

**City of Providence**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 3

EFFECTIVE ~~APPROXIMATE~~ January 13, 2014

RESOLVED, That the Members of the Providence City Council hereby  
Authorize Approval of the following, to piggyback the state contract award by the  
Board of Contract and Supply, in accordance with Section 21-26 of the Code of  
Ordinances.

ENE Systems \$860,098.23

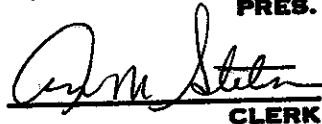
(Public Property)

IN CITY COUNCIL


JAN 02 2014

READ AND PASSED

  
PRES.

  
CLERK

Effective without the  
Mayor's Signature

  
Anna M. Stetson  
City Clerk



**Department of Public Property**

October 18, 2013

The Honorable Angel Taveras  
Chairman  
Board of Contract & Supply  
C/o City Clerk's Office  
Providence, Rhode Island 02903

Dear Mayor Taveras:

The Department of Public Property respectfully requests to enter into a contract with ENE Systems, 480 Neponset Street, Suite 11D, Canton, MA 02021 for new packaged RTU (roof top units) for heating and air conditioning system improvements, for Providence Public Safety Complex in the amount of \$860,098.23. ENE Systems is a state certified vendor under MPA #436 for Energy Performance Contracting Services.

Funding for this project is through the Providence Public Building Authority.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. Sepe".

Alan R. Sepe  
Director of Operations

5. Energy Conservation Measures

ECM Matrix						
Measure Number / Area	ECM Description	Cost for Installed Measure \$	Energy Savings \$	Utility Rebate <sup>1</sup>	Simple Payback (Years)	Notes
HVAC Plant Improvements						
Public Safety	Replace Building (2) RTU/Cond with (2) Packaged RTU w/Evap <sup>3</sup>	\$ 674,836	\$ 74,257	\$ 34,500	8.6	Guarantee 80%
Public Safety	BMS - Controls Improvement for Terminal Boxes & Re-commission	\$ 122,376	\$ 25,300	\$ 16,010	4.2	Guarantee 80%
Public Safety	Interior Lighting Upgrade - LED Fixtures and Re-lamping <sup>4</sup>	<del>\$ 232,092</del>	\$ 31,000	\$ 41,000	6.8	Guarantee 80%
Public Safety	ENE Systems - Direct Labor Cost (Development Only)	\$ 26,311	\$ -	\$ -	N/A	Guarantee 80%
TOTAL All Measures		\$ 1,076,216	\$ 130,557	\$ 91,510	7.5	
Design & Construction Contingency		8,235.23 2% \$ 21,524	N/A	N/A	N/A	
Payment & Performance Bond		1% \$ 13,453	N/A	N/A	N/A	
5 Year Full Service Mechanical		\$ 28,340	N/A	N/A	N/A	
ECM Totals		<del>\$ 1,139,533</del> 860,098.23	\$ 130,557	\$ 91,510	8.0	

Note 1: Rebates and incentives are available through National Grid Energy Efficiency Program which will be applied above once available and subject to N-Grid Approval

Note 2: ECM Savings for RTU Savings is based on generic HAP Model, BMS Savings is based on Bin-Data Analysis.

Note 3: ENE has added a Dolphin Water Treatment Process to the RTU Cooling for improved durability and efficiency of the equipment.

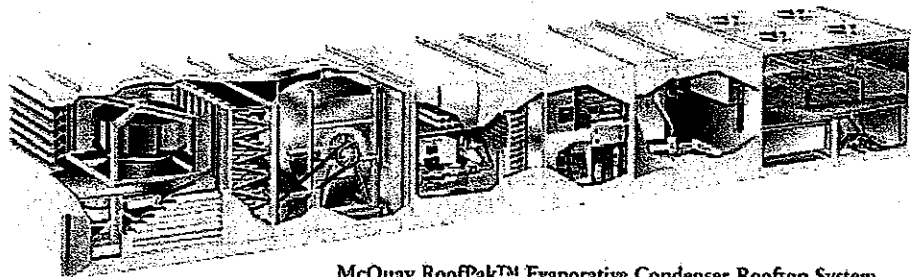
Note 4: Past lighting audits used \$0.145/kWh ENE has used \$0.11/kWh rebates will be applied to final cost, Prevailing Wage Electrical rate used.

Below is a detailed description of the ECM's as we have defined them. From the LCCA we have included the RPE System in the first ECM because it was the best long term value based on that analysis.

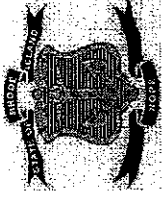
ECM 1 –Replace 2 RTU & AHU with Packaged RPE Unit

Proposed Heating Equipment

After lengthy design and analysis of the different alternatives we have chosen the RPE system to recommend to replace the existing equipment. The price of modifying and upgrading the existing equipment was more expensive that replacing the equipment with all new packaged units. We have included the Data Sheets for the RPE System in Appendix C, and have included the results of the HAP Model Analysis in Appendix A of this document.



McQuay RoofPak™ Evaporative Condenser Rooftop System  
Model RPE (shown) – 75 to 150 tons (blow through cooling)  
Model RDE – 75 to 150 tons (draw through cooling)



MPA 436 (CR#23): Energy Performance Contracting Svcs  
Qualified Vendor List

as of September 13, 2013 thru December 31, 2014

Vendor Name	PO Address	City	State	Zip	Contact	Telephone	Email
Linc Mechanical LLC	14E Gill St	Woburn	MA	01801	Dave O'Brien	781 939 9100	dave.obrien@thelncgroup.com
Chevron Energy Solutions	2348 Post Road	Warwick	RI	02895	John Rizzo	401 524 5334	jrizzo@adi.com
Conedison Solutions	701 Westchester Avenue Suite 300 East	White Plains	NY	10604	Cara Olmsted	914 286 7012	olmstedc@conedsolutions.com
NORESCO	1 Research Dr., Suite 400	Westborough	MA	01581	Alan Davis	508 614 1055	adavis@noresco.com
Siemens Industry Inc.	40 Sharpe Drive Unit 4	Cranston	RI	02920	Michael Palumbo	401 732 4787	Michael.Palumbo@siemens.com
Schneider Electric	300 Brickstone Square	Andover	MA	01810	Mark Luckes	978 886 3473	Mark.Luckes@buildings.schneider-electric.com
Johnson Controls, Inc	39 Salem Street	Lynfield	MA	01940	Kathleen Stanley	781 224 5298	Kathleen.stanley@jci.com
Ameresco, Inc.	111 Speen Street Suite 410	Framingham	MA	01701	Jeanette Hall	508 661 2200	jch@ameresco.com
ARAMARK Management Services Limited Partnership	135 New Road	Madison	CT	06443	Bruce Sutter	203 245 3490	Sutter-bruce@aramark.com
ENE Systems, Inc.	480 Neponset Street Suite 11D	Canton	MA	02021	Paul Murphy	781 828 6770	pmurphy@enesystems.com
Honeywell International	Building Services 2000 Div Plainfield Pike	Cranston	RI	02921	Doreen Hamilton	401 275 2677	Doreen.hamilton@honeywell.com

Revised 9/13/2013