



**Solicitation Information
January 28, 2019**

RFP# 7598590

**TITLE: Outdoor Lighting Upgrade at Pastore Center in Cranston, RI
Submission Deadline: MARCH 6, 2019 AT 2:00 PM (Eastern Time)**

PRE-BID/ PROPOSAL CONFERENCE: NON-MANDATORY

MANDATORY: (no)

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: February 11, 2019 @ 1:00 PM

LOCATION: Pastore Center, 19 Foster Rd, Cranston, RI, Building 84

Questions concerning this solicitation must be received by the Division of Purchases at katherine.missell@purchasing.ri.gov no later than **February 21, 2019**). Questions should be submitted in a *Microsoft Word attachment*. Please reference the RFP# 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:

- i. Applicants must register on-line at the State Purchasing Website at www.purchasing.ri.gov
- ii. 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 Rhode Island Office of Energy Resources (OER), the Department of Administration, Division of Capital Asset Management and Maintenance (“DCAMM”) and the Rhode Island Department of Corrections (“DOC”) is soliciting proposals from qualified firms to provide a comprehensive exterior lighting upgrade at John O Pastore Complex in Cranston Rhode Island, where many of the lighting fixtures have reached the end of their useful life 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 April 1, 2019 for one year.

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

- i. 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.
- ii. 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.
- iii. 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.
- iv. 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.
- v. All pricing submitted will be considered to be firm and fixed unless otherwise indicated in the proposal.
- vi. 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.

- vii. The purchase of goods and/or services under an award made pursuant to this RFP will be contingent on the availability of appropriated funds.
- viii. 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.

- ix. 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.
- x. 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.
15. Prevailing Wage - The successful vendor must follow the State of Rhode Island Prevailing Wage requirements. The prevailing wage requirements are generally set forth in RIGL 37-13-1 et seq. These requirements refer to the prevailing rate of pay for regular, holiday, and overtime wages to be paid to each craftsmen, mechanic, teamster, laborer, or other type of worker performing work on public works projects when state or municipal funds exceed one thousand dollars (\$1,000).

SECTION 2. BACKGROUND

The Rhode Island Department of Administration (RI DOA) is pursuing a comprehensive exterior lighting upgrade at John O Pastore Complex in Cranston Rhode Island, where many of the lighting fixtures have reached the end of their useful life. Proposed work will include converting existing exterior lighting fixtures to LED as well as optimizing light levels across the campus and on selected adjacent public roads. The lighting upgrades will improve security and support the Governor's Executive Order 15-17, *State Agencies to Lead by Example in Energy Efficiency and Clean Energy*.

SECTION 3: SCOPE OF WORK AND REQUIREMENTS

General Scope of Work

With this RFP, DOA is requesting proposals to provide a turnkey project to 1) upgrade the existing exterior lighting fixtures to LED, 2) install additional lighting fixtures as defined herein and 3) provide year 1 warranty services (parts and labor). The initial site inventory is estimated at 1,117 fixtures. Additional detail is provided in *Attachment 1 – Pastore Cost Proposal* with further detail provided in *Attachment 2 - Pastore Fixture Locations*. Recommended fixture types are listed in *Table 3 - Recommended Replacement Fixtures*.

Fixture replacements will include pole lighting, wall packs, canopy lighting, flood lighting, and can lights. The project also includes retrofitting of existing fixtures located on the exterior, around the facilities and on public streets. **The scope does not include any work inside prison buildings.** Specific replacement fixture criteria are based on input from RI DOA management personnel and are to be re-confirmed as part of this project.

The new fixtures will reduce energy consumption, provide adequate light levels for identified areas including streets, parking lots, security perimeters, and around buildings in the complex as well as provide a high-quality standardized product for ease of future inventory and maintenance. An overview of proposed replacement lighting types is provided in Table 1.

Table 1: Designations* for Proposed Replacement Lighting

Row #	Fixture Description	Fixture Designation*	Proposed Quantity
1	Area Light - Retro	AL1-120W N18	3
2	Area Light - Retro	AL1-120W N27	8
3	Area Light - Retro	AL1-50W N18	7
4	Area Light - Retro	AL1-80W N18	63
5	Area Light	AL2-125W K30	137
6	Cobra Head	CH-120W K30	3
7	Cobra Head	CH-40W K24	25
8	Can Light Recessed 6"	CLR6-13W	5
9	Can Light Recessed 6"	CLR6-21W	6
10	Can Light Recessed 6"	CLR6-6W	19
11	Can Light Recessed 8"	CLR8-19W	28
12	Canopy Soffit Recessed	CSR-25W	39
13	Canopy Soffit Surface	CSS-12W	2
14	Canopy Soffit Surface - Gas Station	CSS1-80W	14
15	Canopy Soffit Surface	CSS-24W	27
16	Canopy Soffit Surface Higher Wattage	CSS-72W	4
17	Flood Light Small	FL1-45W M	2
18	Flood Light Small	FL1-70W M	10
18	Flood Light Large	FL2-100W K10	2
20	Flood Light Large	FL2-165W K10	185
21	Flood Light Large	FL2-165W K29	3
22	Flood Light Large	FL2-250W K10	11
23	Flood Light Large	FL2-410W K10	25
24	Flood Light Large	FL2-85W K10	56
25	Flood Light Small - Fence	FL3-70W M	60
26	High Mast	HM-480W D90	52
27	High Mast	HM-600W D90	8
28	Lamp Replacement	LAMP-18W	22
29	No Change PT LED Kim Pole Light	NC-52W	3
30	No Change	NC-W	40
31	PL LED Replacement	PL-12W	16
32	PL LED Replacement	PL-24W	5
33	Post Top	PT-25W	1

34	Post Top	PT-40W	8
35	Spider Retro Plates	SPI-50W	15
36	Wall Pack Cutoff	WPC-120W	2
37	Wall Pack Cutoff	WPC-25W	8
38	Wall Pack Cutoff	WPC-40W	24
39	Wall Pack Cutoff	WPC-60W	48
40	Wall Pack Cutoff	WPC-80W	20
41	Wall Pack Flood	WPF-120W	23
42	Wall Pack Flood	WPF-60W	1
43	Wall Pack Flood	WPF-90W	25
44	Wall Pack Small	WPS-12W	52
Total			1,117**

*These designations were developed for use in this RFP to simplify map and other references to the wide variety of fixture types present at the site.

** The total number of existing fixtures is estimated at 1,117. The total quantity of existing fixtures for upgrade in Attachment 1 – Pastore Cost Proposal is 1,063 because some fixtures are already LED and do not require upgrade. The quantity of fixtures to be installed in that attachment is 1,074 because a few lights are being added. All are clearly identified in the RFP and/or Attachments. All quantities will be verified by the awarded Contractor after contract award.

A. General Requirements

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

- a. Turnkey Project - The Contractor shall be solely responsible for final project design, installation, mounting accessories, wiring, mechanical attachments, hardware, fixtures, orientation and aiming of fixtures, and proper operation of all installed lighting equipment, photo controls and resulting operations.
- b. Primary Contact - Contractor will provide a primary point of contact who will maintain regular and timely communication with the RI DOA Project Manager or designee throughout the project.
- c. Verification and Validation - The Contractor shall be solely responsible for verification and validation of existing conditions, fixture counts, and project design. It is the responsibility of the Contractor to notify the RI DOA Project Manager or designee 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 RI DOA Project Manager or designee in a timely manner for clarification and resolution.
- d. 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. If requested by RI DOA Project Manager or designee, the Contractor shall coordinate development of savings calculations and other application-specific information and processing with National Grid.
- e. Safety - Contractor shall take all reasonable safety precautions with respect to this project. Contractor shall provide all safety measures required for safe installation of all measures, insuring the safety of the occupants and the public, protection of vehicles, and other property. The Contractor shall provide safety precautions in restricting public access around the work areas, providing controls on public

streets, coordinating with any outside agencies or law enforcement for control of public streets. 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. Where appropriate, the Contractor's employees and agents shall wear hard hats, safety glasses, and/or noise protection while on the site. 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.

f. Traffic Controls –

- i. The Contractor shall submit a traffic control plan for Howard Road for approval by the RI DOA Project Manager or designee prior to authorization to proceed with the work.
- ii. Contractor shall arrange for police details in coordination with the RI DOA Project Manager or designee. The cost of police details (personnel and vehicles) as well as other incidental traffic control measures and devices (cones, warning signs, etc.) shall be borne by the Contractor.
- iii. Contractor shall conduct operations so as to cause the least possible obstruction and inconvenience to public traffic.
- iv. Contractor shall maintain and make available to the RI DOA and all abutters a local telephone number and website where they can be contacted twenty-four hours per day.

g. Restricted Area Operations –

- i. The contractor will schedule for and ensure that all employees pass a BCI background check prior to working on-site. Background checks shall be coordinated through the RI DOA Project Manager or designee. Background checks are provided by the Rhode Island Department of Corrections (RI DOC) as a no-cost service.
- ii. Where required, Contractor will coordinate with RI DOA Project Manager or designee for proper escort to restricted RI DOC areas. Note: The scope does not include any work inside prison buildings.

h. Hours of Operation - The Contractor shall accomplish all work between the hours of 7:00AM to 3:30PM, Monday through Friday unless otherwise directed by RI DOA Project Manager or designee. If weekend or off hours are required, 48 hours written notice must be requested before scheduling.

i. Construction Process - As part of their service, the Contractor is expected to designate a Project Manager. Contractor's Project Manager or their designee will participate in an initial kick-off meeting, maintain regular and timely communications with the RI DOA Project Manager or designee, handle warranty

paperwork, provide appropriate close-out documentation, train site staff in proper equipment operations, submit and follow-up on utility incentive applications (if requested), and perform other activities necessary for a smooth construction process and successful project.

- j. Submittals - All proposed equipment and material will be submitted for approval before products may be purchased or installed. A preliminary project schedule will also be submitted for review.
- k. 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 RI DOA Project Manager or designee. A punch list of all deficiencies shall be developed in coordination with the RI DOA Project Manager or designee 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 and punch list items resolved.
- l. 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 RI DOA Project Manager or designee and will keep copies on file as required by law.
- m. Licensing - The Contractor certifies that all electricians and others who will perform work under the awarded contract will be duly certified and licensed by the state of RI.
- n. Qualifications - Prospective firms submitting proposals shall have a minimum of three years' experience in the area of LED outdoor lighting conversions. Anyone working above the communication space on utility poles or within electric distribution enclosures shall be electrically qualified as defined by OSHA 1910.269 (hereinafter "Qualified Electrical Worker"). Customer personnel or Qualified Electrical Workers are never allowed to enter a National Grid manhole, handhole, or other enclosed electrical equipment for any reason without National Grid's safety supervision personnel being present on site.
 - i. By submitting a Proposal, the Proposer is certifying that all electricians who would perform work under this Contract are Qualified Electrical Workers as described above.
- o. 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.
- p. Brand Neutrality - RI DOA 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". The Contractor shall submit cut sheets confirming products in their proposal meet photometric and other required elements of the RFP.
- q. Product Qualifications - Where applicable, proposed products shall be "DLC Listed", i.e. on the Design Lights Consortium Qualified Products List and the Contractor shall provide the DLC Listing's product ID code. Where not applicable, products shall be Energy Star certified or Lighting Facts listed. All products must be eligible for utility incentives. Contractors are expected to provide information about recommended products in sufficient detail so that the RI DOA Project Manager or designee may make informed choices.
- r. Sample Lighting Install - As requested, the Contractor shall install sample fixtures at no cost to RI DOA for evaluation.
- s. Warranty - Products will carry a 1-year warranty on workmanship (materials and labor) and, where appropriate, a 10-year free materials replacement warranty.

Contractor shall indicate products for which a 10-year warranty is not available along with that product's warranty details.

- t. Changes in Work - RI DOA may, at any time work is in progress, by written order, make alterations in the terms of work as shown in the specifications, require the performance of extra work, decrease the quantity of work, or make such other changes as they may find necessary or desirable. The Contractor shall not claim forfeiture of contract by reasons of such changes by the contracting Town. Changes in work and the amount of compensation to be paid to the Contractor for any extra work as so ordered shall be determined in accordance with the unit prices of contractor's proposal.

B. LED Lighting and Install Requirements

a. Existing Conditions

- i. The Contractor will remove and dispose of all existing fixtures.
- ii. Prior to ordering or installing equipment, the Contractor shall install sample fixtures to confirm light levels, color temperature, coverage or other characteristics as requested by the RI DOA Project Manager or designee.
- iii. Repositioning of proposed fixtures that may require wiring shall be installed in conduit as per National Electric Code requirements.
- iv. Contractor shall be responsible for all accessories, hardware or other mounting hardware to adapt the standard fixture brackets and mounts to exterior / interior ceilings, walls, building, or existing pole conditions. Whenever required contractor shall restore any finish surfaces disturbed during installation.
- v. Contractor shall provide retrofitting of existing mounts, required mechanical and electrical repairs to be able to support the new lighting fixtures proposed. The contractor shall be responsible for all safety requirements, staging, lifts, materials, and mechanical items required for the repair and upgrading to a fully functional high mast light system.
- vi. At the maximum-security facility only, Contractor shall assess the condition of all existing high mast lighting on the four towers and note any deficiencies in the inventory. All conductors shall be replaced.
- vii. 480V Circuit Verification - Before any fixtures are procured, the contractor shall verify locations that require 480V fixtures. The inventory of these fixtures and their mapped locations shall be made available to the RI DOA Project Manager or designee.

b. New Lighting Fixtures

- i. New fixture locations – Contractor is responsible for all electric circuits, wiring, hardware, accessories, and other materials to place fixtures in new locations on buildings or poles and along the streets as indicated.

c. New Lighting Poles

- i. Three new lighting poles are to be installed as indicated in the table below. The contractor is responsible for all procurement / shipping of the poles, mounting of poles, electrical circuit establishment and any accessories needed.

Table 2: Lighting Pole Installation

Pole Location	Pole Type	Pole Height	Fixture Designation on Map
Corner of Howard/West	Al	30'	(3) CH-120W K-30 MH:30
Maximum Security Entrance	Al	25'	(1) CH-40W-K24 MH:20
Pole #1 Wilma Schensler Bldg.97	Al	30'	(2) FI2-410W-K10 MH:25

- ii. The contractor shall be responsible for design and fabrication of aluminum lighting poles. Aluminum poles will be attached to existing bases and foundations. All construction shall be similar and compatible in design and appearance with the lighting poles already installed at the Pastore Center. The nominal luminaire mounting heights shall be as noted in *Table 2 – Lighting Pole Installation* and *Attachment 2 - Pastore Fixture Locations*.

d. General Lighting Specifications

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

- i. The Contractor will furnish and install approximately 1,074 new LED lighting fixtures in the designated areas of the buildings and streets. An initial inventory, to be confirmed by the contractor, is provided in the *Attachment 1 – Pastore Cost Proposal* with further detail provided in *Table 3 - Recommended Replacement Fixtures* and *Attachment 2 – Pastore Fixture Locations*. Note: Manufacturer part numbers listed therein are for reference only and do not signify a preference for one product or manufacturer over another.
- ii. The contractor shall provide long life photocells as described herein. All wiring shall be color coded and grounded properly
- iii. Lighting fixtures shall be a die-cast aluminum body with integral heat sink. The exterior coating shall have been treated for outdoor lighting conditions.
- iv. LED Drivers shall be provided with quick connect wire trap connectors or integral leads color coded per ANSI C82.11.
- v. Driver shall operate LEDs at a frequency of 60Hz.
- vi. Driver shall have a power factor greater than 0.90 for primary application.
- vii. Driver input current shall have Total Harmonic Distortion (THD) of less than 20%.
- viii. Driver shall have a minimum operating temperature of -40 deg C.
- ix. Driver shall tolerate sustained open circuit and short circuit output conditions without damage and without need for external fuses or trip devices.
- x. Driver shall not contain any Polychlorinated Biphenyl (PCB).
- xi. 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.
- xii. 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).

- xiii. Driver shall be manufactured in a factory certified to ISO 9001 Quality System Standards.
- xiv. RI DOA reserves the right to change the installed lighting quantities after bid award. The final agreed upon fixture count will be based upon the characteristics of the products to be installed and any changes to the initial inventory. Pricing will reflect the unit pricing provided in the Contractor's proposal.
- xv. All photocells shall be mounted on top of fixtures facing north. All photocells shall fail in the 'ON' position.
- xvi. For 208- or 277-volt circuits, use locking type control.
- xvii. All fixtures shall be cleaned and left free of any dirt, dust, grease, etc., at the completion of the job.
- xviii. All exterior lighting fixtures shall be furnished complete with gaskets, cast aluminum weatherproof outlet boxes, labels approved for damp locations and be solidly grounded.

e. General Installation Specifications

All LED luminaires will be installed according to the manufacturer's instructions. The Contractor will test for correct operation after replacing the existing luminaire with the new LED luminaires. The DOA will provide a staging area adjacent to Building 84 at no cost to the Contractor.

Work includes, but may not be limited to:

- i. Identify the pole, building or other location and verify map; update database with equipment installed, date, latitude and longitude for GPS coordinates, IP addresses, and other information, as needed. **Final inventory database shall be in a file format suitable for the RI DOA's CAD systems.**
- ii. Check line voltage to the luminaire. If 480V, update database and skip to the next location.
- iii. Prepare LED luminaire for installation. Scan LED luminaire bar code.
- iv. Perform safety check:
 - Check the secondary power lines (triplex) to determine the best approach for the luminaire and luminaire arm installation.
 - Check tree/vegetation. If tree /vegetation is obstructing the streetlight, trim branches as necessary to complete the installation; note work done in daily report form.
- v. Check for structural integrity and perform routine\minor maintenance tasks (i.e., if bolts are loose, tighten the bolts). If luminaire arm and/or wind rod is damaged or non-repairable make a note to report to RI DOA Project Manager or designee and skip to the next location.
- vi. Remove and dispose of existing luminaires, including luminaires that will not be replaced.
- vii. Install LED luminaire and photocell as specified in Contract.
- viii. Confirm successful operation of the luminaire. If luminaire is not working, make a note to report to RI DOA Project Manager or designee and skip to the next location.
- ix. Note wattage of removed luminaire and LED replacement model, as well as location. Prepare and store removed luminaire for recycling.

- x. Comply with applicable environmental laws and regulations regarding handling of hazardous substances and take appropriate measures to ensure the safe handling of such materials as may be encountered in the performance of the Contract.
- xi. If a luminaire is not on the inventory list, perform the conversion as described, then make a note in the inventory, to report to RI DOA Project Manager or designee.

C. LED Upgrade Equipment Specifics

a. Area Light Retrofit (AL1)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a round plate for retrofitting the existing bell style and other fixtures in the areas designated. The plate shall be constructed of an integrated structure of individual LEDs, LED driver, and mounting plate in sizes up to 13.5 inches in diameter. The plate shall be finished in a durable paint finish suitable for damp conditions.
- ii. Contractor shall provide adaptation of plate to existing fixture housing with contractor supplied mounting brackets.
- iii. Each LED shall have individual lenses to create the required light patterns to meet lighting level requirements.
- iv. Heat management shall be by individual radiator heat sinks or equivalent.
- v. The retrofit fixture shall produce a minimum of 120 lumens per watt efficiency.
- vi. The LED driver shall have a universal power supply for voltages from 90 to 305 VAC, 50/60 Hz and 0-10V capable for controls.
- vii. The CCT value shall be 5,000K.
- viii. L-70 lifetime shall be 100,000 hours or greater.
- ix. The fixture shall be provided in wattages of 50W, 80W and 120W.
- x. Lens designations shall be IES Type IIIIm designated as N18 and IES Type V design as N27.
- xi. Existing photocells shall be inspected, replaced, and wired into the fixture.
- xii. Each carton shall be marked with a designation in the form of AL1-Watts-Optics.

b. Area Light Fixture (AL2)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a modular line of LED Area Lighting fixtures available in range of wattages ranging from 85 watts to 250 watts, in a cast aluminum body, with a durable coated finish rated for outdoor lighting use. Construction shall be fully gasketed and provide quick access tool-less entry for field installation and servicing.
- ii. The fixture shall be provided in a bronze color, or silver color, as directed.
- iii. Each LED shall have individual lenses to create the required light patterns to meet lighting level requirements.
- iv. Heat management shall be by individual ceramic radiator heat sinks on each LED in an integrated plate or modular light bar or equivalent.
- v. The fixture shall produce a minimum of 120 lumens per watt efficiency.
- vi. The LED driver shall have a universal power supply for voltages from 90 to 305 VAC, 50/60 Hz and 0-10V capable for controls.
- vii. The CCT value shall be 5,000K.

- viii. L-70 lifetime shall be 100,000 hours or greater.
- ix. Lens designations shall be IES Type IIIM designated as K30.
- x. The fixture shall be IP65 rated.
- xi. NEMA sockets and long-life photocells shall be provided for each fixture.
- xii. Mounting brackets and any accessories or hardware shall be provided to meet all field conditions present.
- xiii. Each carton shall be marked with a designation in the form of AL2-Watts-Optics.

c. Can Light Retrofit Fixture (CLR6/ CLR8)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a commercial-grade retrofit fixture with universal housing compatibility for existing downlights through-out the campus. This fixture shall be available in versions to retrofit both 6” and 8” nominal existing openings. The fixture shall be available in wattages of 6, 13, 19 and 28 watts.
- ii. The fixture shall be rated for outdoor damp conditions.
- iii. This retrofit fixture shall include a bezel to adapt to existing ceiling conditions, along with adjustable housing clips to adapt to a range of existing housing and/or ceiling conditions.
- iv. The CRI of this fixture shall be 80 or greater.
- v. The fixture shall produce a minimum of 74 lumens per watt or greater.
- vi. The rated L-70 lifetime shall be 40,000 hours or greater.
- vii. The CCT shall be 4,000K.
- viii. The beam angle shall be 110 degrees or greater.
- ix. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- x. Each carton shall be marked with a designation in the form of CLR6 or CLR8-Watts.

d. Canopy-Soffit Recessed Light (CSR)

This fixture shall conform to the following specifications and requirements:

- i. Consist of a commercial-grade retrofit fixture for recess applications, it shall be rated for damp locations when installed in covered ceiling mounting areas. The fixture shall be white and have a durable finish for outdoor use. It shall be adaptable to drywall or other surface conditions.
- ii. The fixture shall be for a nominal opening of 12” x 12” and have a low profile no greater than 3.5” depth.
- iii. The fixture shall be available at 23.5 watts.
- iv. The CRI shall be 80 or greater.
- v. The recessed fixture shall produce a minimum of 96 lumens per watt.
- vi. The rated L-70 lifetime shall be greater than 200,000 hours.
- vii. The CCT shall be 4,000K.
- viii. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- ix. The fixture shall be 0-10V capable for dimming controls.
- x. Each carton shall be marked with a designation in the form of CSR-Watts.

e. Canopy-Soffit Surface (CSS)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a compact durable commercial grade fixture with a die cast aluminum body and prismatic polycarbonate diffusor with UV inhibitors. The fixture shall be IP-65 rated for exterior environments.
- ii. The fixture shall be for a nominal opening of 12" x 12" and a profile no greater than 9" depth.
- iii. The fixture shall be available at 12 and 72 watts.
- iv. The CRI shall be 70 or greater
- v. The recessed fixture shall produce 110 lumens per watt or greater.
- vi. The rated L-70 lifetime shall be greater than 50,000 hours.
- vii. The CCT shall be 4,000K.
- viii. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V
- ix. The fixture shall be 0-10V capable for dimming controls.
- x. An integrated photocell shall be provided.
- xi. Each carton shall be marked with a designation in the form of CSS-Watts.

f. Canopy-Soffit Surface High Output (CSS1)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a compact durable commercial grade fixture with a die cast aluminum body and optical lens for even distributions. The fixture shall be IP-65 rated for exterior environments.
- ii. The fixture shall be for a nominal opening of 9.8" x 9.8" and a profile no greater than 3.4" depth.
- iii. The fixture shall be available at 80 watts.
- iv. The CRI shall be 70 or greater.
- v. The recessed fixture shall produce 130 lumens per watt or greater.
- vi. The rated L-70 lifetime shall be greater than 50,000 hours.
- vii. The CCT shall be 5,000K.
- viii. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- ix. The fixture shall be 0-10V capable for dimming controls.
- x. An integrated photocell shall be provided.
- xi. Each carton shall be marked with a designation in the form of CSS1-Watts.

g. Cobra Head Fixture

This fixture shall conform to the following specifications and requirements:

- i. Consists of modular line of LED cobra-head style lighting fixtures available in identified wattages with cast aluminum body, with a durable coated finish rated for outdoor lighting use. Construction shall be fully gasketed and provide quick access tool-less entry for field installation and servicing.
- ii. The fixture shall be provided in a bronze color, or silver color as directed.
- iii. Each LED shall have individual lenses to create the required light patterns to meet lighting level requirements.
- iv. Heat management shall be by individual ceramic radiator heat sinks on each LED in an integrated plate or modular light bar or equivalent.
- v. The fixture shall produce a minimum of 120 lumens per watt efficiency.
- vi. The LED driver shall have a universal power supply for voltages from 90 to 305 VAC, 50/60 Hz and 0-10V capable for controls.
- vii. The CCT value shall be 5,000K.

- viii. L-70 lifetime shall be 100,000 hours or greater.
- ix. Lens designations shall be IES Type IIIM designated as K30.
- x. The fixture shall be IP65 rated.
- xi. NEMA sockets and long-life photocells shall be provided for each fixture.
- xii. Mounting brackets and any accessories or hardware shall be provided to meet all field conditions present.
- xiii. Each carton shall be marked with a designation in the form of AL2-Watts-Optics.

h. Flood Light Small (FL1)

This fixture shall conform to the following specifications and requirements:

- xi. Consists of a small architectural fixture flood light fixture with wide beam spread, with an anti-glare coating with a NEMA 6x6 wide beam Fresnel lens. The fixture shall be commercial grade, IP-65 rated for wet and damp locations and outdoor use. It shall be available with both trunnion and 1/2" knuckle mounts. Fin style heat sinks shall be provided for thermal management.
- xii. The fixture shall be a compact fixture of 4.33" x 8.67" and a depth under 5".
- xiii. The fixture shall be available at 45 and 70 watts.
- xiv. The CRI shall be 80 or greater.
- xv. The recessed fixture shall produce 100 lumens per watt or greater.
- xvi. The rated L-70 lifetime shall be greater than 100,000 hours.
- xvii. The CCT shall be 5,000K.
- xviii. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- xix. The fixture shall be 0-10V capable for dimming controls.
- xx. An integrated photocell shall be provided.
- xxi. Each carton shall be marked with a designation in the form of FL1-Watts.

i. Flood Light Fixture Large (FL2)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a modular line of LED Flood Lighting fixture available in range of wattages ranging from 85 watts to 410 watts, in a cast aluminum body, with a durable coated finish rated for outdoor lighting use.
- ii. Construction shall be fully gasketed.
- iii. The fixture shall be provided in a bronze color, silver, or grey color as directed.
- iv. Each LED shall have individual lenses to create the required light patterns to meet lighting level requirements.
- v. Heat management shall be by individual ceramic radiator heat sinks on each LED in an integrated plate or modular light bar or equivalent.
- vi. The fixture shall produce a minimum of 120 lumens per watt efficiency.
- vii. The LED driver shall have a universal power supply for voltages from 90 to 305 VAC, 50/60 Hz and 0-10V capable for controls.
- viii. The CCT value shall be 5,000K.
- ix. L-70 lifetime shall be 100,000 hours or greater.
- x. Lens designations shall be IES Type IV designated as K10.
- xi. Be adjustable to 5 degrees off the horizontal plane.
- xii. The fixture shall be IP65 rated.
- xiii. NEMA sockets and long-life photocells shall be provided for each fixture.

- xiv. Mounting brackets and any accessories or hardware shall be provided to meet all field conditions present.
- xv. Each carton shall be marked with a designation in the form of FL2-Watts-Optics.

j. Flood Light Small (FL3)

This fixture shall conform to the following specifications, work, and requirements:

- i. Consists of a small architectural flood light fixture with wide beam spread, with an anti-glare coating and a NEMA 6x6 wide beam Fresnel lens. The fixture shall be commercial grade, IP-65 rated for wet and damp locations and outdoor use. It shall be available with 1/2" knuckle mounts. Fin style heat sinks shall be provided for thermal management.
- ii. Adapt existing fence mountings and wiring/conduit to a secured mount.
- iii. The fixture shall be a compact fixture of 4.33" x 8.67" and a depth under 5".
- iv. The fixture shall be available at 45 and 70 watts.
- v. The CRI shall be 80 or greater.
- vi. The recessed fixture shall produce 100 lumens per watt or greater.
- vii. The rated L-70 lifetime shall be greater than 100,000 hours.
- viii. The CCT shall be 5,000K.
- ix. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- x. The fixture shall be 0-10V capable for dimming controls.
- xi. An integrated photocell shall be provided.
- xii. Each carton shall be marked with a designation in the form of FL3-Watts.

k. High Mast Lighting (HM)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a high mast lighting fixture in a round shaped fixture with heat sinks/radiator fins for thermal management. It shall have a slip fitter for a full range of motion and adjustment to at least 45 degrees off the horizontal plan.
- ii. The fixture shall be for outdoor use and be IP65 rated.
- iii. The optical beam spread shall be 90 degrees.
- iv. The fixture shall be available at both 480 and 640 watts.
- v. The high mast fixture shall produce 120 lumens per watt or greater.
- vi. The rated L-70 lifetime shall be greater than 100,000 hours.
- vii. The CCT shall be 5,000K.
- viii. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- ix. The fixture shall be 0-10V capable for dimming controls.
- x. Each carton shall be marked with a designation in the form of HM-Watts.

l. Lamp Replacements (LAMP)

This lamp replacement shall conform to the following specifications and requirements:

- i. Be a direct line, integrated driver LED lamp rated for outdoor use in damp locations.
- ii. The lamp shall be Energy Star certified.
- iii. Shall be available in a range of wattages including, 18.5 Watts.

- iv. The lamp shall produce a minimum of 110 lumens per watt.
- v. Have a power factor over 0.9.
- vi. The CCT shall be 5,000K.
- vii. The lamp shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- viii. The L-70 lifetime shall be 40,000 hours or greater.
- ix. Each carton shall be marked with a designation in the form of LAMP-Watts.

m. Post Top Retrofit (PT)

This fixture shall conform to the following specifications and requirements:

- i. Consist of an integrated lamp with an E39 Based for retrofitting the existing post top and other fixtures in the areas designated. The post top shall be constructed of an integrated lamp of individual LEDs, LED driver, and integrated base. The post top lamp shall be finished in a durable paint finish suitable for damp conditions.
- ii. Contractor shall remove any ballast or other electrical equipment and retrofit the post top fixture with a new E-39 suitable to existing fixture housing.
- iii. Each LED shall have individual lenses to create the required light patterns to meet lighting level requirements.
- iv. Heat management shall be by individual radiator heat sinks.
- v. The retrofit lamp shall produce 115 lumens per watt efficiency or greater.
- vi. The LED driver shall have a universal power supply for voltages from 90 to 305 VAC, 50/60 Hz and 0-10V capable for controls.
- vii. The CCT value shall be 5,000K.
- viii. L-70 lifetime shall be 100,000 hours or greater.
- ix. The fixture shall be provided in a 45-watt model.
- x. Lens designations shall be IES Type V design and designated as N61.
- xi. Existing photocells shall be inspected, replaced, and wired into the fixture.
- xii. Each carton shall be marked with a designation in the form of PT-Watts-Optics.

n. Wall Pack Cutoff (WPC)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a wall pack fixture with heavy-duty 180-degree adjustable LED module, a housing made of die cast aluminum, power coated finish, and with a polycarbonate lens.
- ii. The fixture shall be a fixture of 9.125" Wide and 5.1875" high and either 5.375" or 8.875" deep.
- iii. The fixture shall be available in 25W, 40W, 60W and 80W models.
- iv. The fixture shall be IP-65 rated and have gasketed housing construction.
- v. The CRI shall be 70 or greater.
- vi. The recessed fixture shall produce 127 lumens per watt or greater.
- vii. The rated L-70 lifetime shall be greater than 60,000 hours.
- viii. The CCT shall be 5,000K.
- ix. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- x. The fixture shall be 0-10V capable for dimming controls.
- xi. An integrated photocell shall be provided.

- xii. Each carton shall be marked with a designation in the form of WPC-Watts.

o. Wall Pack Cutoff (WPF)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a wall pack flood style fixture with rugged die-cast housing with advanced thermal management for durability.
- ii. The fixture shall be a fixture of 14.4" Wide and 9.29" high and 7.87" deep.
- iii. The fixture shall be available in 90W and 120W models.
- iv. The fixture shall be IP-65 rated and have gasketed housing construction.
- v. The CRI shall be 70 or greater.
- vi. The recessed fixture shall produce 117 lumens per watt or greater.
- vii. The rated L-70 lifetime shall be greater than 50,000 hours.
- viii. The CCT shall be 5,000K.
- ix. The fixture shall be equipped with a universal power supply capable of line voltages of 120V to 277V.
- x. The fixture shall be 0-10V capable for dimming controls.
- xi. An integrated photocell shall be provided.
- xii. Each carton shall be marked with a designation in the form of WPF-Watts.

p. Wall Pack Small (WPS)

This fixture shall conform to the following specifications and requirements:

- i. Consists of a small wall pack fixture with rugged die-cast housing with advanced thermal management for durability.
- ii. The fixture shall be a fixture of 6.89" Wide and 11.02" high and 5.24" deep.
- iii. The fixture shall be available in 15W and 25W models.
- iv. The fixture shall be IP-65 rated and have gasketed housing construction.
- v. The CRI shall be 80 or greater.
- vi. The recessed fixture shall produce 91 lumens per watt or greater.
- vii. The rated L-70 lifetime shall be greater than 50,000 hours.
- viii. The CCT shall be 5,000K.
- ix. The fixture shall be equipped with a power supply capable of line voltages of 120V.
- x. The fixture shall be 0-10V capable for dimming controls.
- xi. An integrated photocell shall be provided.
- xii. Each carton shall be marked with a designation in the form of WPS-Watts.

q. Photocells

The photocells shall conform to the following specifications and requirements:

- iii. Fixtures with the Codes AL-2, CH, and FI-2 shall be equipped with NEMA 7-pin receptacles to be used with ANSI C136.10 compliant photocells or other ANSI C136.41 control systems.
- iv. The receptacle shall be constructed of durable polycarbonate with coatings to assure long service life. All gaskets to the lighting fixture must prevent water intrusion. Any plastic components shall be UV stabilized.
- v. The receptacle shall use brass or bronzed electrical contact, use fully insulated terminals and be equipped and rated for 480V service.
- vi. These 7-pin receptacles shall be wired to support in the future 0-10V dimming controls and be capable of supporting advanced control systems.

- vii. Photocells shall be rated for long-life and a service life of 20 years minimum. The photocell shall have extreme fusing with heavy-duty relay rated for over 200A inrush load current.
- viii. The photocontrol shall be rated for a 10,000 on/off operations. The photocell shall be constructed of durable fiberglass and coatings to assure long service life.
- ix. Twenty-four shorting caps shall be provided and delivered in addition to the required photocontrols.

Table 3. Recommended Replacement Fixtures

Use the DLC Family Code to find the proposed products in the DLC Qualified Products List (www.designlights.org/search/). Refer to the Proposed Fixture Model for additional fixture requirements. Products must be eligible for National Grid incentives. References to specific products or brands are for reference only and should be interpreted to mean “or equivalent.”

Basic Fixture Description	New Fixture Designation	New Fixture Count	Suggested DLC Family Code or Equal	Suggested Equipment Models or Equal
Area Light - Retro	AL1-120W N18	3	KKKMDH	Sansi C21LP-80W=50K-500ma-N18-WH, Sansi C21LP-120W=50K-500ma-N18-WH, Sansi C21LP-120W-50K-500ma-N27-WH or equal
Area Light - Retro	AL1-120W N27	8		
Area Light - Retro	AL1-50W N18	7		
Area Light - Retro	AL1-80W N18	63		
Area Light	AL2-125W K30	137	KKKZKF	Sansi C0820-QR-125W-0800-50K-90-305VAC-K30-color-PC or equal
Cobra Head	CH-120W K30	3		Sansi C0830-OR-40W-0800-50K-Tenon-K24-Silver-PC,
Cobra Head	CH-40W K24	25	QQQTKD	Sansi C0830-LR-120W-0800-50K-90-305V-K30-Silver-PC or equal
Can Light Recessed 6"	CLR6-13W	5	Energy Star	Green Creative
Can Light Recessed 6"	CLR6-21W	6		18.5A21/850/277V or equal
Can Light Recessed 6"	CLR6-6W	19		
Can Light Recessed 8"	CLR8-19W	28		
Canopy Soffit Recessed	CSR-25W	39	MMMNTN	US LED GTR-11EH-50-80-UNV-S-DW11 or equal
Canopy Soffit Surface	CSS-12W	2	NNNMZZ	Paraflex CV-303-Watts-BZ-PC or equal
Canopy Soffit Surface	CSS-24W	27		
Canopy Soffit Surface Higher Wattage	CSS-72W	4		
Canopy Soffit Surface - Gas Station	CSS1-80W	14	NNNMYU	Green Inova 6CP80L50B5

Flood Light Small	FL1-45W M	2	TTTUCP TTTUCQ	Nebulite FLM-Watts-50K- Color-mount or equal
Flood Light Small	FL1-70W M	10		
Flood Light Large	FL2-100W K10	2	KKKZRK	Sansi C0820-BW-50K-90- 305VAC-Watts-color-PC- Y5-BW or equal
Flood Light Large	FL2-165W K10	185		
Flood Light Large	FL2-165W K29	3		
Flood Light Large	FL2-250W K10	11		
Flood Light Large	FL2-410W K10	25		
Flood Light Large	FL2-85W K10	56		
Flood Light Small - Fence	FL3-70W M	60	TTTUCQ	Nebulite FLM-Watts-50K- Color-mount or equal
High Mast	HM-480W D90	52	EAEFGR	Shenzhen Yaorong Technology Co.,Ltd YR- BB520-Watts-50K-optics- color-mount-HV 247-480 or equal
High Mast	HM-600W D90	8	LLBMA	
Lamp Replacement	LAMP-18W	22	Energy Star	Green Creative 97736 18.5A21/850/277V or equal
No Change PT LED Kim Pole Light	NC-52W	3		
No Change	NC-W	40		
PL LED Replacement	PL-12W	16	KKKZSY	Philips-PLC-9W, 11W-830- 4P G24q-3
PL LED Replacement	PL-24W	5		
Post Top	PT-25W	1	KKKYRG	Sansi C0820-PT-25W-50K- N61-e39-Up-White, Sansi C0820-PT-40W-50K-N61- e39-Up-White or equal
Post Top	PT-40W	8		
Spider RetroPlates	SPI-50W	15	KKKMDH	Sansi C21LP-50W=50K- 500ma-N18-WH or equal
Wall Pack Cutoff	WPC-120W	2	HAHHRC	Aleo WPL OR WPL2- WATTS-50K-XE-G2-PC- UNV or equal
Wall Pack Cutoff	WPC-25W	8	HAHIRK	
Wall Pack Cutoff	WPC-40W	24		
Wall Pack Cutoff	WPC-60W	48		
Wall Pack Cutoff	WPC-80W	20		
Wall Pack Flood	WPF-120W	23	HAHHRC	Aleo WPE2-Watts-50K-120- 277V-PC-Bronze or equal
Wall Pack Flood	WPF-60W	1	IIIMGA	
Wall Pack Flood	WPF-90W	25	HAHHRD	
Wall Pack Small	WPS-12W	52	TTTUVJ	EE Lighting WHLF1- 13LED-40K-120M or equal

Total

1,117

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.
3. **Work Plan and list of subcontractors** - 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. 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, if possible, their relevant experience.
4. **References** – A list of relevant client references must be provided, to include client names, addresses, phone numbers, e-mail address dates of service and type(s) of service(s) provided.

B. Cost Proposal

Detailed Budget and Budget Narrative: Please see *Attachment 1 – Pastore Cost Proposal*

C. 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 50 (83%) out of a maximum of 60 points to advance to the cost evaluation phase. Any technical proposals scoring less than 50 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 40 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	13 Points
Capability, Capacity, and Qualifications of the Offeror	21 Points
Work Plan	13 Points
Approach Proposed	13 Points
Total Possible Technical Points	60 Points
Cost proposal*	40 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:

$$\begin{aligned} & (\text{Vendor's ISBE participation rate} \div \text{Highest ISBE participation rate} \\ & \quad \times \text{Maximum ISBE participation points}) \end{aligned}$$

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 KATHERINE.MISSELL@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 # 7598590** 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

f. 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 - describing the qualifications and background of the applicant and experience with and for similar projects, and all information described earlier in this solicitation. The technical proposal is limited to six (6) pages (this excludes any appendices and as appropriate, resumes of key staff that will provide services covered by this request).
- a. One (1) Electronic copy on a CD-R, marked “Technical Proposal - Original”.
- a. One (1) printed paper copy, marked “Technical Proposal -Original” and signed.
- b. Four (4) printed paper copies
- e. 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.
- f. One (1) Electronic copy on a CD-R, marked “Cost Proposal -Original”.
- iii. One (1) printed paper copy, marked “Cost Proposal -Original” and signed.
- g. Four (4) printed paper copies

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

- xix. 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.

xx. Formatting of written documents and printed copies:

- a.** 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.
- b.** 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.
- c.** 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# 7598590**” 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

xiv. 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.

xv. 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.



**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