

**Request for Action
By
Board of Commissioners**

**Approval of Engagement of HVAC Contractor and Electric Heat Pump Installation
for Earle Building (Providence)**

A. SUMMARY

This Request for Action (RFA) is for approval to engage an HVAC service contractor to install new electric heat pump cooling and heating system units, on all floors of the Earle Building.

B. DISCUSSION

The Earle Building contains four (4) independent gas fired heating systems that are 20 years old and have reached the end of their useful life. We have been advised by service contractors that key replacement parts for these units are difficult to obtain and will likely, over time, fall out of production, rendering the furnaces unserviceable. After a thorough review with architects and engineers, the specified new electric system has been determined to be the best option for an upgrade and enhancement to the Earle Building. Current building codes do not allow for the replacement of in-kind gas fired systems, without the need to include new ancillary equipment that would have led to the elimination of office space to accommodate the installation. Decarbonization through electrification of building systems is a priority for the State of Rhode Island and furthers RIHousing's commitment to sustainability and innovation. Electric heating systems are being encouraged by the State of Rhode Island on state and quasi-state buildings to enhance efficiency and further the reduction of the carbon footprint. Rebates and incentives for this upgrade also are available for this conversion.

In June 2024, Rhode Island Housing conducted a solicitation of 4 vendors, approved under State of Rhode Island MPA #136, requesting proposals from experienced HVAC vendors. The base project calls for the retrofitting of HVAC on floors 1 and 4, with alternate pricing to be provided for completing floors 3 and 4 as well.

In response to the solicitation, Rhode Island Housing received proposals from the following 2 firms:

Nexgen Mechanical, Inc.
Arden Engineering Constructors, LLC

The responding firms were deemed capable of performing all aspects of the project including oversight of sub-contractors needed to complete the project. Both firms have completed work for RIHousing's Facilities Department over the past 20 years.

A committee composed of RIHousing staff met to review all the proposals.

Following the full review of the proposals, including adherence to the required solicitation information, overall base pricing, (and alternate pricing) company size, and experience, Nexgen Mechanical Inc., was selected to complete the project.

The total cost of their proposal including all alternates and allowances is \$1,000,028.00.

B. RECOMMENDATION

Staff recommends the approval of the attached Resolution authorizing the engagement of Nexgen Mechanical Inc., for the HVAC renovations.

C. ATTACHMENT

1. Resolution

**Resolution of the Board of Commissioners
of
Rhode Island Housing and Mortgage Finance Corporation**

WHEREAS: Rhode Island Housing and Mortgage Finance Corporation's ("RIHousing's") enabling act provides it with all the power and authority to make and execute contracts necessary to exercise the powers and functions provided to it under the act (R.I. Gen. Laws §42-55-5(6)); and

WHEREAS: RIHousing has identified a need for a new electric heating system in the Earle Building; and

WHEREAS: Pursuant to a competitive process among vendors approved under State of Rhode Island MPA #136, staff recommend engagement of Nexgen Mechanical, Inc. to perform the scope of services;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED: That RIHousing is authorized to engage Nexgen Mechanical, Inc. for HVAC renovations to the Earle Building, as set forth in the MPA Solicitation Request and the proposal submitted in response thereto, at an approximate cost of \$1,000,028.00.

RESOLVED: That the Executive Director and Deputy Executive Director, each acting singly, be and hereby are authorized and empowered to take any and all actions necessary or desirable to carry out the foregoing resolutions, including without limitation the authority to negotiate the terms of the engagement and approve change orders in keeping with the RIHousing Purchasing Policies as he or she may determine are in the best interests of RIHousing, and to execute any and all agreements or documents as he or she deems necessary to carry out the foregoing and to take such further actions as he or she deems necessary to carry out the foregoing resolutions.