

Q&A Center

Following Q&A center items have been published by the buying organization for Solicitation RFQ25005708

Solicitation Information

Title: RIANG Coventry P-3 HVAC Replacement

Description:

The Rhode Island Army National Guard is seeking quotes from vendors to replace the existing HVAC system at Building P-3 with an energy efficient system. There will be a non-mandatory prebid conference on Thursday July 10, 2025 at 10:00 am located at Coventry RIARNG Site 570 Read Schoolhouse Road, Coventry, RI 02816. For more information: A) When viewing from public bid board, click on the "print/download solicitation" button in the upper right corner of this window or B) Vendor can login to their WebProcure account to view this solicitation in full.

Delivery Terms: Free On Board Destination

Payment Terms: Vendor Specified

Contact Information

State of Rhode Island
Marisa DelFarno
1 Capitol Hill 2nd Floor Providence RI, 02908 United States
Tel: 401-574-9235
marisa.delfarno@purchasing.ri.gov

Start Date: Jun 18, 2025 1:00 PM EDT

Open Date: Jul 18, 2025 1:00 PM EDT

Collaboration Start Date: Jun 18, 2025 1:15 PM EDT

Collaboration End Date: Jul 09, 2025 4:00 PM EDT

Vendor may e-mail buyer directly: No

Following Questions and Answers have been published:

Question	Answer	Date Submitted	Date Responded	Attachments
What is the anticipated completion date for this project?	We had anticipated conservatively 7-8 mo. construction schedule from receipt of PO.	Jun 26, 2025	Jul 01, 2025	Total:0
General note 3 on drawing A101 states "refer to fire protection drawings for additional requirements, for location of sprinkler piping and additional sprinkler heads." The drawings do not contain fire protection drawings. Please advise.	This note does not apply. The building is not sprinklered.	Jun 26, 2025	Jul 01, 2025	Total:0
Has a hazardous materials survey been completed for the building?	I'm not aware of one. It was excluded from our scope. We had provided a proposal to do it but were directed not to do it. The spec only notes for the contractor to notify the Client if suspect material is found.	Jun 26, 2025	Jul 01, 2025	Total:0
What is the quantity of fuel oil that should be included as a part of the 3000Gal oil tank removal?	Do you have someone who can confirm the remaining quantity in the existing tank?	Jun 26, 2025	Jul 01, 2025	Total:0
The specifications contain section 072129, Spray-On Insulation. Where does this apply?	This applies at new penetrations through the existing walls and locations where batt insulation cannot be reinstalled in the roof/ceiling.	Jun 26, 2025	Jul 01, 2025	Total:0

NON-MANDATORY PRE-BID SIGN IN
SHEET



Division of Purchases
One Capitol Hill | Providence, RI 02908 | (401) 574-8100
Jay Hauser, State Purchasing Agent

PRE-BID START TIME	10:04
PRE-BID END TIME	10:35

RFQ25005708 RIANG Coventry P-3 HVAC Replacement

Thursday July 10th, 2025 at 10:00 am

570 Read Schoolhouse Road, Coventry, RI 02816

BID NUMBER/TITLE	PRE-BID DATE/TIME	PRE-BID LOCATION	COMPANY NAME	COMPANY REPRESENTATIVE	SIGNATURE	E-MAIL	PHONE NUMBER
			Division of Purchases	Marisa DelFarno		marisa.delfarno@purchasing.ri.gov	401-574-9235
1							6.7 388
2			Bentley W.	Jim Hines		jkills@bentleycompanies.com	6361.
3			Energy-One	Carlos Lora		clara@energy-one.com	401-378-5597
4			Arden Engineering	Helli Dowling		KDOWLING@ardeneng.com	401 4084593
5			Tower Construction	Matthew Kapaen		estimating@towerconstructioncorp.com	401 943 0110
6			Delta Mechanical	Denris Medeiros		d.medeiros@deltamechllc.com	401-265-7800
7			Temple Mechanical	Ismael OLIVEIRA		ismael@temple.com	401-219-2961
8			Luana Andreianu	BL Companies		landreianu@blcompanies.com	401-593-2039
9			MIKE GREENE	PLUMBERS		MIGREENE@PLUMBERS.COM	401-430-5457
10			DAVID NUNES	ALADDIN ELEC		DNUNESALADDIN@GMAIL.COM	401-465-1946
11			DENNIS MCNUITY	LINCOLN ENERGY		DENNIS@LINCOLNENERGYMECHANICAL.COM	401-862-5679
12			WFL, Inc	Div Purchase		mar.13alor@Purchases	401 478 8103
13			MARON CONSTRUCTION	Chance Batalon		estimating@MaronCo.com Cbatalon@MaronCo.com	401-441-9955
14							

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State of Rhode Island
Marisa DelFarno
1 Capitol Hill 2nd Floor Providence RI, 02908 United States
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Start Date: Jun 18, 2025 1:00 PM EDT

Open Date: Aug 19, 2025 1:00 PM EDT

Collaboration Start Date: Jun 18, 2025 1:15 PM EDT

Collaboration End Date: Aug 06, 2025 2:00 PM EDT

Vendor may e-mail buyer directly: No

Following Questions and Answers have been published:

Question	Answer	Date Submitted	Date Responded	Attachments
Is there currently a BMS system on this project? If not are you looking for one?	The drawings call for all existing HVAC controls to be removed as part of the demolition scope. There is no intent to reuse or interface with the existing control system, and all new equipment should be provided with new standalone controls as shown.	Aug 06, 2025	Aug 06, 2025	Total:0
See below from our Electrician As I have previously stated, the existing panels located in Building P3 are manufactured by Federal Pacific. There are no suppliers/vendors for new circuit breakers. The Federal Pacific brand is no longer produced. There may be a limited supply available on the internet, but they have no guarantees. Our quote will include replacing the 225A panels with new and providing a retrofit of existing 800A panel DP located in the mechanical room.	"If contractor cannot procure Federal Pacific breakers for existing Federal Pacific panelboards, panelboards should be replaced in kind. See panelboard schedules on sheets E603 and E604 for quantity and ratings of branch breakers. Short circuit rating should match in field ratings. <ul style="list-style-type: none"> • (1) – 225A, MLO, 208Y/120V, 3ph, 4W, 42 circuit, 10KAIC panelboard – P1 • (1) - 100A, MLO, 208Y /120V, 3ph, 4W, 12 circuit, 10KAIC panelboard – P3 • (1) - 100A, MLO, 208Y /120V, 3ph, 4W, 30 circuit, 10KAIC panelboard – P2 • (1) – 800A, MCB, 208Y /120V, 3ph, 4W, 42 circuit, 22KAIC panelboard - DP" 	Aug 06, 2025	Aug 06, 2025	Total:0
All walls, gyp. bd ceilings and soffits to be repainted. Color to match existing.	Only soffits noted on the plan and areas to be disturbed by HVAC work, to be painted.	Aug 06, 2025	Aug 06, 2025	Total:0
What is the anticipated start date?	The project start date has not yet been finalized, pending the availability of funding.	Jul 22, 2025	Aug 06, 2025	Total:0
Has the fire review been completed, and will the cost be paid by the owner?	The project has RIBCC approval. Cost to be included in the Contractor's bid.	Jul 22, 2025	Aug 06, 2025	Total:0
Does the project have RIBCC approval?	The project has RIBCC approval.	Jul 22, 2025	Aug 06, 2025	Total:0
Can you please confirm there are no allowances.	There is a contingency allowance for unforeseen site conditions.	Jul 22, 2025	Aug 06, 2025	Total:0
How much fuel is left in the existing #2 heating oil tank that is going to be removed?	Contractor to field verify prior to removal.	Jul 22, 2025	Aug 06, 2025	Total:0
Does the roof get foam insulation?	No. Roof will remain as is. Insulation is only at new penetrations. Batt insulation is at the bottom of the roof trusses; which is to be patched continuous.	Jul 22, 2025	Aug 06, 2025	Total:0
The electrical drawings does not show the demoing of any lighting fixture, fire alarm devices or security systems on the ceilings. Please advise.	These devices are to remain and be reinstalled in new ceiling. Support and protect all lights and devices in ceiling. Reinstall in new ceiling.	Jul 22, 2025	Aug 06, 2025	Total:0

Who is responsible for these device fire alarm will need to be shut down on daily bases. When the ceiling are taken down what happens to the lighting and device?	Fire alarm devices shall be supported and protected during construction of new ceiling. See response from item #14 for more information. Support and protect all lights and devices in ceiling. Reinstall in new ceiling.	Jul 22, 2025	Aug 06, 2025	Total:0
Will there be an allowance for the fire watch? The fire alarm system will be completely hanging.	The design intent was to support and protect the fire alarm system and all devices until installation of new ceiling has been completed. Contractor to coordinate and provide fire watch if devices cannot maintain online during construction. Coordinate the need of a fire watch with local AHJ, but typically a fire watch is only required when the system is impaired for more than 4 hours in a 24-hour period per NFPA 1 and 101.	Jul 22, 2025	Aug 06, 2025	Total:0
What about the communication cables in the ceiling?	Existing communication cables in ceiling shall be maintained during construction.	Jul 22, 2025	Aug 06, 2025	Total:0
Will the building be occupied during construction?	The building will remain unoccupied. Drill weekends are scheduled to occur every other month.	Jul 22, 2025	Aug 06, 2025	Total:0
Will the owner relocate all existing FFE?	The contractor is responsible for covering the furniture and, if relocation is necessary, must submit a request with a minimum of 24 to 48 hours' notice. All military-issued furniture will be moved by the respective unit or the Owner.	Jul 22, 2025	Aug 06, 2025	Total:0
Please confirm this project is to be completed in one phase? We will have access to the entire space at the same time?	Project is to be completed in one phase.	Jul 22, 2025	Aug 06, 2025	Total:0
Please confirm we are to reuse existing concrete pads for CU 1 & 2 or are we to include the cost to provide new pads?	Refer to mechanical key note #3 on M101.1. CU shall be grade mounted on existing concrete pad. Repair and resurface existing concrete pad as deemed necessary. If compromised. Include cost for new pads if structurally unsound	Jul 22, 2025	Aug 06, 2025	Total:0
Please confirm exterior wall assembly for the installation of new louvers? Is there EFIS over CMU?	Assumed wall assembly is EIFS over CMU. Contractor shall include wall core at louver location to confirm assembly.	Jul 22, 2025	Aug 06, 2025	Total:0
Please confirm all interior walls are framed gypsum assemblies and no masonry interior partitions?	Walls around mechanical rooms are CMU. Rated separation wall is assumed to be CMU. All other partitions are assumed to be framed gypsum.	Jul 22, 2025	Aug 06, 2025	Total:0
Do all interior partitions extend to the underside of the roof deck?	Most interior partitions terminate at the underside of the roof trusses, above the ceiling. Rated walls extend to roof deck.	Jul 22, 2025	Aug 06, 2025	Total:0
Are we to include any patch flooring at floor mounted ac removals?	Flooring to be patched to match adjacent; remove and replace full tile for clean transition.	Jul 22, 2025	Aug 06, 2025	Total:0

Are we to conceal exposed refrigerant piping feeding FCU's or do they remain exposed? If concealed can you please provide a detail?	Demolition plan key notes #1 on MD101.1 calls for existing piping floor enclosure to remain. No additional concealment or new detail provided.	Jul 22, 2025	Aug 06, 2025	Total:0
Please confirm the painting scope? Are we to paint patches only or the entire wall at patching?	Entire wall/surface shall be painted where patching occurs.	Jul 22, 2025	Aug 06, 2025	Total:0
who is responsible for moving existing furniture?	The contractor is responsible for covering the furniture and, if relocation is necessary, must submit a request with a minimum of 24 to 48 hours' notice. All military-issued furniture will be moved by the respective unit or the Owner.	Jul 15, 2025	Aug 06, 2025	Total:0
Will building be occupied during construction?	The building will remain unoccupied. Drill weekends are scheduled to occur every other month.	Jul 15, 2025	Aug 06, 2025	Total:0
There are exhaust fans being removed from the roof. Are we to cap the curb or remove the curb and replace the metal roof panel? If we are to replace the metal panel, can you please provide a spec on the metal roof panel?	Refer to demolition roof plan key note #1 on MD101.2. Patch and seal watertight any openings left by removal. Curbs shall be capped.	Jul 22, 2025	Aug 06, 2025	Total:0
As part of the oil tank removal, is the concrete pad to remain?	Concrete pad shall be removed. Refer to demolition key note #12. Concrete oil tank and associated appurtenances are to be demolished and removed.	Jul 22, 2025	Aug 06, 2025	Total:0