



# Division of Purchases

One Capitol Hill | Providence, RI 02908 | (401) 574-8100  
Nancy R. McIntyre, State Purchasing Agent

## ADDENDUM #3

**RFQ/RFP # 7661814    TITLE: Rhode Island State Police Training Academy  
HVAC Systems Replacement**

**SUBMISSION DEADLINE:    December 14, 2021 @ 1:30 PM**

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1. Answers to questions - see separate sheet
2. Revised Plans
3. non mandatory Sign in sheet

Kathy Missell  
Chief Buyer

## Questions RFQ 7661814 RISP Training Academy Foster - HVAC Replacement

Project extension date – December 14, 2021 @ 1:30 PM

1. Is the builders risk policy cost the responsibility of the owner or the GC?

Response: The builders risk policy is the responsibility of the GC.

2. Will design build insurance be required?

Response: No.

3. Can you confirm the project duration? The bid form says 10 months, at the prebid it was discussed the proposed completion date was March 2022.

Response: Substantial completion date for this project will be September 30, 2022. The State Police plan to hold a state academy between March 1 and October 1. The selected bidder will need to coordinate on-site work with RISP in accordance with that daily schedule. RISP would prefer that interior equipment be installed prior to the academy start date.

4. Can you confirm the only the items on the bid preparation checklist are to be submitted with the bid?

Response: Yes

5. Can you provide a copy of the sign in sheet from the mandatory pre-bid?

Response: Prebid was not mandatory however sign in will be posted with this addendum

6. Does the vendor prequalification 220-RICR-30-00-4 apply to this project?

Response: Vendor prequalification pursuant to 220-RICR-30-00-4 does not apply to this project

7. Does the RIDLT apprenticeship requirements apply to this project?

Response: Only if the project exceeds 1 million dollars.

8. Is the contractor responsible for the RIBCC and Fire Department review fees?

Response: Yes.

9. Will the owner be responsible for preparing and submitting all the energy incentives/rebates with the local utility company?

Response: Incentive applications have been submitted. National Grid's commitment letters, the MRD and associated backup documentation were included in the posted bid package. The contractor will be responsible for the remainder of the process through final incentive payment.

10. Can you please confirm the scope of work in regard to the new electrical service/generator/transformer? Sheet E101 shows these items by owner, we assume it includes all required concrete and site work to support the new electrical?

Response: New electrical service, generator, transformer, concrete and associated site work related to such

shall be by Owner.

11. If there is a utility back charge will the owner be responsible for this cost? If by contractor this cost is unknown at time of bid and we would request an allowance to be established for this item.

Response: The Owner will pay these fees upon receipt of invoice from National Grid.

12. Should we figure new concrete pads for the VRF and ERV units?

Response: Yes, concrete pads are required for the VRF and ERV units as well as for the electrical work.

13. Are the HVAC controls to be stand alone for this facility or are to be integrated into a central system? If so who is the existing controls vendor?

Response: The controls are to be stand alone.

14. Will the new propane tank be provided by the owner?

Response: Current tank to remain, reconnecting to new domestic equipment required.

15. For the delivery of this project the specifications call for the awarded contractor to take the 50% drawings, have an engineer review them, verify the basis of design, modify as needed and complete the project.

Response: Final design drawings will be provided to the awarded contractor with engineering stamp and signature by the State's Design Agent of Record. The Contractor shall utilize these to obtain all required permits. The basis of the design set issued as part of this solicitation, is the bid set. The Contractor is not required to provide engineering services.

16. Why hasn't the design been complete prior to releasing the bid solicitation? By releasing the bid solicitation in this manor does not put all bidders, prime or sub contractors, on the same level and seems to take the competitive bid process the state normally follows off the table and will limit the amount of bidders who will actually submit a price.

Response: See answer to question #15.

17. To estimate this project, we would need to either pay an engineer to verify the design which is an added upfront cost for the bidders, or we would need to make assumptions and carry additional costs in the bid to cover us for any deviations that could be found in we were awarded the project and then hired an engineer to verify.

Response: See answer to question #15.

18. On drawing E-101, the demo plan shows to remove the existing ceiling fans. Will a replacement fixture be required or will these just be removed and the back box will just get a blank plate?

Response: Existing ceiling fans are to be left in place and removed from the demo scope.

19. On E-101 it notes that the generator and transfer switch will be provided by the owner. Has this work already been put out to bid? Who will be responsible for the underground conduits that will need to enter and exit the pad mounted ATS? As I see it, we own the conduit and wiring from the new pad mounted transformer to the new ATS and then from the ATS to the new PNL-MDP. This doesn't seem efficient and will

require a lot of coordination between the owner and the GC who wins the project and will require 2 sets of inspections to approve the electrical service for National Grid to turn the owner on since the main breaker is in the ATS and not the new MDP.

[Response: See answer to question #10.](#)

During the walk-thru I noticed that the location where the generator and pad mounted transformer is shown there is a manhole cover and towards the pole there is a culvert that goes under the road. Has National Grid been contacted to verify that they will allow the transformer pad to be in the area? Has National Grid been consulted to verify they can bring 3 phase power onto the property? If the transformer pad has to be relocated from where it's shown on the drawings, would it also be our responsibility to carry those unknown costs in the base price or will the state compensate us for the additional labor and materials required?

[Response: The intent is to provide installation within the grassy area bounded by the entrance road to the east, the access road to the north, and the parking area to the south. Minor shifts of this equipment within the grassy area described should not create an undue burden on the awarded contractor. See answers to questions #10 and #15.](#)

20. With the supply chain issues that have only been getting worse in mind and with the commodities markets being so volatile, would the state entertain a cost escalation clause in the contract so we can be reimbursed for material cost increases in the time between award and actual installation? It would seem that the project wouldn't be completed until summer of 2022 to the late fall of 2022

[Response: See answer to question #3.](#)

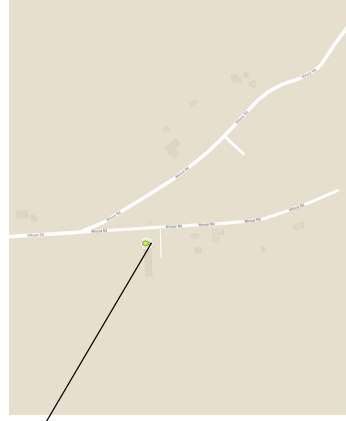
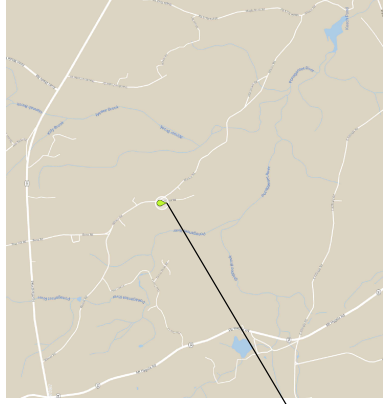
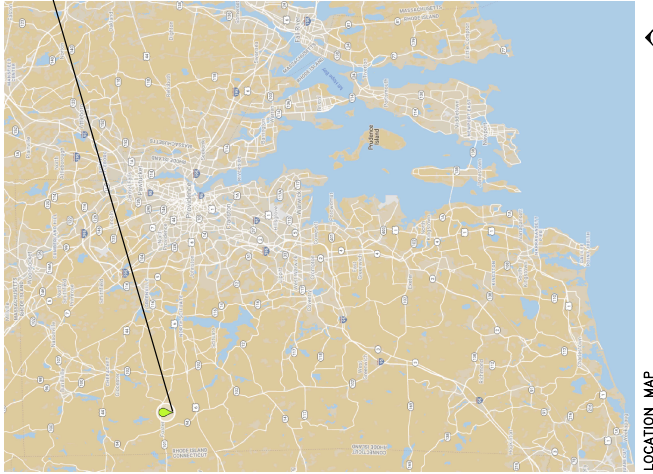
21. When do you anticipate release of the construction drawings in pdf, scaled and drawn full size?

[Response: See revised pdf drawings and answer to question #15.](#)

# RETHINKING POWER MANAGEMENT, LLC HVAC REPLACEMENT DD-LEVEL DOCUMENT PACKAGE

AT THE  
RHODE ISLAND STATE POLICE TRAINING FACILITY  
64 WINDSOR ROAD  
FOSTER, RHODE ISLAND 02825

PROJECT LOCATION MAPS



SHEET INDEX

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G-000	PROJECT COVER SHEET
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M-101A	MECHANICAL PLAN ALTERNATE-3
M-101B	MECHANICAL PIPING PLAN
M-101C	MECHANICAL PIPING SCHEMATIC
E-000	ELECTRICAL COVER SHEET
E-101	ELECTRICAL PLAN
E-101A	ELECTRICAL PLAN ALTERNATE-3
E-600	ELECTRICAL SINGLE LINE DIAGRAM
P-101	PLUMBING
	PLUMBING PLANS

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RETHINKING POWER MANAGEMENT, LLC  
HVAC REPLACEMENT DD-LEVEL DOCUMENT PACKAGE  
AT THE  
RHODE ISLAND STATE POLICE TRAINING FACILITY  
64 WINDSOR ROAD  
FOSTER, RHODE ISLAND 02825

REVISIONS	
NO.	DESCRIPTION

PROJECT COVER SHEET

**50% DESIGN DOCUMENTS**

OWNER: RHODE ISLAND STATE POLICE TRAINING FACILITY  
ARCHITECT: RETHINKING POWER MANAGEMENT, LLC  
DATE: 01/20/2025

DATE: 01/20/2025  
JOB NO: 21057  
JOB NAME: BMZ

**G-000**

**CODE INFORMATION**

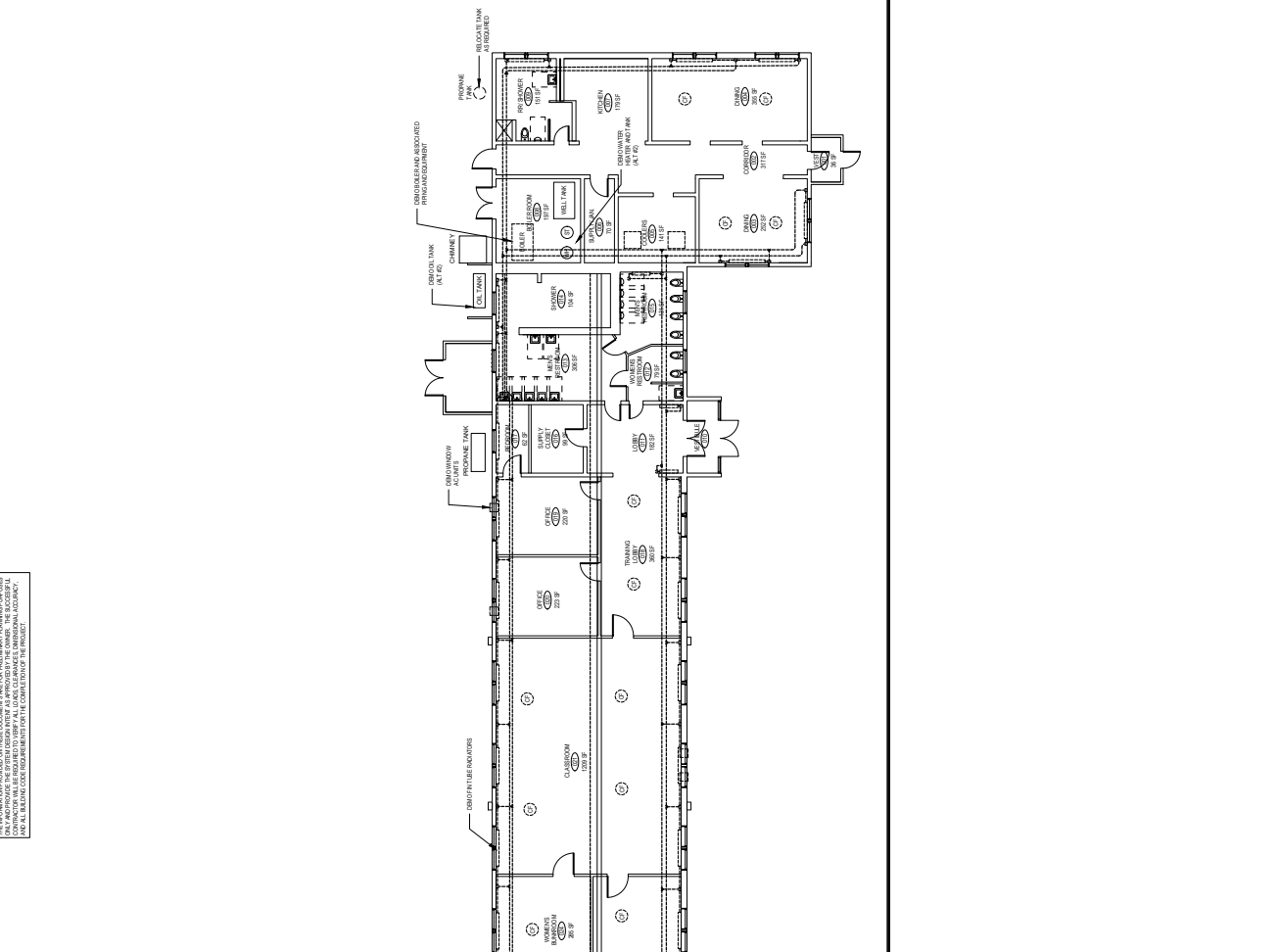
1. APPLICABLE CODES AND STANDARDS

2024 IRC  
2024 IECC  
2024 ASHRAE 90.1  
2024 ASHRAE 62.2  
2024 ASHRAE 15.2-2019  
2024 ASHRAE 15.4-2019  
2024 ASHRAE 15.6-2019  
2024 ASHRAE 15.8-2019  
2024 ASHRAE 15.10-2019  
2024 ASHRAE 15.12-2019  
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2024 ASHRAE 15.94-2019  
2024 ASHRAE 15.96-2019  
2024 ASHRAE 15.98-2019  
2024 ASHRAE 16.00-2019

2. PROJECT DATA

OWNER: RETHINKING POWER MANAGEMENT, LLC  
PROJECT: RHODE ISLAND STATE POLICE TRAINING FACILITY  
ADDRESS: 64 WINDSOR ROAD, FOSTER, RHODE ISLAND 02825  
OCCUPANCY CLASSIFICATION: B

NOTE: THIS PLAN PROVIDES MECHANICAL WORK TO BE DEMOLISHED IN THE MECHANICAL ROOMS. DEMOLITION OF THE SYSTEMS INDICATED IS APPROVED BY THE OWNER. THE SUCCESS OF THE DEMOLITION WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. THE SUCCESS OF THE DEMOLITION WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.

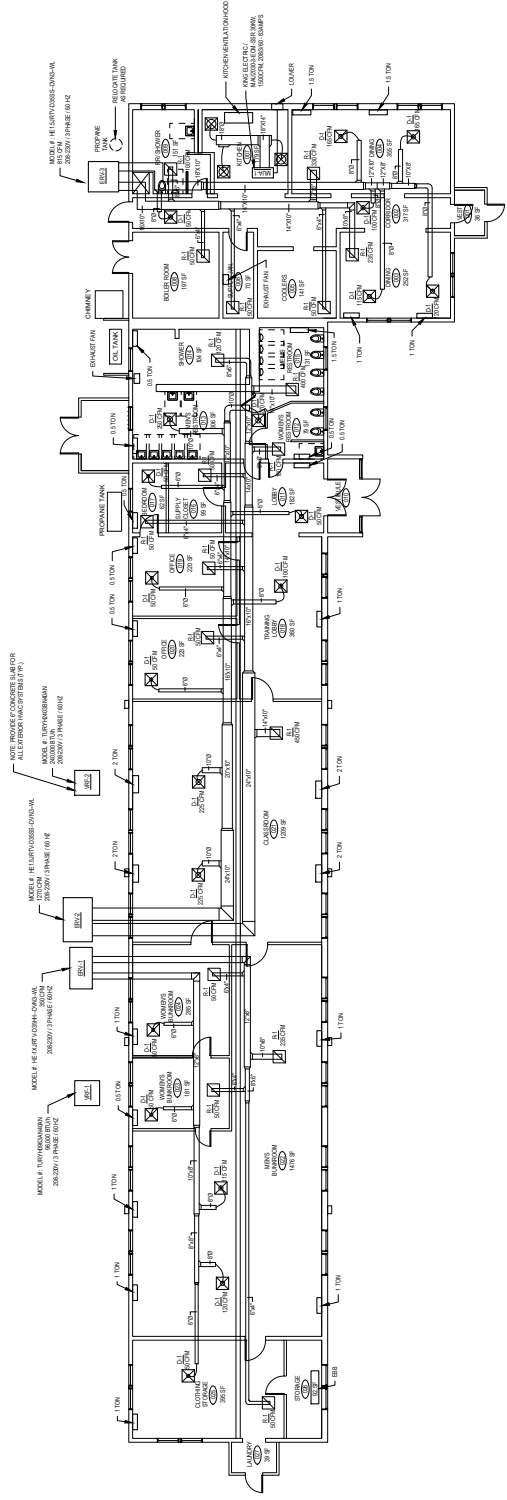


1 MECHANICAL DEMO PLAN  
 SCALE: 1/8" = 1'-0"



NO.	DATE	DESCRIPTION

NOTE: THIS PLAN PROVIDES GENERAL INFORMATION AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION AND CONDITIONS ON SITE AND APPROVE THE SYSTEMS AS APPROVED BY THE OWNER. THE SLOTTING IN THIS PLAN IS SUBJECT TO CHANGE AND SHALL BE LISTED AT THE COMPLETION OF THE PROJECT.



**MECHANICAL PLAN ALTERNATE**  
SCALE: 1/8" = 1'-0"





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PROJECT:  
 RETHINKING POWER MANAGEMENT, LLC  
 HVAC REPLACEMENT DD-LEVEL DOCUMENT PACKAGE

AT THE  
 RHODE ISLAND STATE POLICE TRAINING FACILITY  
 64 WINDSOR ROAD  
 FOSTER, RHODE ISLAND 02825

NO.	DATE	DESCRIPTION

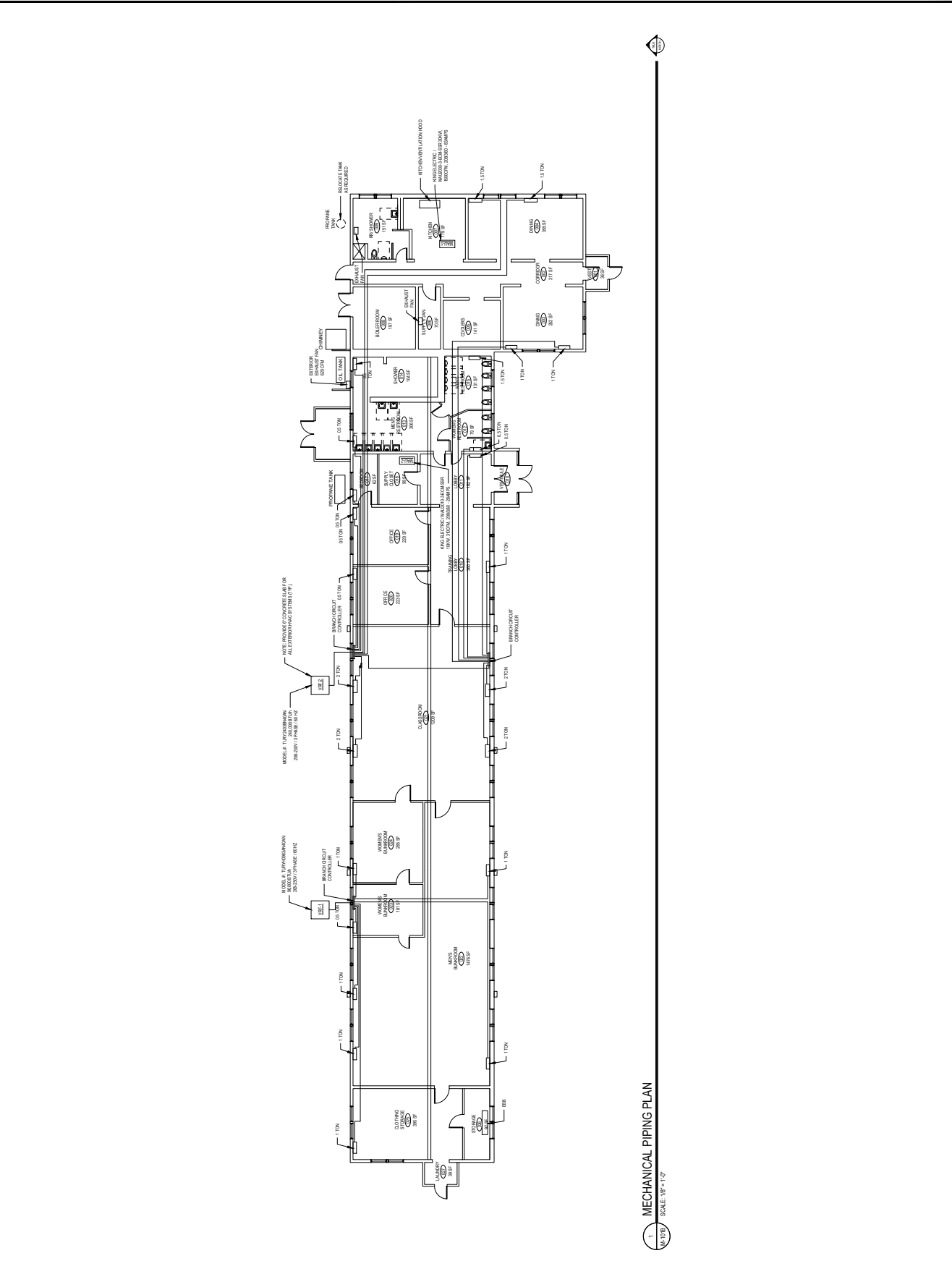
M-101B  
 SHEET NO.  
 M-101B  
 2/16/17  
 DATE PLOTTED  
 CRM  
 50% DESIGN  
 PROJECT NO.  
 DOCUMENTS

MECHANICAL PIPING PLAN  
 RETHINKING POWER MANAGEMENT, LLC  
 HVAC REPLACEMENT DD-LEVEL DOCUMENT PACKAGE  
 AT THE  
 RHODE ISLAND STATE POLICE TRAINING FACILITY  
 64 WINDSOR ROAD  
 FOSTER, RHODE ISLAND 02825

50% DESIGN  
 DOCUMENTS  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE PLOTTED: 2/16/17  
 PROJECT NO: [blank]

REVISIONS  
 NO. DATE DESCRIPTION

MECHANICAL PIPING PLAN  
 RETHINKING POWER MANAGEMENT, LLC  
 HVAC REPLACEMENT DD-LEVEL DOCUMENT PACKAGE  
 AT THE  
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NOTE: PROVIDE CONDENSATE PANS OR DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS.

MODEL # 1 (TYPED) 200.200/2 (PHASE B) 200.200/2 (PHASE B)

NOTE: PROVIDE CONDENSATE PANS OR DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS.

MODEL # 2 (TYPED) 200.200/2 (PHASE B) 200.200/2 (PHASE B)

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MODEL # 3 (TYPED) 200.200/2 (PHASE B) 200.200/2 (PHASE B)

NOTE: PROVIDE CONDENSATE PANS OR DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS.

MODEL # 4 (TYPED) 200.200/2 (PHASE B) 200.200/2 (PHASE B)

NOTE: PROVIDE CONDENSATE PANS OR DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS.

MODEL # 5 (TYPED) 200.200/2 (PHASE B) 200.200/2 (PHASE B)

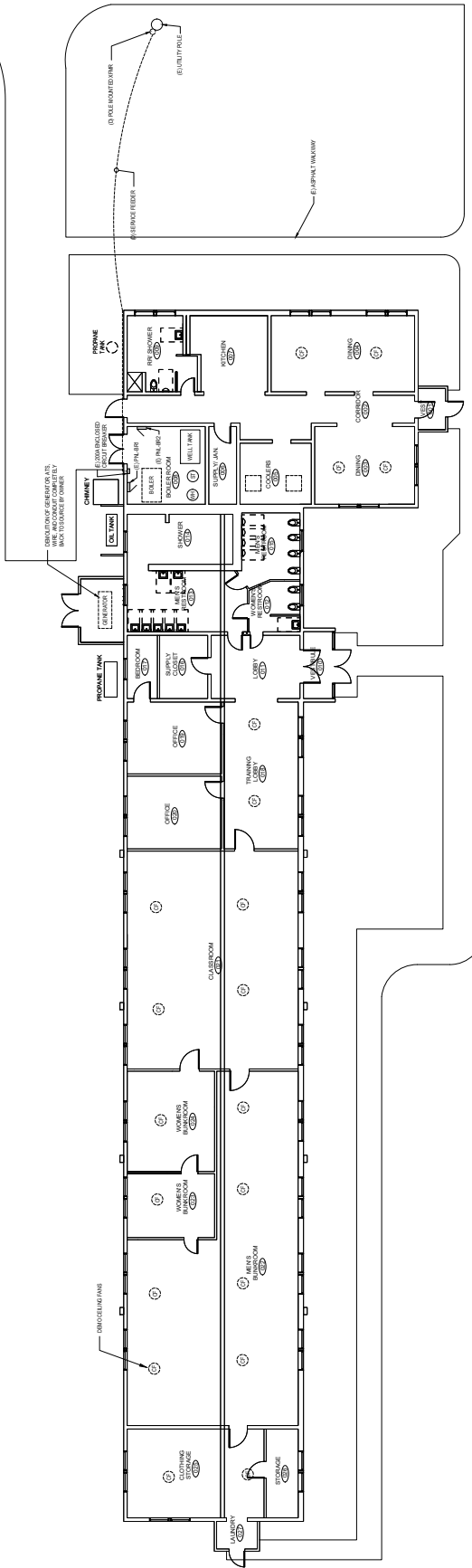
NOTE: PROVIDE CONDENSATE PANS OR DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS. PROVIDE DRAIN TRAYS UNDER ALL HANGERS AND SUPPORTS.



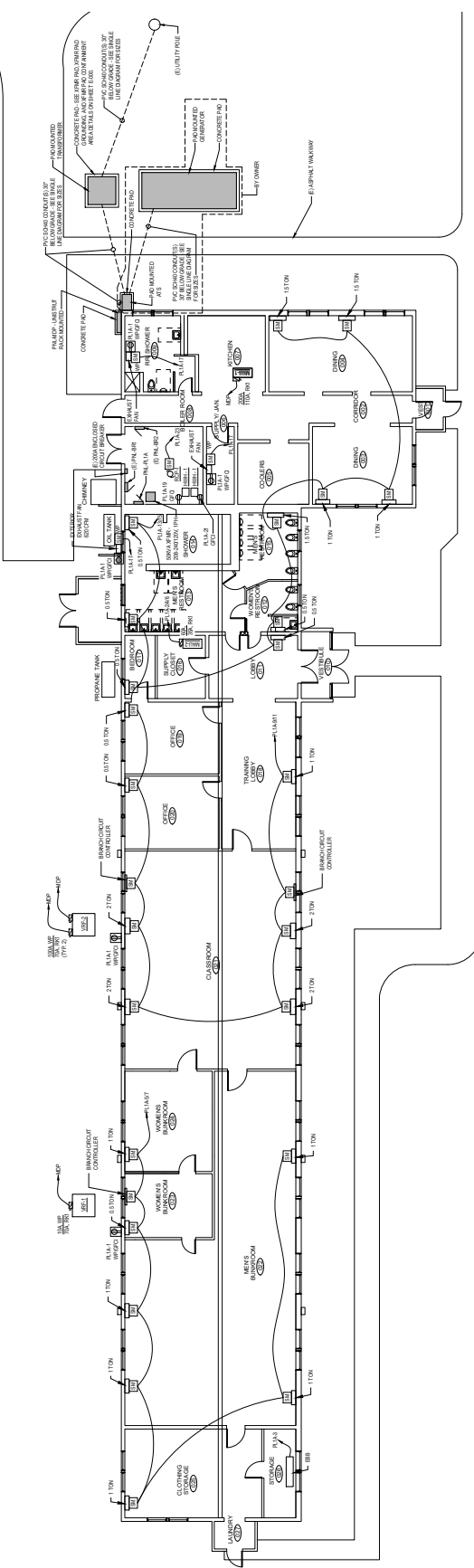


1. ELECTRICAL DEMOLITION NOTES:  
 FROM ALL DEMAND EQUIPMENT TO BE DEMOLISHED, DISCONNECT AND REMOVE ALL WIRING AND CONDUIT COMPLETELY AND LABEL ALL DEMOLITION POINTS TO BE REMOVED.  
 CONTROLLERS, INTERCONNECT SWITCHES, WIRING AND CONDUIT TO BE DEMOLISHED.

NOTE: FROM THIS PROJECT, THE CONTRACTOR SHALL REMOVE ALL WIRING AND CONDUIT FROM THE FACILITY AND PROVIDE THE SYSTEM AS APPROVED BY THE OWNER. THE CONTRACTOR SHALL REMOVE ALL WIRING AND CONDUIT FROM THE FACILITY AND PROVIDE THE SYSTEM AS APPROVED BY THE OWNER. THE CONTRACTOR SHALL REMOVE ALL WIRING AND CONDUIT FROM THE FACILITY AND PROVIDE THE SYSTEM AS APPROVED BY THE OWNER.



1. ELECTRICAL DEMOLITION PLAN  
 SCALE: 1/8" = 1'-0"

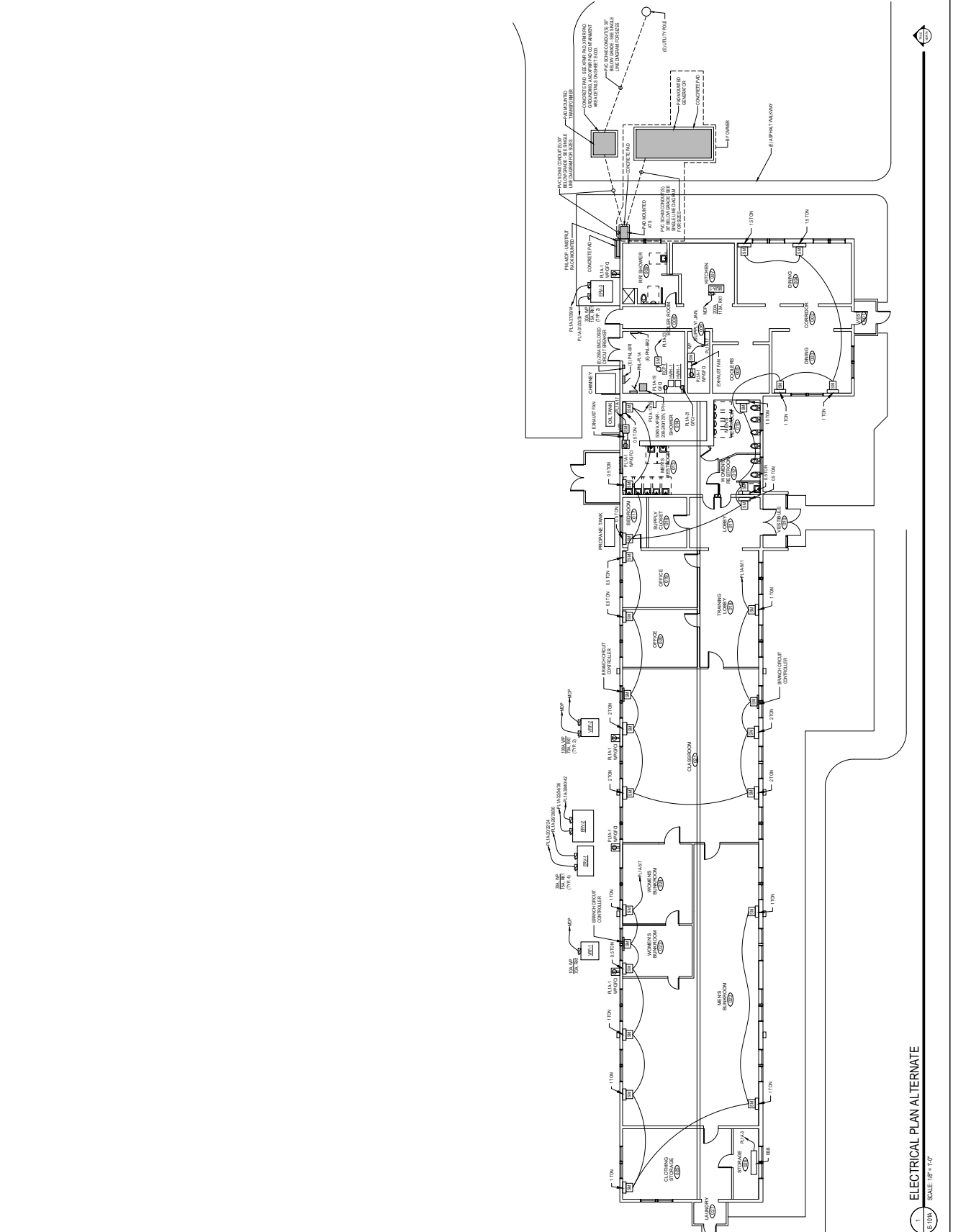


2. ELECTRICAL PLAN BASE BID  
 SCALE: 1/8" = 1'-0"

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK

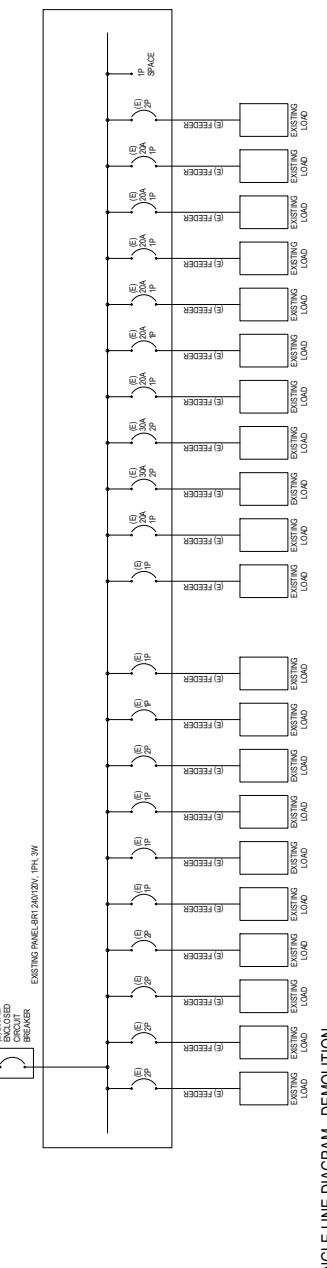
**NOTE:** THIS PLAN PROVIDES THE ELECTRICAL SYSTEMS FOR THE PROJECT. THE ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE (NEC) AND THE 2011 INTERNATIONAL WIRE-CABLE BULLETIN (IWC) AND THE 2011 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE 2011 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND THE 2011 INTERNATIONAL BUILDING CODE (IBC) AND THE 2011 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE 2011 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC) AND THE 2011 INTERNATIONAL SCHEDULING CODE (ISC) AND THE 2011 INTERNATIONAL SIGNAGE CODE (ISC) AND THE 2011 INTERNATIONAL SYMBOLS CODE (ISC) AND THE 2011 INTERNATIONAL UNIFORM CODES AND CONVENTIONS (IUC) AND THE 2011 INTERNATIONAL WIRE AND CABLE BULLETIN (IWC) AND THE 2011 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE 2011 INTERNATIONAL FIRE AND ALARM CODE (IFAC) AND THE 2011 INTERNATIONAL BUILDING CODE (IBC) AND THE 2011 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE 2011 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC) AND THE 2011 INTERNATIONAL SCHEDULING CODE (ISC) AND THE 2011 INTERNATIONAL SYMBOLS CODE (ISC) AND THE 2011 INTERNATIONAL UNIFORM CODES AND CONVENTIONS (IUC).



**1. ELECTRICAL PLAN ALTERNATE**  
SCALE: 1/8" = 1'-0"

NOTE: THIS DRAWING SHOWS THE DEMOLITION OF EXISTING ELECTRICAL EQUIPMENT AND THE INSTALLATION OF NEW ELECTRICAL EQUIPMENT. ALL ELECTRICAL EQUIPMENT TO BE DEMOLISHED IS INDICATED WITH A DASHED BOUNDARY. ALL ELECTRICAL EQUIPMENT TO BE INSTALLED IS INDICATED WITH A SOLID BOUNDARY. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.

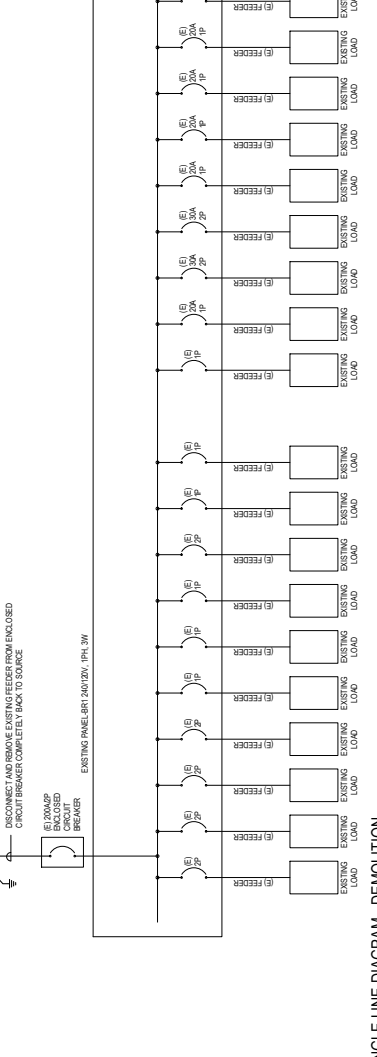
UTILITY POLE MOUNTED TRANSFORMER  
DISCONNECT AND REMOVE EXISTING FEEDER FROM ENCLOSED CIRCUIT BREAKER COMPLETELY BACK TO SOURCE  
(E) FEEDER  
EXISTING LOAD  
NEW SPACE  
EXISTING LOAD



1. ELECTRICAL SINGLE LINE DIAGRAM - DEMOLITION  
SCALE: NOT TO SCALE

NEW GENERATOR - 200V/120V, 3PH, 4W, 25KW, WEATHERPROOF - SOUND ATTENUATION PANEL ENCLOSURE  
NEW TRANSFORMER - 200V/120V, 3PH, 4W, 25KW, WEATHERPROOF - SOUND ATTENUATION PANEL ENCLOSURE  
NEW ANALOG BATTERY CHARGER - ANALOG BATTERY CHARGER ENCLOSURE  
NEW 300A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 100A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 50A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 25A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 12.5A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 6.25A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 3.125A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 1.5625A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 0.78125A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 0.390625A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 0.1953125A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY  
NEW 0.09765625A, 15KVA, 240V/120V, 1PH, 3W, SECONDARY

UTILITY POLE MOUNTED TRANSFORMER  
DISCONNECT AND REMOVE EXISTING FEEDER FROM ENCLOSED CIRCUIT BREAKER COMPLETELY BACK TO SOURCE  
(E) FEEDER  
EXISTING LOAD  
NEW SPACE  
EXISTING LOAD



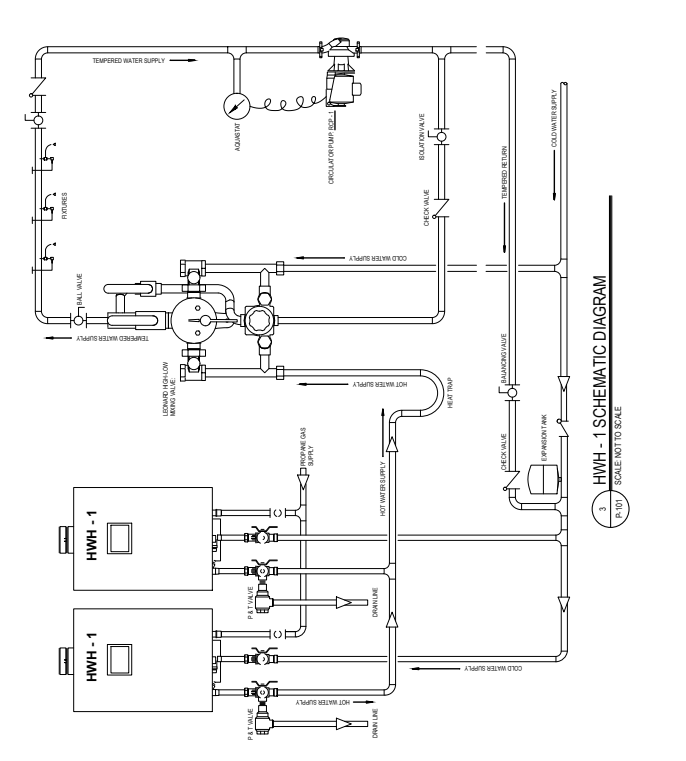
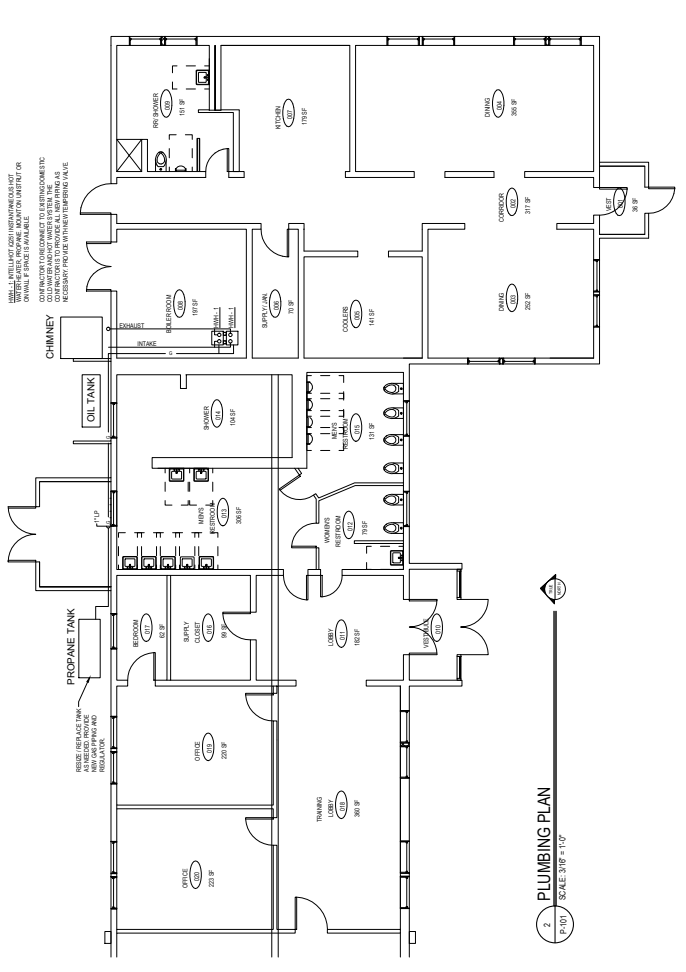
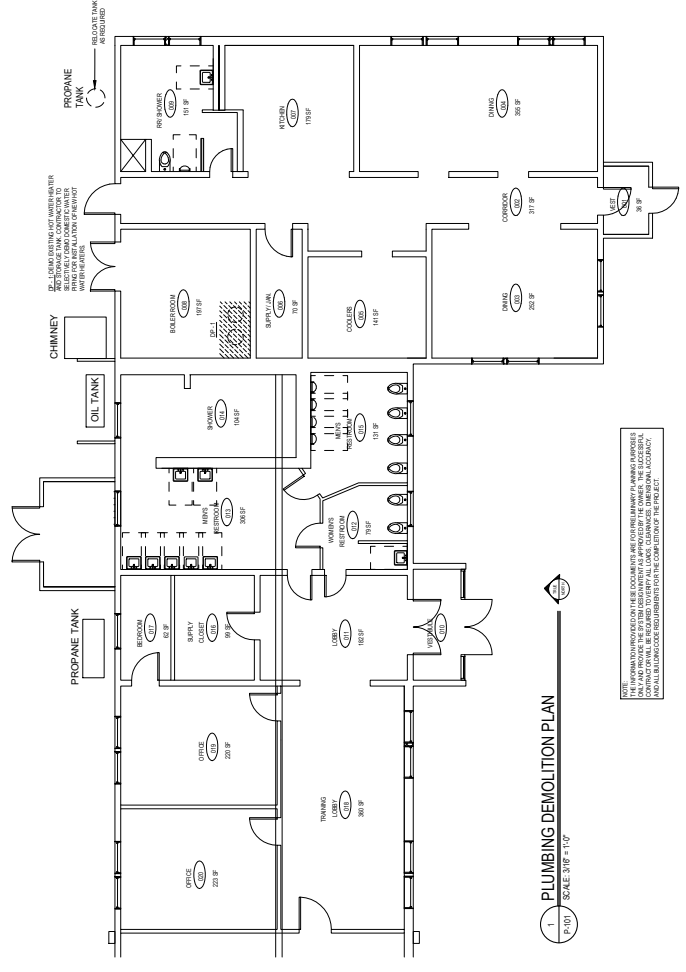
2. ELECTRICAL SINGLE LINE DIAGRAM - NEW WORK  
SCALE: NOT TO SCALE

**REVISIONS**

NO.	DATE	DESCRIPTION

50% DESIGN DOCUMENTS  
DRAWN: JRB  
CHECKED: BAZ  
DATE: 2/10/17  
SHEET NO: P-101

PLUMBING PLANS  
50% DESIGN DOCUMENTS  
DRAWN: JRB  
CHECKED: BAZ  
DATE: 2/10/17  
SHEET NO: P-101



Service Co.

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~~John~~

Jeff Nolin

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MATT

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RPM

Gene Mason      ~~gene~~      imason@rpmpowerllc.com      588-2599

RISP      Tom Falcone      THOMAS.FALCONE@RISP.GOV      871-4239

461

RISP      Zeb Aguilar      Eusebio Aguilar @ RISP.GOV      (401) 226-8459