

RESOLUTION OF THE CITY COUNCIL

No. 336

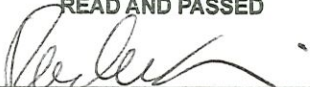

Approved July 31, 2025

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(1) of the Code of Ordinances.

Martone Service Company
(Department of Public Property)

\$1,326,836.00

IN CITY COUNCIL
JUL 24 2025
READ AND PASSED


RACHEL M. MILLER, PRESIDENT

Tina L. Mastromanni
CLERK

I HEREBY APPROVE.


Butch P. Sily
Mayor

Date: 7/31/25



OFFICE OF THE INTERNAL AUDITOR
City of Providence

June 10, 2025

Ms. Tina Mastroianni
City Clerk's Office
City of Providence
25 Dorrance Street
Providence, RI 02903

Dear Tina:

I am writing to request that the following be submitted to the City Council and the Finance Committee for approval:

- **Department of Total Rewards:**
 - Award to **USI Insurance Services, LLC**, third lowest bidder, in an amount of **\$590,000.00** for a 3-year contract with two 1-year options for renewal in accordance with the Code of Ordinances, Section 21-26 (b)(1).
- **Department of Sustainability:**
 - Award to **Rehrig Pacific Company** for Residential Trash & Recycling Carts (3-year contract with two 1 – year options) in the amount of **\$7,689,450.00** in accordance with the Code of Ordinances, Section 21-26 (b) (1).
- **Public Property**
 - Award to **Martone Service Company**, second lowest bidder, for General Contractor Services for Elmwood Community Center CPF Improvements in the amount of **\$1,326,836.00** in accordance with the Code of Ordinances, Section 21-26 (b)(1).

Sincerely,

A handwritten signature in cursive script that reads "Gina M. Costa".

Gina M. Costa,
Internal Auditor

Cc: Rolanda Chance, Director of Total Rewards
Priscilla De La Cruz, Director of Sustainability
John Arzoomanian, Director of Public Property
Alejandro Tirado, Director of Purchasing
Shomari Husband, City Treasurer



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

JOHN ARZOOMANIAN
DIRECTOR OF PUBLIC PROPERTY

June 4, 2025

The Honorable Brett P. Smiley
Chairman, Board of Contract and Supply
City Hall
25 Dorrance Street
Providence, RI 02903

RE: General Contractor Services for Elmwood Community Center CPF Improvements

MinuteTraq ID#: 49186

Minority Participation: 27 % MBE, 0 %WBE

Account Code(s):
1. 390-390-52885 / 390-0002-24

Dear Mayor Smiley,

DATE OF BID OPENING: May 19, 2025

RECOMMENDED BIDDER & THEIR ADDRESS:

Martone Service Company, Inc
22 Sextant Lane
Narragansett RI 02882

TOTAL AMOUNT RECOMMENDED: Total amount not to exceed \$1,326,836

In response to our request for proposal regarding the above entitled, our department received the following three bids:

| | VENDOR NAME | BASE (minimum reqs.) | TOTAL (final specifications) |
|---|---------------------------------|----------------------|------------------------------|
| 1 | Dubon Masonry Construction, LLC | \$1,124,000 | n/a |
| 2 | Martone Service Company, Inc. | \$1,142,586 | \$1,326,836 |
| 3 | Mill City Construction, Inc. | \$1,215,030 | \$1,331,820 |

- On the basis of said bids, we recommend the low bidder, as identified on **LINE 2**, whose bid has met the specifications.
- On the basis of said bids, we recommend the bidder identified on **LINE: _____**. While not the apparent low bidder, a review of the bids reveal that it is in the best interest of the City to reject the low bidder. See the Explanation box below.
- On the basis of said bids, we recommend multiple bidders identified on **LINES: _____**. A review of the bids reveal that it is in the best interest of the City to utilize these bidders together. See the Explanation box below.

Explanation: Dubon Masonry did not submit a complete bid including unit prices and alternates. Martone submitted the lowest complete bid.

Additional documentation to support the decision for this award is attached to this letter.

DEPARTMENT OF PUBLIC PROPERTY
Providence City Hall | 25 Dorrance Street, Room 407 | Providence, Rhode Island 02903
401 680 5300 ph | 401 455 0475 fax
www.providenceri.gov



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

JOHN ARZOOMANIAN
DIRECTOR OF PUBLIC PROPERTY

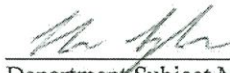
Respectfully submitted,



John Arzooonian
Director, Public Property



Financial Approval:



Department Subject Matter Expert:
Benjamin Lobaugh
Senior Capital Improvements Project Manager

Financial Approval

By signing, the subject matter expert certifies the following: That the recommended vendor(s) is/are the lowest, qualified bidder(s) with regards to the corresponding specifications. That all bids corresponding to this award were reviewed for completeness and that the recommended bidder's submission is inclusive of all required documents.



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

JOHN ARZOOMANIAN
DIRECTOR OF PUBLIC PROPERTY

BID EVALUATION SUMMARY

Three bids were received on this solicitation, from Dubon Masonry Construction, LLC, Martone Service Company, Inc., and Mill City Construction, Inc. Dubon Masonry's bid package failed to include the form on page 8 with Unit Prices and Add Alternate costs. The City plans to award based on Add Alternate costs, and Unit Prices are necessary for any work outside of the base project scope, so Dubon Masonry's bid was considered non-responsive and disqualified.

Bid descope calls were held with each bidder to clarify inclusion of base scope items and to confirm the viability of the proposed costs. During the discussion with Martone Service Company, it was determined that the Unit Price instructions in the bid specifications resulted in an alternative interpretation of the Unit Price scopes, meaning their costs were not comparative. A clarification was issued on the two Unit Price items, and the two responsive bidders were invited to submit revised Unit Prices based on the Unit Price descriptions clarified as follows:

Unit Price #1: Limit complete demolition and replacement of brick with new to 10% of area in each ten (10) square foot area priced. Remaining 90% of area to be repaired and repointed only.

Unit Price #2: Cost to be submitted as dollars per linear foot in lieu of dollars per ten (10) square feet.

Changes in Base Bid and Add Alternate prices were not entertained and remained established from the sealed bid results. The revised Unit Price submissions are attached.

Upon reviewing the bid results, Martone Service Company is the lowest responsive bidder with a total award amount of \$1,326,836.00 (base bid plus add alternates #1 – 4) and is recommended for award. Mill City Construction was higher with a total bid price of \$1,331,820.00 including all alternates.

From: [Jay Edwards](#)
To: [Lobaugh, Benjamin](#); [Erkinen, Taylor](#)
Cc: [Drew Serdakowski](#); [John Chave](#); [Joe Desanti](#)
Subject: [EXTERNAL] FW: GC Services - Elmwood Comm. Cntr. Improvements - Providence, RI (Unit Prices)
Date: Tuesday, June 3, 2025 9:53:11 AM

Ben,

See the revised unit prices from Mill City.

From: Chris Seger <cseger@mill-city.com>
Sent: Tuesday, June 3, 2025 9:45 AM
To: Jay Edwards <jedwards@downesco.com>
Subject: GC Services - Elmwood Comm. Cntr. Improvements - Providence, RI (Unit Prices)

Good morning, Jay.

Please see requested unit pricing below.

UNIT PRICE #1

- Brick repointing and replacing - Per 10 SF. No more than 10% of actual brick replacement \$600.00 / 10 SF

UNIT PRICE #2

- Brick repointing only \$14.00 / LF

Thank you very much, feel free to reach out with any questions.
Chris

Thank you,

*Christopher M. Seger
Project Manager*



7 Old Great Road
Lincoln, RI. 02865
Phone: 401-766-3100
Fax: 401-769-8910
Cell: 401-523-6334



MARTONE

CONSTRUCTION | RESTORATION | PAINTING

June 3, 2025

*Downes Construction
Jay Edwards
200 Stanley Street
New Britain, CT 06051*

Dear Mr. Edwards,

As per our conversation yesterday in reference to the General Contractor Services for Elmwood Community Center CPF Improvements project, please see the breakdown per your request:

UNIT PRICE #2

Cost per liner for of repointing brick including all expenses \$4.50
Four dollars and fifty cents per liner foot

UNIT PRICE #1

Cost per 10sqft of repointing with 10% of brick replacement including all expenses \$780.00
Seven hundred, eighty dollars and no cents

Please do not hesitate to contact me if you have any questions.

Sincerely,

*Michael R. Martone
President*

General Contracting Services for Elmwood Community Center CPF Renovations

Bid Review

6/4/2025

| | Base Bid | Lump Sum | Dubon \$ 1,124,000 | Martone \$ 1,142,586 | Mill City \$ 1,215,030 |
|---------------------------------|---------------------|--|-----------------------|-------------------------|---------------------------|
| Bid Breakdown | | | | | |
| A | Div 01 | General Requirements | \$ 62,500 | \$ 279,736 | \$ 44,238 |
| B | Div 03 | Concrete | \$ 38,500 | \$ 3,700 | \$ 19,052 |
| C | Div 04 | Masonry | \$ 46,544 | \$ 255,000 | \$ 286,784 |
| D | Div 05 | Metals | \$ 56,850 | \$ 17,000 | \$ 46,232 |
| E | Div 06 | Wood, Plastics, Composites | \$ 43,500 | \$ 30,000 | \$ 3,176 |
| F | Div 07 | Thermal & Moisture Protection | \$ 9,500 | \$ 17,000 | \$ 24,576 |
| G | Div 08 | Openings | \$ 8,500 | \$ 24,000 | \$ 36,834 |
| H | Div 09 | Finishes | \$ 53,500 | \$ 42,000 | \$ 85,478 |
| I | Div 10 | Specialties | \$ 12,500 | \$ 5,200 | \$ 21,846 |
| J | Div 12 | Furnishings | \$ 19,500 | \$ 7,785 | \$ 42,040 |
| K | Div 22 | Plumbing | \$ 28,500 | \$ 25,000 | \$ 19,052 |
| L | Div 26 | Electrical | \$ 101,206 | \$ 171,165 | \$ 136,106 |
| M | Div 27 | Communications | \$ 95,000 | \$ 150,000 | \$ 215,914 |
| N | Div 28 | Security | \$ 16,000 | in electrical | \$ 62,234 |
| O | Div 31 | Earthwork | \$ 115,400 | \$ 42,000 | \$ 77,094 |
| P | Div 32 | Exterior Improvements | \$ 319,000 | \$ 23,000 | \$ 27,942 |
| Q | Div 33 | Utilities | \$ 20,000 | n/a | \$ 11,432 |
| R | Allowance | Plumbing Restoration | \$ 10,000 | \$ 10,000 | \$ 10,000 |
| S | Allowance | Landscape Material | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| T | Allowance | Misc Roof Repair | \$ 15,000 | \$ 15,000 | \$ 15,000 |
| U | Allowance | Masonry Repointing | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| | Unit Prices Revised | Brick Masonry Repair (per 10 SF) | not included | \$ 780 | \$ 600 |
| | Unit Prices Revised | Brick Veneer Repointing (per 10 SF) | not included | \$ 4.5 | \$ 14 |
| 1 | Add Alternate | Pressure wash & seal non-painted brick | not included | \$ 67,332 | \$ 4,141 |
| 2 | Add Alternate | First floor flooring replacement | not included | \$ 60,207 | \$ 79,049 |
| 3 | Add Alternate | Wireless locks for doors 112.1 and 116.1 | not included | \$ 18,070 | \$ 12,891 |
| 4 | Add Alternate | Alternate infiltration system | not included | \$ 38,641 | \$ 20,709 |
| TOTAL (w/all alternates) | | | n/a | \$ 1,326,836 | \$ 1,331,820 |

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 19, 2025

TO: Purchasing Director

SUBJECT: **GENERAL CONTRACTOR SERVICES FOR ELMWOOD
COMMUNITY CENTER CPF IMPROVEMENTS –
DEPARTMENT OF PUBLIC PROPERTY**

CONSIDERED BY: Board of Contract and Supply

DISPOSITION: VOTED: that all bids be referred to the Purchasing
Director for tabulation

Dubon Masonry Construction LLC
Mill City Construction Inc
Martone Service Company Inc

Jina L. Mastroianni
City Clerk

[Signature]
Purchasing Department