addendum to this RFP.
- J. By submission of proposals in response to this RFP vendors agree to comply with R. I. General Laws § 28-5.1-10 which mandates that contractors/subcontractors doing business with the State of Rhode Island exercise the same commitment to equal opportunity as prevails under Federal contracts controlled by Federal Executive Orders 11246, 11625 and 11375.

Vendors are required to ensure that they, and any subcontractors awarded a subcontract under this RFP, undertake or continue programs to ensure that minority group members, women, and persons with disabilities are afforded equal employment opportunities without discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, age, national origin, or disability.

Vendors and subcontractors who do more than \$10,000 in government business in one year are prohibited from engaging in employment discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, age, national origin, or disability, and are required to submit an "Affirmative Action Policy Statement."

Vendors with 50 or more employees and \$50,000 or more in government contracts must prepare a written "Affirmative Action Plan" prior to issuance of a purchase order.

- a. For these purposes, equal opportunity shall apply in the areas of recruitment, employment, job assignment, promotion, upgrading, demotion, transfer, layoff, termination, and rates of pay or other forms of compensation.
- b. Vendors further agree, where applicable, to complete the "Contract Compliance Report" (<http://odeo.ri.gov/documents/odeo-eeo-contract-compliance->

[report.pdf](#)), as well as the “Certificate of Compliance” (<http://odeo.ri.gov/documents/odeo-eeo-certificate-of-compliance.pdf>), and submit both documents, along with their Affirmative Action Plan or an Affirmative Action Policy Statement, prior to issuance of a purchase order. For public works projects vendors and all subcontractors must submit a “Monthly Utilization Report” (<http://odeo.ri.gov/documents/monthly-employment-utilization-report-form.xlsx>) to the ODEO/State Equal Opportunity Office, which identifies the workforce actually utilized on the project.

For further information, contact Vilma Peguero at the Rhode Island Equal Employment Opportunity Office, at 222-3090 or via e-mail at ODEO.EOO@doa.ri.gov.

11. In accordance with R. I. Gen. Laws § 7-1.2-1401 no foreign corporation has the right to transact business in Rhode Island until it has procured a certificate of authority so to do from the Secretary of State. This is a requirement only of the successful vendor(s). For further information, contact the Secretary of State at (401-222-3040).
12. In accordance with R. I. Gen. Laws §§ 37-14.1-1 and 37-2.2-1 it is the policy of the State to support the fullest possible participation of firms owned and controlled by minorities (MBEs) and women (WBEs) and to support the fullest possible participation of small disadvantaged businesses owned and controlled by persons with disabilities (Disability Business Enterprises a/k/a “DisBE”)(collectively, MBEs, WBEs, and DisBEs are referred to herein as ISBEs) in the performance of State procurements and projects. As part of the evaluation process, vendors will be scored and receive points based upon their proposed ISBE utilization rate in accordance with 150-RICR-90-10-1, “Regulations Governing Participation by Small Business Enterprises in State Purchases of Goods and Services and Public Works Projects”. As a condition of contract award vendors shall agree to meet or exceed their proposed ISBE utilization rate and that the rate shall apply to the total contract price, inclusive of all modifications and amendments. Vendors shall submit their ISBE participation rate on the enclosed form entitled “MBE, WBE and/or DisBE Plan Form”, which shall be submitted in a separate, sealed envelope as part of the proposal. ISBE participation credit will only be granted for ISBEs that are duly certified as MBEs or WBEs by the State of Rhode Island, Department of Administration, Office of Diversity, Equity and Opportunity or firms certified as DisBEs by the Governor’s Commission on Disabilities. The current directory of firms certified as MBEs or WBEs may be accessed at <http://odeo.ri.gov/offices/mbeco/mbe-wbe.php>. Information regarding DisBEs may be accessed at www.gcd.ri.gov.

For further information, visit the Office of Diversity, Equity & Opportunity’s website, at <http://odeo.ri.gov/> and see R.I. Gen. Laws Ch. 37-14.1, R.I. Gen. Laws Ch. 37-2.2, and 150-RICR-90-10-1. The Office of Diversity, Equity & Opportunity may be contacted at, (401) 574-8670 or via email Dorinda.Keene@doa.ri.gov

13. Bid Surety Bond – Vendors responding to this RFP must furnish, with their bid proposals, either a bid bond from a surety licensed to conduct business in the State of Rhode Island or a certified check payable to the State of Rhode Island in the amount of five (5%) percent of the vendor’s cost proposal. *(Vendors for Rhode Island Department of Transportation highway and bridge projects must furnish, with their bid proposals, a bid bond from a surety licensed to conduct business in the State of Rhode Island. Certified checks are not*

permitted for these projects.) An attorney-in-fact who executes a bond on behalf of the surety must provide a certified current copy of the power of attorney. A successful vendor who fails to submit the additional documentation required by the tentative letter of award and/or fails to commence and pursue the work in accordance with the contract awarded pursuant to this solicitation may forfeit, at the discretion of the State Purchasing Agent, the full amount of the bid surety as liquidated damages. The State will retain the bid surety of all vendors until the earliest of: (i) the issuance of the Purchase Order; (ii) the 61st day following the proposal submission deadline; or (iii) the rejection of all proposals.

14. Payment and Performance Bond - The successful vendor must furnish a 100% payment and performance bond from a surety licensed to conduct business in the State of Rhode Island upon the tentative award of the contract pursuant to this solicitation.

SECTION 2. BACKGROUND

The Rhode Island Department of Transportation (RIDOT) is pursuing comprehensive efficiency upgrades at six [6] of their buildings - Smithfield, Scituate, Glocester, Hope Valley, Belleville, and Midstate – where much of the mechanical equipment is reaching the end of its useful life. The upgrades will support the Governor’s Executive Order 15-17. The addresses of the six garages are:

Smithfield - 395 George Washington Hwy Smithfield
Scituate - 34 Springbrook Rd Scituate
Hope Valley - 51 Bank St Hopkington
Midstate - 2400 New London TPKE E.Greenwich
Glocester - 648 Putnam Pike Glocester
Belleville - 439 Tower Hill Rd N.Kingston

Proposed work at each site will include a combination of lighting, boiler, controls and piping, heat pump, unit heater, exhaust fans, and/or air compressor system measures. RIDOT is also considering several building envelop improvements. These are included as a separate option in this RFP.

With this RFP, RIDOT is seeking Statements of Qualifications and Proposals to provide a turnkey design-build project to 1) install the required measures and 2) install optional building envelop measures as described herein.

Table 1 – Summary of Proposed Efficiency Measures

	Smithfield	Scituate	Glocester	Belleville	Hope Valley	Midstate
<u>Base Measures</u>						
LED Lighting Install	X	X	X	X	X	X
Boiler Replacements, Controls and Piping	X	NA	X	NA	X	NA
Replace Unit Heaters install Tstats and CV's	X	X	X	NA	X	X
Install Heat Pumps	X	X	X	X	X	X
Replace Exhaust Fans and Controls	X	X	X	X	X	X
Air Compressor measures - timers and leaks	X	X	X	X	X	X
<u>Optional Measures</u>						
Install Automatic Garage Door Openers	X	X	X	X	X	X
Sealing Measures on Garage Doors	X	X	X	X	X	X
Sealing Measures on entry doors and frames	X	X	X	X	X	X

Overview of Proposed Efficiency Measures

- A. LED Lighting Install -The purpose of this measure is to upgrade existing interior and exterior lighting fixtures to energy efficient Light Emitting Diode (LED) lighting at all six sites. The new fixtures will reduce energy consumption, provide adequate lighting levels for each area including work spaces and offices, provide a high quality standardized product for ease of future inventory and maintenance. The initial inventory, which will be verified by the Contractor, includes [807] existing fixtures and lamps that are a mixture of T12, T8, and T5 fluorescents along with metal halide and high-pressure sodium high-bay fixtures located on the interior and exterior of the facilities. Existing and proposed fixture types and counts along with additional occupancy controls are listed in Table 2. Specific replacement fixture criteria and/ or equivalent are based on input from RIDOT management personnel and will be re-confirmed by the Contractor during initial design.

- B. Boiler Replacements, Controls and Piping - The purpose of this measure is to replace the existing steam boilers located at Smithfield and Hope Valley with hot water boilers and convert the existing steam heating systems to hot water circulation heating systems. This measure also includes replacement of an existing hot water boiler located in Glocester. These measures are intended to address end-of-useful-life equipment replacement, reduce energy use, reduce maintenance costs, improve

occupant comfort, and provide a high-quality, standardized product for ease of future inventory, where possible. This measure will also address piping, insulation, pumps, motor starters, controls, new boiler feed valves, regulators, and accessories, as appropriate.

- C. Replace Garage Unit Heaters – The purpose of this measure is to replace the unit heaters, improve occupant comfort and reduce natural gas consumption. The [15] individual steam unit heaters located in Smithfield, Glocester, and Hope Valley, all are beyond useful life. These are to be replaced with hot water fan coil heaters with programmable thermostatic zone control. The three [3] 1.2 million BTU gas fired space heaters on the ceiling at Midstate are to be replaced with eight [8] 125,000 BTU wall-mounted, infrared, gas-fired space heaters with directional nozzles to more evenly distribute the heat. In addition, this measure includes replacing the two [2] oil fired heating units at the Scituate facility. All these space heaters will have local zone control with programmable thermostats.
- D. Install Heat Pumps – The purpose of this measure is to replace [12] window AC units and [4] old PTAC units throughout all [6] RIDOT buildings. Installing [25] ductless split systems ranging from 12-72,000 BTU will reduce both heating and cooling energy use. In addition, [8] electric bathroom heater replacements will be included with this measure. Installation of additional fin tube, originally planned for these buildings, will no longer be required.
- E. Replace Exhaust Fans and Controls – The purpose of this measure is to address end of life equipment, reduce energy use, and improve indoor air quality. It includes replacing the existing [5] HP exhaust fans with 2.5 HP fans with multi-speed controls that will also monitor the CO₂ buildup in the garage spaces.
- F. Air Compressor Maintenance - The purpose of this measure is to reduce energy consumption of the existing air compressors by installing operational timers as well as fixing air leaks on each individual system. The measure includes assessing each compressed air system, performing routine maintenance including minor leak repair, and providing recommendations for large-scale equipment repairs and/or replacements. It also includes replacement of three specific compressors and tanks.

The RIDOT reserves the right to contract for these optional measures separately from those listed above. The measures are intended to reduce energy use and improve occupant comfort.

A. Building Envelop Measures

- a. Install Automatic Garage Door Openers – The purpose of this measure is to limit the heat loss in the working spaces by installing eleven [11] automatic trolley/hoist garage door openers. These units will be equipped with timers to close function, infrared-light curtains, and safety switches. Contractor will also install auto garage door control systems with 3-button control stations that have radio receivers to activate open, close, and stop functions for all thirty-nine [39] doors.
- b. Sealing Measures on All Exterior Doors and Frames – The purpose of this measure is to limit the heat loss from exterior doors. This includes insulating entry door frames and installing insulating sweeps on the bottom of both entry and garage doors.

- c. Bidders are expected to provide a narrative description and pricing for the system as described. If bidders so choose, they may also describe system changes and/or improvements in the narrative description along with the impact of those changes on pricing.

SECTION 3: SCOPE OF WORK AND REQUIREMENTS

3.1. General Requirements

Proposed work at each site will include a combination of lighting, boiler, controls and piping, heat pump, unit heater, exhaust fans, and/or air compressor system measures. RIDOT is also considering several building envelop improvements. These are included as a separate option in this RFP.

The following requirements apply to all work carried out under this RFP.

- A. Each measure is to be delivered as a **turnkey** project. As such, the Contractor shall be solely responsible for final project design, installation, and proper operation of all installed equipment, controls and resulting sequences of operations.
- B. Verification and Validation – The Contractor shall be solely responsible for verification and validation of existing conditions, project design, and successful installation and operations. It is the responsibility of the Contractor to notify the RIDOT Project Manager of any conditions that would hinder the timely installation of the project or interfere with proper operation of the equipment as defined in these documents. Such conditions shall be reported to the RIDOT Project Manager in a timely manner for clarification and resolution with a possible change of scope associated with the findings.
- C. Utility Incentives – The contractor will be required to develop, submit and pursue all available National Grid incentives, as appropriate, whether through upstream, prescriptive and/or custom programs. Development of savings calculations and other application specific information and processing will be coordinated with National Grid.
- D. Safety - Contractor shall take all reasonable safety precautions with respect to this project. Contractor shall comply with safety measures required by the Contract Documents or initiated by owner including but not limited to the Contractor's Safety Plan which is to be available at the Contractor's office and at the site office and complies with applicable laws, ordinances, rules, regulations, and orders of public authorities for the safety of persons or property. Contractor's employees and agents shall wear hard hats at all times while on the site, and safety glasses and noise protection, when appropriate. Contractor shall also implement and enforce its own safety program, which shall include proper training for the safe performance of all aspects of the Work, issuance of all applicable safety equipment, and written instructions and guidelines documenting the program. Contractor shall designate a person in its employ, stationed full time at the site during the progress of the Work, who shall be authorized to take prompt action in matters relating to safety through training and expertise and shall attend all safety meetings or safety inspections held at the site and take appropriate action to correct unsafe work practices which come to his/her attention. Contractors shall ensure that all construction tools, equipment, temporary facilities, and other items used in accomplishing the Work, whether

- purchased, rented, or otherwise provided by Contractor, or provided by others, are in a safe, sound and good condition. They must be capable of performing the functions for which they are intended and maintained in conformance with applicable laws and regulations.
- E. Construction Process – As part of their service, the Contractor is expected to participate in an initial kick-off meeting for each measure. maintain regular and timely communications with the RIDOT Project Manager, submit and follow-up on utility incentive applications, handle warranty paperwork, provide appropriate close-out documentation, train site staff in proper equipment operations, and perform other activities necessary for a smooth construction process and successful project.
 - F. Submittals - All proposed equipment and material will be submitted for approval before products may be purchased or installed; i.e., unit heaters, controls valves, thermostats, insulation, venting, piping, etc. A preliminary project schedule will also be submitted for review.
 - G. Commissioning - The Contractor shall verify the operation of all work contained in this RFP after installation and demonstrate operation of each portion of the work to the RIDOT Project Manager. A punch list of all deficiencies shall be developed and rectified by the Contractor within two to six weeks of final installation (time depending on the work to be completed). Final payments will not be issued until system is successfully demonstrated.
 - H. Recycling and Disposal - All removed equipment and materials will be promptly and properly disposed/ recycled in accordance with all applicable laws and regulations. All disposal costs shall be borne by the Contractor. The Contractor will provide copies of disposal documentation to the RIDOT Project Manager, and will keep copies on file as required by law.
 - I. Licensing – The Contractor certifies that all plumbers, electricians and others who will perform work under the awarded contract will be duly certified and licensed by the state of RI.
 - J. Permits and Fees - All required permits and fees shall be obtained and paid for by the installing Contractor and shall be included in its base bid.
 - K. Brand Neutrality – RIDOT remains brand neutral and expresses no preference for specific products and/or manufacturers. References to specific products or brands, where provided herein, are for reference only and should be interpreted to mean “or equivalent”. Contractors are expected to provide information about recommended products in sufficient detail so that the RIDOT Project Manager may make informed choices accordingly.
 - L. Warranty – Contractor will confirm specific warranty requirements where specified herein and indicate warranty terms where not specified.

3.2. Specific Requirements

Specific requirements for individual measures are detailed below.

3.2.1 LED Lighting Install

3.2.1.1 Existing Conditions

- A. The Contractor will remove and dispose of all existing fixtures. An initial list is provided in Table 2.
- B. The Contractor shall provide sample lighting upon request of the RIDOT.
- C. Repositioning of proposed fixtures that may require wiring shall be installed in conduit as per National Electric Code requirements.

- D. All new fixtures in each area will be wired to an existing or newly-installed dual-technology occupancy sensor wall mounted switch.

3.2.1.2 Bid Specifications

The minimum performance standards and operational functionality of LED Lighting are as follows:

- A. The Contractor will furnish and install approximately [775] new LED lighting fixtures in the designated areas of the buildings as detailed in Table 2.
- B. Fixture and lamp products must have DLC premium listing and meet all testing and performance requirements.
- C. Manufacturer part numbers listed in Table 2 are for reference only and do not signify a preference for one product or manufacturer over another.
- D. Must have a minimum output of 120 lumens/watt or higher.
- E. The contractor will install wall occupancy sensor switches and photocells as listed in Table 2. The wall occupancy sensor switches shall be white in color. All wiring shall be color coded and grounded properly
- F. High Bay Salt Shed lighting fixtures shall be a die-cast aluminum body with integral heat sink. The exterior coating shall have oxidation surface treatment.
- G. Color rendering- CRI ≥ 80 with an R9 > 50 to ensure better representation of colors.
- H. Rated life/warranty- Lamps and fixtures must carry a minimum five-year, free-replacement warranty for indoor and outdoor use.
- I. All lighting fixtures shall be furnished complete with mounting accessories to suit the specific service intended.
- J. Fixtures that are recessed shall be complete with any accessories required to fit the fixture to the ceiling/soffit construction.
- K. LED Drivers shall be provided with poke-in wire trap connectors or integral leads color coded per ANSI C82.11.
- L. Driver shall operate LEDs at a frequency of 60Hz.
- M. Driver shall have a power factor greater than 0.90 for primary application.
- N. Driver shall have a strike start of no more than 2 sec for full illumination of fixture.
- O. Driver input current shall have Total Harmonic Distortion (THD) of less than 20%.
- P. Driver shall have a Class A sound rating.
- Q. Driver shall have a minimum operating temperature of -40 deg C.
- R. Driver shall tolerate sustained open circuit and short circuit output conditions without damage and without need for external fuses or trip devices.
- S. Driver shall not contain any Polychlorinated Biphenyl (PCB).
- T. Driver for outdoor lighting shall be Underwriters Laboratories (UL) listed, Class 2 outdoor, and shall comply with ANSI C62.41 Category A for Transient protection.
- U. Driver for indoor lighting shall be Underwriters Laboratories (UL) listed, Class 2 indoor, and shall comply with ANSI C62.41 Category B for Transient protection.
- V. Driver shall comply with the requirements of the Federal Communications Commission (FCC) rules and regulations, Title 47 CFR part 15, Non-Consumer (Class A) for EMI/RFI (conducted and radiated).
- W. Driver shall be manufactured in a factory certified to ISO 9001 Quality System Standards.
- X. RIDOT reserves the right to revise the installed lighting quantities from those listed in this RFP during contract negotiation.

- Y. All photocells shall be mounted on top of fixtures facing north. All photocells shall fail in the 'ON' position.
- Z. For 208- or 277-volt circuits, use locking type control.
- AA. All fixtures shall be cleaned and left free of any dirt, dust, grease, etc., at the completion of the job.
- BB. All exterior lighting fixtures including salt shed installations shall be furnished complete with gaskets, cast aluminum weatherproof outlet boxes, labeled approved for damp locations and be solidly grounded.

Table 2 - Initial Lighting Inventory

All products must be DLC Qualified and meet National Grid incentive requirements. Use the DLC Product ID to find the proposed products in the DLC Qualified Products List (<https://www.designlights.org/search/>). Refer to the Proposed Fixture Model for additional fixture requirements.

Line #	Exist Fixt. QTY	Existing Fixture Name	Existing Watts	Proposed System QTY	Proposed Fixture Model or Equivalent	DLC Product ID	Proposed System Watts
1	10	100W incandescent ceiling mt	100	10	A19 (Upstream)		12
2	2	250w area Fuel Station	250	2	ALS-100/50K-D-ASA	P8TRXGPM	80
3	18	250W HPS Cobra Head	250	18	C0830-LR-100W-0800 5000K-GR-PC	P6B8SVEK	100
4	4	400W HPS Cobra Head S/L	400	4	C0830-MR-150W-0800 5000K-GR-PC	P96UMMZM	150
5	81	1to3L 2-8' T8,T12 Strip 64-96w	64-150	81	FS4-40LED02 (P) 40K	PJ18RG76	29-37
6	26	2L 8' T12 Strip 80w	170	26	FS8-54LED04 (P)	PYVQUVSV	58
7	29	2L 8' T12 Strip 170w	170	29	FS8-80LED08 (P)	PAFVR3BH	82
8	4	250W MH Flood LT Roof	250	4	LF10-50-G2-YK	P7YMTMAQ	100
9	2	400W MH Bldg. Flood	400	2	LF15-50-G2-YK	P4J6GF8D	150
10	10	250W HPS Salt Cans	250	10	LHBCBLM1240N90-US	PBK4USRK	100
11	8	400w HPS susp Cans	400	8	LHBCBLM2040N120-US	P1Z3B9AR	150
12	33	400w MH Salt shed 455w	455	33	LHBCBLM2040N90-US	P1Z3B9AR	150
13	130	250W HPS High Bay susp can	250	87	LHBL217M50G2DMSF-US	PLQYGQSFLLP	130
14	42	6L4'T5 susp strip 168w	324	42	LHBL223M50G2DMSF-US	PLXP94PT3FQD	180
15	4	2L 4' T8 U Troffer 2x2 60w	60	4	LPB22W28G2D40-US	PXDZMQPP	25

16	15	1L 4' T8 Wrap 32w	32	15	LWRSWHWP22MG140N- US	PC0SZGJ5	23
17	5	100W incand spot light	32	5	Par 38 (Upstream)		15
18	4	50w Incandescent	50	6	LAFNBZ3M50G1NTR-US	PG0UA190	20
19	32	150w MH KN Flood	150	53	LAFNBZ5M50G1NTR-US	PLWI7C2R	50
22	31	2,3L 2' T8 recess 84w	84	31	SLT-CD-22HE-26/840 G3	PLSS9BR51NYX	26
23	69	2,3,4L 4' T8 Troffer 2x4 60w	60	69	SLT-CD-24LE-34/840 G3	PLOT5GEBGZL2	34
24	62	2L 4' T8 Wrap 60w	60	57	ST-40LED02 (P) 40K	PEDFZPYP	29
25	52	400w HPS High Bay	400	50	VT-HBL-178W-850-4	PLB87GIMV322	178
26	10	400w Flood LG SF	400	10	VT-SBN-150W-850-SF	PL92MHSYA6VA	150
27	7	400W MH Fld wall mt	400	7	VT-SBN-150W-850-TR	PL92MHSYA6VA	150
28	2	1000W MH Fld wall mt	1,000	2	VT-SBN-300W-850-TR	PLS67WNJ1ZLT	300
29	5	150W MH Wall packs	150	5	VT-WPC-60W-850	PQ71CKMN	60
30	5	250w MHS wall packs	250	5	VT-WPC-80W-850	PK732VA2	80
31	46	2,4L 4' T8,T12 Strip 128w	128	41	VT54LED04 (P)	PBV4C147	56
32	4	2L 4' T12 HO Strip 170w	170	4	VT80LED08 (P)	P9UV36JR	71
33	17	150w MHS wallpacks	150	17	WHLF-60LED50K	PHK9WR7N	55
34	38	250w Inc Entry down lts	250	38	WHLF-75LED50K	PRXX6AC8	69
Totals	807			775			

3.2.2 Boiler Replacements, Controls and Piping

3.2.2.1 Existing Conditions

- A. There are two (2) Smith cast iron boilers located in Smithfield and Hope Valley that are at the end of their useful life and in disrepair. There is a hot water circulating Weil Mclean boiler in Gloucester that is also beyond useful life. All of these boilers operate on a single thermostat and have high locked-in firing rate in each of the oil burners.
- B. The contractor will remove the following equipment:
 - [1] 3 mil BTU oil-fired steam boiler and all associated accessories including piping, pumps and accessories at the Smithfield RIDOT building.
 - [1] 800k BTU oil-fired hot water boiler and all associated accessories including piping, pumps and accessories at the Gloucester RIDOT building.
 - [1] 1.4 mil BTU oil-fired steam boiler and all associated accessories including piping, pumps and accessories at the Hope Valley RIDOT building.

- C. The contractor will be responsible for disposing of all equipment mentioned above to an off-site disposal facility.
- D. The project will also address piping, insulation, pumps, motor starters, controls, new boiler feed valves, regulators, and accessories.
- E. The Contractor shall provide all required materials, equipment, tools, labor, incidental items, power, and controls to provide complete and operational and hot water heating systems.

3.2.2.2 Additional and Clarifying Information

- A. Provide all required submittals to the RIDOT Project Manager for approval prior to starting work.
- B. Additional existing steam piping in the Smithfield and Hope Valley facilities will be dismantled and removed.
- C. All existing venting, piping, electrical, and abandoned systems will be made safe and removed.
- D. Isolate and remove all steam heating equipment from connected distribution piping.
- E. Install new heating piping and isolation valves at the Smithfield and Hope Valley facilities.
- F. Install three [3] new boilers as specified in Table 3 Heating Boiler Systems.
- G. Install new building heating circulation pumps with ECM motors as well as motor starters with HOA control.
- H. Install new stainless exhaust venting as required for new boilers.
- I. Remove existing condensate tank and pumps.
- J. Start up, test, and operate new boilers. Commission and verify operation.
- K. Provide factory startup verification and warranty information.

3.2.2.3 Bid Specifications

- A. Boilers - The heating boiler(s) shall be oil-fired Weil McClean 80/88 series boilers or approved equal packaged boiler system capable of burning oil with a power flame burner and full modulation, hot water circulation pumps, ECM motors, valves, controls and all ancillary piping.
- B. Equipment shall be installed in accordance with manufacturer's recommendations.
- C. The boilers shall be installed and exhausted with a category IV approved stainless connection to existing flues as per manufacturer's recommendations.
- D. Electrical Controls - All power wiring during the removal and the replacement will be done by a licensed electrician and per NEC code.
- E. New circulator pumps and motor controls will be wired in MC or EMT pipe.
- F. All work shall include removal of abandoned conduits during removal of existing systems.
- G. Piping Systems - Existing pumps, valves, and triple duty valves will be replaced with new of equivalent size for installation in new systems. Additional piping is required to accommodate new hot water heating systems in Smithfield and Hope Valley.
- H. Boilers and pumps will have isolation valves to allow for removal while maintaining system operation with secondary system. Piping will be installed with isolation and drain connections for maintenance.
- I. Pressure and temperature gauges will be located on the supply piping to the building.
- J. All new piping shall be insulated per mechanical code not less than 1".

- K. Start-Up - Prior to completion of the new boiler system, a factory representative shall be notified two days prior to startup of the new equipment, for a technician to be available to perform a complete evaluation and warrantee startup of the system.
- L. Any defects of installation as indicated by the manufacturer's representative will be addressed and completed at no cost to RIDOT.
- M. Operation Sequence Heating Boilers - The existing building heating system shall modulate as heating loop dictates, through boiler reset control based on outside temperature sensor. The hot water circulating pumps will not operate above an outside air temperature of 65°F (adjustable).
- N. Building pumps will be controlled by the new heating boiler.
- O. The boiler reset controller will modulate the boilers and the heating water set point by tracking outdoor air temperature conditions, enabling higher efficiency to be realized as the weather changes.
- P. Warranty- All material and labor will be warranted for one full year from start-up. Additionally, Warranty forms will be provided to RIDOT Project Manager.
- Q. Final combustion and performance test will be recorded at low and high-water temperature ranges. Written reports will be included with the warrantee information along with service contact numbers, which shall be submitted to the RIDOT Project Manager for recording.
- R. Technical Specifications pertaining to boiler equipment, see Table 3.
- S. Boiler Technical Specifications will be submitted to RIDOT Project Manager upon completion of commissioning as part of an O&M submittal.
- T. Final payment will be upon approved receipt of the O&M submittal package.

Table 3 : Heating Boiler System Technical Specifications

Location	Unit No.	Model No.	Input Oil MBH	Net Water MBH	Control Voltage	Notes
Glocester	HB-1	Weil Mclean - 488 or equivalent	980	730	120/1/60	See note 1,2
Smithfield	HB-1	Weil Mclean - 588 or equivalent	1,315	979	120/1/60	See note 1,2
Smithfield	HB-2	Weil Mclean - 588 or equivalent	1,315	979	120/1/60	See note 1,2
Hope Valley	HB-1	Weil Mclean - 680 or equivalent	770	551	120/1/60	See note 1,2
Hope Valley	HB-2	Weil Mclean - 680 or equivalent	770	551	120/1/60	See note 1,2

Note 1 - Install new boiler in accordance with manufacturer recommendations.

Note 2 - Provide new strainers, check valves, gauges, new boiler ECM pumps, new 60 gal ASME expansion tank, A/D separator, and new make-up water valves.

3.2.3 Garage Unit Heater Replacements

3.2.3.1 Existing Conditions

- A. There are currently fifteen [15] individual steam unit heaters operating in the Smithfield and four [4] in the Hope Valley facility. The existing steam heaters operate a fan powered motor at 1-2 HP. These steam unit heaters require replacement due to conversion of the heating systems from steam to hot water

- B. In Gloucester there are five [5] hydronic heaters that are beyond useful life and in much need of maintenance.
- C. The Scituate facility has two [2] ceiling mounted Lennox oil-fired heaters that are beyond useful life with one of the older units having been inoperable for the past year.
- D. The Midstate facility has three [3] 1.2 million BTU horizontal gas fired space heaters mounted 35 feet above the floor. The heat from these units does not disperse to the working areas and is quickly released when the overhead doors open.
- E. The contractor will remove the following equipment:
 - Smithfield – fifteen [15] existing garage steam unit heaters and all associated piping. In addition, the scope requires the removal of all the fin tube steam piping in the central office, locker room, and end bay.
 - Gloucester – five [5] hydronic heaters and all associated wiring.
 - Hope Valley – four [4] existing garage steam unit heaters and all associated piping, wiring and thermostats.
 - Midstate – three [3] ceiling mounted horizontal gas fired space heaters and all associated wiring and mounting brackets.
- F. The project will also address piping, control valves, insulation, motor wiring, motor starters, thermostatic controls, ducting and accessories.
- G. The Contractor shall provide all required materials, equipment, tools, labor, incidental items, power, and controls to provide complete and operational garage heating systems.

3.2.3.2 Additional and Clarifying Information

- A. All existing steam piping to the existing garage heaters in the Smithfield and Hope Valley facilities will be dismantled and removed.
- B. Provide additional gas piping for wall mounted gas fired heaters at Midstate.
- C. Install new stainless exhaust venting as required for new wall mounted gas fired heaters at Midstate.
- D. All abandoned roof venting will be cut, plugged and capped.
- E. All existing venting, piping, electrical, and abandoned systems will be made safe and removed.
- F. Install new 2” main hot water heating piping, thermostats, and isolation valves at the Smithfield and Hope Valley facilities.
- G. Install (21) hydronic unit heaters complete with piping, valves and t-stat controls as specified in Table 4 Technical Specifications.
- H. Install (8) wall mounted gas fired garage heaters as specified in Table 4.
- I. Install (2) oil fired ceiling mounted air unit heaters as specified in Table 4.
- J. Remove all fin tube steam piping in the central office, locker room, and end bay at the Smithfield building.
- K. Plug wall and floor penetrations from piping removal with insulation spray foam.
- L. Re-commission the existing office DX roof-top units at Midstate and supply an additional 15 ft. of ducting complete with an air register and diffuser for Superintendent’s office.
- M. Start up, test, and operate new garage unit gas and oil-fired heaters.

3.2.3.2 Bid Specifications

- A. The hydronic unit heaters shall be Sterling HS/VS series or approved equal packaged unit heater system.

- B. The wall mounted gas fired garage unit heaters shall be Trane HBA - series complete with a 30-degree nozzle and 2 stage gas control. These units may not exceed a 15 foot mounting height.
- C. The oil-fired ceiling mounted air unit heaters shall be Modine POR - series or approved equal packaged unit heater system. These units shall have an oil booster pump relay with factory pre-set pressure settings along with an oil safety valve, fuel oil filter assembly, and vertical louvers – used in combination with standard horizontal louvers for complete control of air delivery.
- D. Space air temperature for all installed garage heaters shall be controlled by Honeywell 8000 Thermostats, Redlink Gateways, Space Sensors, Control Valves and additional wireless controls and or equivalent.
- E. Equipment shall be installed in accordance with manufacturer’s recommendations.
- F. The unit heaters shall not exceed a category II sound rating with a mounting height not to exceed 18 feet.
- G. Electrical Controls - All power wiring during the removal and the replacement will be done by a licensed electrician and per NEC code requirement.
- H. New unit heater fan motor controls will be wired in MC or EMT pipe.
- I. All work shall include removal of abandoned conduits during removal of existing systems.
- J. Piping Systems - Existing valves and thermostats will be replaced with new. Additional 2” hot water supply piping is required to accommodate new hot water heating systems in Smithfield and Hope Valley buildings.
- K. All unit air heaters will have isolation valves to allow for maintenance and repairs of individual units while maintaining system operation.
- L. Piping will be installed with isolation and drain connections for maintenance.
- M. Pressure and temperature gauges will be located on the supply piping to each unit.
- N. All new piping shall be insulated per mechanical code not less than 1”.
- O. Start-Up - Prior to completion of a new garage heating system, a factory representative shall be notified two days prior to startup of the new equipment, for a technician to be available to perform a complete evaluation and warrantee startup of the unit heater system.
- P. Any defects of installation as indicated by the manufacturer’s representative will be addressed and completed at no cost to the RIDOT Project Manager.
- Q. Warrantee- All material and labor will be warranted for one full year from start-up. Additionally, Warrantee forms will be provided to RIDOT Project Manager.
- R. Written reports will be included with the warrantee information along with service contact numbers, which shall be submitted to the RIDOT Project Manager for recording.
- S. Technical Specifications pertaining to unit heater equipment, see Table 4.
- T. Garage Unit Heater Technical Specifications will be submitted to RIDOT project manager upon completion of commissioning as part of an O&M submittal.

Table 4 : Garage Unit Heater Technical Specifications

Location	Unit No.	Model No.	Output MBH	Motor HP	Control Voltage	Notes
Smithfield	UH-1 to 7	Sterling VS-62L or equivalent	34.2	1/20	120/1/60	Vertical See note 1,2
Smithfield	UH-8 to 12	Sterling HS-96 or equivalent	62.7	1/12	120/1/60	Horizontal See note 1,2
Scituate	UH-1,2	Modine POR-185 or equivalent	185	1/3	120/1/60	Oil-fired See note 1,2

Glocester	UH-1 to 5	Sterling VS-62L or equivalent	34.2	120	120/1/60	See note 1,2
Hope Valley	UH-1 to 4	Sterling HS-96 or equivalent	62.7	1/12	120/1/60	See note 1,2
Midstate	UH-1 to 8	Trane HBAC-20CAB	150	1/2	120/1/60	See note 1,2

Note 1 - Install new unit heaters in accordance with manufacturer recommendations.

Note 2 - Provide an on/off safety switch near the newly installed unit heaters.

3.2.4 Install Mini-Split Heat Pumps

3.4.1 Existing Conditions

- A. There are currently nineteen [19] window AC units and five [5] floor mounted PTAC units throughout the six buildings. The units vary in size from 60-100,00 BTU and are well beyond useful life. In addition, there are some spaces with electric baseboard heat.
- B. The contractor will remove the following equipment:
 - Smithfield - four [4] existing window AC units and all associated plastic/wood framing and insulation. Remove three [3] PTAC floor units and associated insulation.
 - Scituate - three [3] existing window AC units and all associated plastic/wood framing and insulation.
 - Glocester - three [3] existing window AC units and all associated plastic/wood framing and insulation.
 - Belleville – three [3] existing window AC units and all associated plastic/wood framing and insulation.
 - Hope Valley – five [5] existing window AC units and all associated plastic/wood framing and insulation.
 - Midstate - one [1] existing window AC units and all associated plastic/wood framing and insulation. Remove two [2] PTAC floor units and associated insulation.
- C. The project will also address piping, control valves, insulation, motor wiring, motor starters, thermostatic controls, ducting and outdoor coil placement.
- D. The Contractor shall provide all required materials, equipment, tools, labor, incidental items, power, and controls to provide complete and operational garage heating systems.

3.2.4.2 Existing Conditions

- A. All existing window AC and floor units will be dismantled and removed.
- B. Provide additional piping for wall mounted mini split units to the outdoor condenser.
- C. All existing venting, piping, electrical, and abandoned systems will be made safe and removed.
- D. Install (25) ductless mini split heat pump systems for both heating and cooling as specified in Table 5 Heat Pump Technical Specifications.
- E. Installation includes wall mounting brackets, plus refrigerant and condensate drain piping.
- F. Insulate the pipe behind each unit and install control wiring between indoor and outdoor units including three pole service switches at each indoor unit.

- G. Install (8) wall mounted electric heaters in various bathrooms throughout the six [6] RIDOT buildings as specified in Table 5 Heat Pump Technical Specifications.
- H. Plug wall and floor penetrations from piping removal with insulation spray foam.

3.2.4.3 Bid Specifications

- K. Contractor will survey the exterior of the buildings and propose locations for the outdoor condenser units. This proposal will include setting any exterior pads (if needed), wall brackets to prevent displacement, and cement bollocks or other barriers to prevent any damage to the exterior unit from vehicles. Proposal must be submitted to and approved by the RIDOT Project Manager.
- L. New condensate drain piping will be installed on all indoor units. Contractors shall consider opportunities to minimize the use of condensate pumps in the system designs.
- M. New low voltage /control wiring shall be installed on all units by a licensed electrician and meet NEC code.
- N. A wireless indoor unit controller will be included with each heat pump unit.
- O. All refrigeration lines will be insulated with white architectural piping cover-paintable.
- P. Install [25] ductless mini split heat pump systems per the American Standard 4TXK series or approved equal package. Sizing of the proposed mini splits are [1] 72k BTU, [3] 42k BTU, [4] 36k BTU, [9] 24k BTU, [8] 12k BTU. Locations are defined in the table below.
- Q. Install [8] new wall mounted electric heaters in [5] building bathrooms (excluding Hope Valley) to replace existing older models. The contractor will install ZORO #: G2519325| MFR #: 192, 6.8 MBTU, 208/240V or equivalent.
- R. All proposed equipment and material will be submitted for approval before products may be purchased or installed.
- S. A complete system startup and commissioning will be conducted at time of install. Training will be provided to RIDOT personnel.
- T. Warranty will be one [1] year on parts and labor along with a 7-year (min.) parts warranty and 7- year (min) compressor warranty.

Table 5: Heat Pump Technical Specifications

Location	Unit No.	Model No.	Output MBH	Tonnage	Control Voltage	Notes
Note: All proposed HVAC equipment shall meet National Grid’s upstream program requirements and shall be purchased from participating distributors.						
Smithfield	AC-1	American Standard-4TXK3809A10NUA or equivalent	12	1	120/1/60	Single head
Smithfield	AC-2 to 6	American Standard 4TXK3824A10NUA or equivalent	24	2	120/1/60	Single head
Smithfield	AC- 7	AS-4TXK or equivalent	36	3	120/1/60	Single head

Smithfield	AC- 8	American Standard 4TXK3824A10NUA or equivalent	42.5	21x2	120/1/60	Double head
Scituate	AC-1,2	AS-4TXK or equivalent	36	3	120/1/60	Single head
Scituate	AC-3	American Standard 4TXK3824A10NUA or equivalent	42.5	21x2	120/1/60	Double head
Glocester	AC-1	American Standard-4TXK3809A10NUA or equivalent	12	1	120/1/60	Single head
Glocester	AC-2,3	American Standard 4TXK3824A10NUA or equivalent	24	2	120/1/60	Single head
Glocester	AC-4	AS-4TXK or equivalent	36	3	120/1/60	Single head
Belleville	AC-1,2	American Standard-4TXK3809A10NUA or equivalent	12	1	120/1/60	Single head
Belleville	AC-3	American Standard 4TXK3824A10NUA or equivalent	24	2	120/1/60	Single head
Hope Valley	AC-1,2,3	American Standard-4TXK3809A10NUA or equivalent	12	1	120/1/60	Single head
Hope Valley	AC-4	American Standard 4TXK3824A10NUA or equivalent	24	2	120/1/60	Single head
Hope Valley	AC-5	AS-VRF or equivalent	72	6	208/3/60	Triple Head
Midstate	AC-1	American Standard-4TXK3809A10NUA or equivalent	12	1	120/1/60	Single Head
Electric Heaters	EH-1to8	ZORO #: G2519325 MFR #: 192 or equivalent	6.8	NA	208/240	Flush Mount

3.2.5 Replace Exhaust Fans

3.2.5.1 Existing Conditions

- A. There are currently thirteen [13] large supply/exhaust fans located throughout the six [6] RIDOT buildings that are beyond useful life. These fans were operated manually with oversized 5 HP motors. The louvers were observed to be forced open with some having inoperable actuators. This creates increased energy usage especially during the winter months. Smithfield, Scituate, Hope Valley, and Midstate have the older fan models and appear not able to automatically evacuate the CO2 buildup in the garage work spaces.
- B. The supply and exhaust fans vary in size and are specific to each location.
- C. The contractor will remove the following equipment:
 - Smithfield - four [4] existing supply/exhaust fans, motors, louvers and linkages.
 - Glocester - two [2] existing exhaust fans, motors, louvers and linkages.
 - Scituate – two [2] existing exhaust fans, motors, louvers and linkages.
 - Hope Valley - one [1] existing exhaust fans, motors, louvers and linkages.
 - Midstate - four [4] existing supply/exhaust fans, motors, louvers and linkages.
- D. The project will also address conduit piping, actuator valves, frame insert insulation, motor wiring, safety switches, thermostatic controls, CO2 sensors and accessories.

- E. The Contractor shall provide all required materials, equipment, tools, labor, incidental items, power, and controls to provide complete an operational garage exhaust system in each of the facilities.

3.2.5.2 Additional and Clarifying Information

- A. Inspect supply and exhaust fan existing frames. If possible, the frames found to be intact and without defect can be left in place.
- B. Inspect the existing power wiring and report if can be re-used.
- C. Provide any additional wiring for new fan installations.
- D. Install [15] new supply/exhaust fans as specified in Table 6 Exhaust/Supply Fan Technical Specifications.
- E. Installation of these fans includes a variable-speed controller, CO2 monitoring devices, and thermostats.
- F. All proposed equipment and material will be submitted for approval before products may be purchased or installed.

3.2.5.3 Bid Specifications

- A. New low voltage /control wiring shall be installed on all units by a licensed electrician.
- B. Each fan installed with have a local 3-way control switch on/off/auto accessible to personnel.
- C. Install three [3] supply fans Canarm series SXB complete with louvres. and Belimo actuators or equivalent.
- D. Install twelve [12] wall mount exhaust fans Canarm series SD complete with PVC louvres or equivalent.
- E. The contractor shall provide additional angle iron framing and suitable fasteners (hex bolts or lag screws) to support the fan.
- F. The cabinet and framing should be caulked to the exterior wall.
- G. Fans with motors more than 50 pounds should also be supported using additional support rods or by supports placed underneath the fan.
- H. Louver shutters on the exhaust fans shall be aluminum with nylon bushings.
- I. All damper motors on the supply fans will be Belimo 120V with an auxiliary switch or equivalent.
- J. Space air temperature monitoring for all installed supply/exhaust fans shall be controlled by Honeywell 8000 Thermostats, Redlink Gateways, Space Temperature and CO2 Sensors, and additional wireless controls and or equivalent.
- K. A complete system startup will be conducted with one [1] year installation warranty -parts and labor along with a 7-year (min.) parts warranty.

Table 6: Exhaust/Supply Fan Technical Specifications

Location	Unit No.	Model No.	CFM Output	Motor HP	Control Voltage	Speed Control
Smithfield	EF-1	Canarm SD 24 GVD or equivalent	5000	1/2	120/1/60	Variable
Smithfield	EF-2	Canarm SD 14 GVD or equivalent	2100	1/4	120/1/60	Single
Smithfield	EF-3	Canarm SD 14 GVD or equivalent	2100	1/4	120/1/60	Single
Smithfield	SF-1	Canarm XB 24 or equivalent	5000	1/2	120/1/60	Single
Scituate	EF-1	Canarm SD 36 G1D or equivalent	8500	1/2	120/1/60	Single

Scituate	EF-2	Canarm SD 36 G1D or equivalent	8500	1/2	120/1/60	Single
Glocester	EF-1	Canarm SD 36 G1D or equivalent	8500	1/2	120/1/60	Single
Glocester	EF-2	Canarm SD 36 G1D or equivalent	8500	1/2	120/1/60	Single
Hope Valley	SF-1	Canarm XB 24 or equivalent	5000	1/2	120/1/60	Single
Midstate	EF-1,2	Canarm SD 48 G1D or equivalent	15000	1	230/1/60	Single
Midstate	SF-1,2	Canarm XB 48 or equivalent	15500	1	230/1/60	Single

3.2.6 Compressed Air Measures

3.2.6.1 Existing Conditions

- A. The compressed air systems vary in size and are specific to each location.
- B. There are currently thirteen [13] air compressors located throughout the six [6] RIDOT buildings that need servicing.
- C. The contractor will be responsible for providing routine maintenance service and repair to each of the compressed air systems. Compressors and tanks are excluded for replacement.
- D. The project will also address all equipment associated with existing air compressor systems.
- E. The Contractor shall provide all required materials, equipment, tools, labor, incidental items, power, and controls to provide repairs as necessary to have an operational air compressor system in all six RIDOT buildings.
- F. The contractor shall follow all maintenance and repair recommendations as outlined in the service manuals for the manufacturer of existing equipment.

3.2.6.2 Bid Specifications

- A. The Contractor shall replace a total of three [3] compressors and tanks which are located in Smithfield, Scituate, and Belleville. Locations will be clarified during bidder walk-through. All of the installed equipment will have same compressed air output and tank capacity as the existing units.
- B. Perform the compressed air system checks and remedies as outlined in this work scope and in accordance with the equipment service manuals.
- C. Install Operating Timers on all 13 compressors
- D. Replace oil with new as specified in equipment service manual.
- E. Conduct a Performance Test on each air compressor using the LP Load Flow Meter to determine compressor performance and record results.
- F. Leak test each entire compressed air system which includes the following:
 - a. Perform a compressor capacity test at designed system pressure
 - b. Pressurize the System without plant operating to check safety relief valves
- G. Leak test any equipment or segment of the system that can be isolated. Repair leaks if found.
- H. Check any block valves or air delivery piping for leaks.
- I. Make any pressure switch adjustments, replace if necessary.
- J. Check the centrifugal compressor for the following and repair as necessary:
 - a. Improper moisture removal by trap
 - b. Leaks in intercooler
 - c. Any improper motor grounding

- d. High vibration – unmatched rotor assemblies, misalignment, worn or damaged bearings.
- K. Tighten the bolts on the air compressor floor mounts as per the specified torque.
- L. Check receiver check valve assembly, clean or replace faulty parts if necessary.
- M. Inspect receiver auto drain valves for proper operation.
- N. A report will be submitted to RIDOT detailing test results and work conducted on air compressors as well as recommendations on future equipment repair or replacement.

3.2.7 Building Envelope Measures (This work is to be quoted separately)

3.2.7.1 Existing Conditions

- A. There are currently thirty-nine [39] overhead doors at the six [6] facilities that require manual operation while entering and exiting the various facilities. During the winter months these doors tend to stay open longer than intended thereby increasing the heat loss of the garage space. This condition makes the boilers and garage heaters operate excessively. Eleven [11] of these garage door opener trolley/hoist/motor driven devices are beyond useful life and are recommended for replacement.
- B. It was observed that all thirty-nine [39] overhead doors were found to have deteriorated stripping materials, ineffective weather stripping installation and daylight showing through the perimeter casing.
- C. Sixteen [16] of the overhead garage doors had corroded bottom sheaths.
- D. Twenty-two [22] entry doors were found to have deteriorated stripping materials, ineffective weather stripping installation and daylight showing at perimeter of door systems.

3.2.7.2 Bid Specifications Work Scope

- A. The Contractor shall provide all required materials, equipment, tools, labor, incidental items, and power to provide installation of trolley/hoist/motor overhead door equipment, automated overhead door sensing devices as well as weather sealing components for all entry and overhead doors.
- B. Remove existing trolley/hoist/motor devices from the overhead doors slated for equipment replacement. Set aside for RIDOT Project Manager.
- C. Remove existing weather stripping on [39] overhead and [22] entry way doors, as appropriate. Proper disposal of removed material is required.
- D. Install eleven [11] trolley/hoist/motor devices series RHX Overhead Door Corporation or equivalent on overhead doors at the six [6] facilities. Locations will be clarified during bidder walk-through.

- E. Electric Motors: shall be alternating-current squirrel-cage motors conforming with NEMA MG 1 and 3/4 horsepower or 1 horsepower three phase with automatic thermal reset overload devices.
- F. Gear Reduction: Primary reduction is Super Belt, an auto tension poly-V flex belt that does not require adjustment. Secondary reduction is by chain and sprocket or equivalent.
- G. Duty cycle: Accommodate heavy usage, up to 60 cycles per hour under a large constant load.
- H. Installer Qualifications: Authorized representative of the selected manufacturer by the awarded contractor must have minimum five years documented experience
- I. Install thirty-nine [39] auto garage door control systems with a microprocessor module with relay motor controls on a single board and a [16] character Liquid Crystal Display (LCD) to display the system status. System shall include the following:
 - a. Capable of monitoring and reporting on a variety of operating conditions, including: current operating and command status, current command status, motor movement status, error status, hoist interlock status, external interlock status, and 24VDC status.
 - b. A delay-on-reverse operating protocol.
 - c. Maximum run timers in both directions of travel that limit motor run time in the event of a clutch slip or some other problem. Open and close time delay algorithm sequencing with input adjustment.
 - d. Provisions for the connection of a 2-wire monitored photo-eye or a 2-wire monitored rubber edge sensor, as well as non-monitored 2-wire sensing edges, photo-eyes or other entrapment protection devices.
 - e. Control action will be constant contact closed until a monitored entrapment device is installed, allowing for selection of momentary contact.
 - f. Provisions for connection of 3-button control stations.
 - g. Provisions for connection of an external 3-wire radio controls and related control devices. On board open, close and stop control keys for local operation.
 - h. Code Dodger radio receiver that is dual frequency cycling at 315 MHz and 390 MHz capable of storing 250 single buttons and/or 250 Open-Close-Stop transmitters with the ability to add and/or delete hand held transmitters individually and identify and store activating transmitter.
- J. Install on twenty-two (22) entry doors, new weather stripping on the exterior casing and trim. This includes bottom weather sealing sweeps on the bottom of these doors as well as caulking on the interior finish casing and trim.
- K. Install sealing measures on (39) garage doors interior/exterior casing, trim and bottom weather stripping.
- L. Entry door/garage door weather stripping shall be of extruded aluminum with soft cell foam insert. Side and bottom door sweeps will consist of extruded aluminum with .5 or .8" nylon brush strip cut to standard 36 – 48" length.
- M. All foam insulation applications shall have minimum of R-Factor of 5 per inch and NFPA 286 testing with a Class A rating to include a flame spread of 25-30.
- N. Replace the bottom sections of sixteen [16] corroded overhead doors with a 10' metal insulated fastened panel. These newly installed panels will be outfitted with bottom weather stripping described in section 3.7.2 M and will match existing door color.

- O. Any defects on existing equipment/structures that impedes installation as indicated by the manufacturer's representative for all measures described in this section will be addressed to the RIDOT Project Manager. Defects may include existing conditions such as a damaged door, track, casing, defective electrical components etc.
- P. Warrantee- Provide auto-hoist operators with a 2 year or 20,000 cycle limited warranty on motor and parts. All labor will be warranted for one full year from start-up. Additionally, Warrantee for control systems will be 5-year minimum and filled out on warrantee forms to be provided to RIDOT Project Manager.
- Q. Written reports resulting from commissioning will be included with the warrantee information along with service contact numbers, which shall be submitted to the RIDOT Project Manager for recording.
- R. All measures described Technical Specifications will be submitted to RIDOT project manager upon completion of commissioning as part of an O&M submittal.

SECTION 4: PROPOSAL

A. Technical Proposal

Narrative and format: The proposal should address specifically each of the following elements:

1. **Staff Qualifications** – Provide staff resumes/CV and describe qualifications and experience of key staff who will be involved in this project, including their experience in the field of energy efficiency, their certifications and relevant licenses.
2. **Capability, Capacity, and Qualifications of the Offeror** - Please provide a detailed description of the Vendor's experience in managing and installing **comprehensive** energy efficiency turn-key projects with similar, required and optional measures described within the scope of work of this RFP. A list of relevant client references must be provided, to include client names, addresses, phone numbers, dates of service and type(s) of service(s) provided.
3. **List of Subcontractors** – Provide a list of subcontractors that will participate in the work along with a description of the portion of the work they will be engaged in and their relevant experience. At a minimum, provide a description of the work that will be completed by subcontractors.
4. **Work Plan** - Please describe in detail, the framework within which the requested energy efficiency retrofits will be performed. Preference will be given to expeditious yet realistic timelines. The following elements should be included: 1) methods used to verify the equipment needed to be installed and project design 2) methods to identify missing or inconsistent equipment, 3) installation procedures to ensure that projects perform as intended, 5) methods used to maximize reimbursement and use of energy efficiency rebates, 6) a system of controls to identify errors, omissions and feedback to the Offeror.

B. Cost Proposal

Provide a total cost proposal and include the following breakdown of costs (as described analytically in Table 1). **Use Bid form as it is provided in a separate attached file.**

1. Base Measures – Total Cost

1.1 LED Lighting Install

1.2 Boiler Replacements, Controls and Piping

1.3 Replace Unit Heaters install Tstats and CV's

1.4 Install Heat Pumps

1.5 Replace Exhaust Fans and Controls

1.6 Air Compressor measures

2. Optional Measures – Total Cost

2.1 Install Automatic Garage Door Openers

2.2 Sealing Measures on Garage Doors

2.3 Sealing Measures on Entry Doors and Frames

B. ISBE Proposal

See Appendix A for information and the MBE, WBE, and/or Disability Business Enterprise Participation Plan form(s). Bidders are required to complete, sign and submit these forms with their overall proposal in a sealed envelope. Please complete separate forms for each MBE, WBE and/or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.

SECTION 5: EVALUATION AND SELECTION

Proposals shall be reviewed by a technical evaluation committee (“TEC”) comprised of staff from State agencies. The TEC first shall consider technical proposals.

Technical proposals must receive a minimum of 60 (85.7%) out of a maximum of 70 points to advance to the cost evaluation phase. Any technical proposals scoring less than 60 points shall not have the accompanying cost or ISBE participation proposals opened and evaluated. The proposal will be dropped from further consideration.

Technical proposals scoring 60 points or higher will have the cost proposals evaluated and assigned up to a maximum of 30 points in cost category bringing the total potential evaluation score to 100 points. After total possible evaluation points are determined

ISBE proposals shall be evaluated and assigned up to 6 bonus points for ISBE participation.

The Division of Purchases reserves the right to select the vendor(s) or firm(s) (“vendor”) that it deems to be most qualified to provide the goods and/or services as specified herein; and, conversely, reserves the right to cancel the solicitation in its entirety in its sole discretion.

Proposals shall be reviewed and scored based upon the following criteria:

Criteria	Possible Points
Staff Qualifications	15 Points
Capability, Capacity, and Qualifications of the Offeror	30 Points
Work Plan	25 Points
Total Possible Technical Points	70 Points
Cost proposal*	30 Points
Total Possible Evaluation Points	100 Points
ISBE Participation**	6 Bonus Points
Total Possible Points	106 Points

***Cost Proposal Evaluation:**

The vendor with the lowest cost proposal shall receive one hundred percent (100%) of the available points for cost. All other vendors shall be awarded cost points based upon the following formula:

$$(\text{lowest cost proposal} / \text{vendor's cost proposal}) \times \text{available points}$$

For example: If the vendor with the lowest cost proposal (Vendor A) bids \$65,000 and Vendor B bids \$100,000 for monthly costs and service fees and the total points available are thirty (30), Vendor B’s cost points are calculated as follows:

$$\$65,000 / \$100,000 \times 30 = 19.5$$

****ISBE Participation Evaluation:**

a. Calculation of ISBE Participation Rate

1. ISBE Participation Rate for Non-ISBE Vendors. The ISBE participation rate for non-ISBE vendors shall be expressed as a percentage and shall be calculated by dividing the

amount of non-ISBE vendor's total contract price that will be subcontracted to ISBEs by the non-ISBE vendor's total contract price. For example if the non-ISBE's total contract price is \$100,000.00 and it subcontracts a total of \$12,000.00 to ISBEs, the non-ISBE's ISBE participation rate would be 12%.

2. ISBE Participation Rate for ISBE Vendors. The ISBE participation rate for ISBE vendors shall be expressed as a percentage and shall be calculated by dividing the amount of the ISBE vendor's total contract price that will be subcontracted to ISBEs and the amount that will be self-performed by the ISBE vendor by the ISBE vendor's total contract price. For example if the ISBE vendor's total contract price is \$100,000.00 and it subcontracts a total of \$12,000.00 to ISBEs and will perform a total of \$8,000.00 of the work itself, the ISBE vendor's ISBE participation rate would be 20%.

b. Points for ISBE Participation Rate:

The vendor with the highest ISBE participation rate shall receive the maximum ISBE participation points. All other vendors shall receive ISBE participation points by applying the following formula:

$$\text{(Vendor's ISBE participation rate} \div \text{Highest ISBE participation rate)} \\ \text{X Maximum ISBE participation points)}$$

For example, assuming the weight given by the RFP to ISBE participation is 6 points, if Vendor A has the highest ISBE participation rate at 20% and Vendor B's ISBE participation rate is 12%, Vendor A will receive the maximum 6 points and Vendor B will receive $(12\% \div 20\%) \times 6$ which equals 3.6 points.

General Evaluation:

Points shall be assigned based on the vendor's clear demonstration of the ability to provide the requested goods and/or services. Vendors may be required to submit additional written information or be asked to make an oral presentation before the TEC to clarify statements made in the proposal.

SECTION 6. QUESTIONS

Questions concerning this solicitation must be e-mailed to the Division of Purchases at@purchasing.ri.gov no later than the date and time indicated on page one of this solicitation. No other contact with State parties is permitted. Please reference **RFP # xxxxx** on all correspondence. Questions should be submitted in writing in a Microsoft Word attachment in a narrative format with no tables. Answers to questions received, if any, shall be posted on the Division of Purchases' website as an addendum to this solicitation. It is the responsibility of all interested parties to monitor the Division of Purchases website for any procurement related postings such as addenda. If technical assistance is required, call the Help Desk at (401) 574-8100.

SECTION 7. PROPOSAL CONTENTS

C. Proposals shall include the following:

- a. One completed and signed RIVIP Bidder Certification Cover Form (included in the original copy only) downloaded from the Division of

Purchases website at www.purchasing.ri.gov. *Do not include any copies in the Technical or Cost proposals.*

- b. One completed and signed Rhode Island W-9 (included in the original copy only) downloaded from the Division of Purchases website at <http://www.purchasing.ri.gov/rivip/publicdocuments/fw9.pdf>. *Do not include any copies in the Technical or Cost proposals.*
- c. Two (2) completed original and copy versions, signed and sealed Appendix A. MBE, WBE, and/or Disability Business Enterprise Participation Plan. Please complete separate forms for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation. *Do not include any copies in the Technical or Cost proposals.*
- d. Technical Proposal - The Technical Proposal will include several sections.
 - The total length of Sections 1 **Staff Qualifications**, Section 2 **Capability, Capacity, and Qualifications of the Offeror** and Section 3 **List of Subcontractors** COMBINED is limited to eight (8) pages (this excludes any appendices and as appropriate, resumes of key staff that will provide services covered by this request).
 - Section 4 **Work Plan**, should be as concise as possible. The overview should be brief and to the point.

One (1) Electronic copy on a CD-R, marked “Technical Proposal - Original”.

One (1) printed paper copy, marked “Technical Proposal -Original” and signed.

Four (4) printed paper copies

Cost Proposal - A separate, signed and sealed cost proposal reflecting the hourly rate, or other fee structure, proposed to complete all of the requirements of this project.

One (1) Electronic copy on a CD-R, marked “Cost Proposal -Original”.

One (1) printed paper copy, marked “Cost Proposal - Original” and signed.

Four (4) printed paper copies

D. Formatting of proposal response contents should consist of the following:

- Formatting of CD-Rs – Separate CD-Rs are required for the technical proposal and cost proposal. All CD-Rs submitted must be labeled with:
 - Vendor’s name
 - RFP #
 - RFP Title
 - Proposal type (e.g., technical proposal or cost proposal)

- If file sizes require more than one CD-R, multiple CD-Rs are acceptable. Each CD-R must include the above labeling and additional labeling of how many CD-Rs should be accounted for (e.g., 3 CD-Rs are submitted for a technical proposal and each CD-R should have additional label of ‘1 of 3’ on first CD-R, ‘2 of 3’ on second CD-R, ‘3 of 3’ on third CD-R).

Vendors are responsible for testing their CD-Rs before submission as the Division of Purchase’s inability to open or read a CD-R may be grounds for rejection of a Vendor’s proposal. All files should be readable and readily accessible on the CD-Rs submitted with no instructions to download files from any external resource(s). If a file is partial, corrupt or unreadable, the Division of Purchases may consider it “non-responsive”. USB Drives or any other electronic media shall not be accepted. Please note that CD-Rs submitted, shall not be returned.

- Formatting of written documents and printed copies:
 - For clarity, the technical proposal shall be typed. These documents shall be single-spaced with 1” margins on white 8.5”x 11” paper using a font of 12 point Calibri or 12 point Times New Roman.
 - All pages on the technical proposal are to be sequentially numbered in the footer, starting with number 1 on the first page of the narrative (this does not include the cover page or table of contents) through to the end, including all forms and attachments. The Vendor’s name should appear on every page, including attachments. Each attachment should be referenced appropriately within the proposal section and the attachment title should reference the proposal section it is applicable to.
 - a. The cost proposal shall be typed using the formatting provided on the provided template.
 - Printed copies are to be only bound with removable binder clips.

SECTION 8. PROPOSAL SUBMISSION

Interested vendors must submit proposals to provide the goods and/or services covered by this RFP on or before the date and time listed on the cover page of this solicitation. Responses received after this date and time, as registered by the official time clock in the reception area of the Division of Purchases, shall not be accepted.

Proposals should be mailed or hand-delivered in a sealed envelope marked “**RFP# 7597555**” to:

RI Dept. of Administration
 Division of Purchases, 2nd floor
 One Capitol Hill
 Providence, RI 02908-5855

NOTE: Proposals received after the above-referenced due date and time shall not be accepted. Proposals misdirected to other State locations or those not presented to the Division of Purchases by the scheduled due date and time shall be determined to be late and shall not be accepted. Proposals faxed, or emailed, to the Division of Purchases shall not be accepted. The official time clock is in the reception area of the Division of Purchases.

SECTION 9. CONCLUDING STATEMENTS

Notwithstanding the above, the Division of Purchases reserves the right to award on the basis of cost alone, to accept or reject any or all proposals, and to award in the State's best interest.

Proposals found to be technically or substantially non-responsive at any point in the evaluation process will be rejected and not considered further.

If a Vendor is selected for an award, no work is to commence until a purchase order is issued by the Division of Purchases.

The State's General Conditions of Purchase contain the specific contract terms, stipulations and affirmations to be utilized for the contract awarded for this RFP. The State's General Conditions of Purchases can be found at the following URL:
<https://www.purchasing.ri.gov/RIVIP/publicdocuments/ATTA.pdf>.

APPENDIX A. PROPOSER ISBE RESPONSIBILITIES AND MBE, WBE, AND/OR DISABILITY BUSINESS ENTERPRISE PARTICIPATION FORM

H. Proposer's ISBE Responsibilities (from 150-RICR-90-10-1.7.E)

1. Proposal of ISBE Participation Rate. Unless otherwise indicated in the RFP, a Proposer must submit its proposed ISBE Participation Rate in a sealed envelope or via sealed electronic submission at the time it submits its proposed total contract price. The Proposer shall be responsible for completing and submitting all standard forms adopted pursuant to 105-RICR-90-10-1.9 and submitting all substantiating documentation as reasonably requested by either the Using Agency's MBE/WBE Coordinator, Division, ODEO, or Governor's Commission on Disabilities including but not limited to the names and contact information of all proposed subcontractors and the dollar amounts that correspond with each proposed subcontract.
2. Failure to Submit ISBE Participation Rate. Any Proposer that fails to submit a proposed ISBE Participation Rate or any requested substantiating documentation in a timely manner shall receive zero (0) ISBE participation points.
3. Execution of Proposed ISBE Participation Rate. Proposers shall be evaluated and scored based on the amounts and rates submitted in their proposals. If awarded the contract, Proposers shall be required to achieve their proposed ISBE Participation Rates. During the life of the contract, the Proposer shall be responsible for submitting all substantiating documentation as reasonably requested by the Using Agency's MBE/WBE Coordinator, Division, ODEO, or Governor's Commission on Disabilities including but not limited to copies of purchase orders, subcontracts, and cancelled checks.
4. Change Orders. If during the life of the contract, a change order is issued by the Division, the Proposer shall notify the ODEO of the change as soon as reasonably possible. Proposers are required to achieve their proposed ISBE Participation Rates on any change order amounts.
5. Notice of Change to Proposed ISBE Participation Rate. If during the life of the contract, the Proposer becomes aware that it will be unable to achieve its proposed ISBE Participation Rate, it must notify the Division and ODEO as soon as reasonably possible. The Division, in consultation with ODEO and Governor's Commission on Disabilities, and the Proposer may agree to a modified ISBE Participation Rate provided that the change in circumstances was beyond the control of the Proposer or the direct result of an unanticipated reduction in the overall total project cost.

I. MBE, WBE, AND/OR Disability Business Enterprise Participation Plan Form:

Attached is the MBE, WBE, and/or Disability Business Enterprise Participation Plan form. Bidders are required to complete, sign and submit with their overall proposal in a sealed envelope. Please complete separate forms for each MBE, WBE and/or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.

Z



**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE, RHODE ISLAND 02908**

MBE, WBE, and/or DISABILITY BUSINESS ENTERPRISE PARTICIPATION PLAN

Bidder's Name:

Bidder's Address:

Point of Contact:

Telephone:

Email:

Solicitation No.:

Project Name:

This form is intended to capture commitments between the prime contractor/vendor and MBE/WBE and/or Disability Business Enterprise subcontractors and suppliers, including a description of the work to be performed and the percentage of the work as submitted to the prime contractor/vendor. Please note that all MBE/WBE subcontractors/suppliers must be certified by the Office of Diversity, Equity and Opportunity MBE Compliance Office and all Disability Business Enterprises must be certified by the Governor's Commission on Disabilities at time of bid, and that MBE/WBE and Disability Business Enterprise subcontractors must self-perform 100% of the work or subcontract to another RI certified MBE in order to receive participation credit. Vendors may count 60% of expenditures for materials and supplies obtained from an MBE certified as a regular dealer/supplier, and 100% of such expenditures obtained from an MBE certified as a manufacturer. This form must be completed in its entirety and submitted at time of bid. **Please complete separate forms for each MBE/WBE or Disability Business Enterprise subcontractor/supplier to be utilized on the solicitation.**

Name of Subcontractor/Supplier:

Type of RI Certification: MBE WBE Disability Business Enterprise

Address:

Point of Contact:

Telephone:

Email:

Detailed Description of Work To Be Performed by Subcontractor or Materials to be Supplied by Supplier:

Total Contract Value (\$):

Subcontract Value (\$):

ISBE Participation Rate (%):

Anticipated Date of Performance:

I certify under penalty of perjury that the forgoing statements are true and correct.

Prime Contractor/Vendor Signature

Title

Date

Subcontractor/Supplier Signature

Title

Date