



**CITY OF EAST PROVIDENCE
DEPARTMENT OF PUBLIC WORKS
PUBLIC BUILDINGS DIVISION
REQUEST FOR PROPOSALS
EP25/26-07
CITY HALL EXTERIOR WINDOW REPLACEMENT
BID OPENING THURSDAY, APRIL 23, 2026, AT 11:00AM**

SPECIFICATIONS - REVISED

The City is seeking proposals from qualified contractors to provide exterior window replacement services at City Hall, located at 145 Taunton Avenue. The intent of this project is to replace existing exterior windows with new thermally broken aluminum window assemblies to improve energy performance, weather resistance, durability, and long-term maintainability while maintaining a consistent exterior appearance.

Window types referenced in this project correspond to specific openings identified on the record architectural drawings and are provided for identification purposes only. All windows shall be provided under one consistent specification regardless of size.

1. Scope of Services

The selected contractor will be responsible for providing all labor, materials, equipment, supervision, and incidentals necessary to complete the work, including but not limited to:

- Removal and proper disposal of existing window units, glazing, sealants, and associated components.
- Field verification of all window opening dimensions prior to fabrication.
- Furnishing and installation of new fixed thermally broken aluminum window systems at all designated locations.
- Preparation of existing masonry openings to receive new window units, including cleaning, surface preparation, and coordination with existing building conditions.
- Installation of perimeter sealants, flashing components, and drainage features necessary to provide a complete weather-tight installation.
- Mechanical fastening of window units into existing masonry substrates using corrosion-resistant fasteners.
- Protection of adjacent interior and exterior finishes during construction.
- Coordination with City staff to maintain normal building operations during installation.

- Provision of shop drawings, product data, and performance documentation for review prior to fabrication.

All work shall be performed in accordance with the requirements outlined in this specification and applicable codes.

2. Window Quantities

Window types correspond to openings shown on the record drawings. All windows shall be fixed and provided as one uniform system.

Window Type	Quantity	Nominal Size (Width × Height)
Type A	12	4'-4" x 6'-0"
Type B	41	4'-0" x 6'-0"
Type C	9	8'-8" x 6'-0"
Type D	14	15'-8" x 6'-0"
Type E	2	20'-0" x 6'-0"
Type F	1	11'-2" x 6'-0"
Type G	20	1'-4" x 6'-0"
Type H	2	4'-4" x 6'-0"
Total	101	

Contractor shall verify all dimensions prior to fabrication. All costs associated with dimension confirmation shall be included in the base bid.

3. Technical Requirements

The window system shall consist of fixed thermally broken aluminum framing with insulating glass units and associated materials meeting the requirements outlined below. All windows shall be provided as one consistent system regardless of size or type designation.

3.1. Aluminum Framing System

All window units shall utilize an aluminum framing system meeting the following requirements.

The basis of design shall be Oldcastle Building Envelope FG3000 Series or City-approved equal.

The framing system shall be:

- Thermally broken aluminum framing
- Nominal frame depth of 2 inches by 4-1/2 inches
- Inside glazed configuration
- Front set installation
- Flush glazed framing system
- Factory fabricated for commercial exterior applications

Proposed equal systems shall maintain the same glazing configuration, similar sightlines and frame depth, equivalent thermal break performance, and shall include comparable drainage, weeps, and internal baffle systems. Equal systems shall be fully compatible with the specified insulating glass units and suitable for installation within existing masonry openings. The City reserves the right to determine acceptability of any proposed equal.

Aluminum Finish

All exposed aluminum framing shall have a Class I dark bronze anodized finish conforming to AAMA 611. Finish shall be uniform in appearance across all window units.

System Components

The system shall include:

- Integrated sub-sills
- Continuous drainage paths
- Weeps and internal baffle system
- Components designed to manage air and water infiltration
- Factory fabricated for commercial exterior applications

3.2. Glazing

All window units shall be furnished with factory fabricated insulating glass units incorporating a low-emissivity coating with performance characteristics equal to or exceeding Solarban 70 glass (formerly Solarban 70XL) or City-approved equal, applied to the appropriate glass surface.

The basis of design shall be a 1-inch overall insulating glass unit consisting of clear tempered glass lites with Low-E coating and argon gas infill.

Glazing shall be:

- 1-inch overall insulating glass unit (IGU)
- 1/4-inch clear tempered exterior lite
- 1/4-inch clear tempered interior lite
- Argon gas filled cavity
- Dual-seal edge construction

Proposed equal glazing shall maintain the same overall thickness, utilize clear tempered glass lites, provide equivalent thermal performance, maintain similar visible light characteristics, and be fully compatible with the specified framing system. The City reserves the right to determine acceptability of any proposed equal.

Performance Requirements

Glazing assemblies shall meet or exceed the following minimum performance values based on center-of-glass performance with argon gas fill:

- Visible Light Transmittance (VLT): **64% minimum**
- Visible Light Reflectance: **Exterior 13% maximum**

- Visible Light Reflectance: **Interior 14% maximum**
- U-Factor (NFRC winter nighttime): **0.28 maximum**
- U-Factor (argon filled): **0.24 maximum**
- Solar Heat Gain Coefficient (SHGC): **0.27 maximum**
- Light-to-Solar Gain Ratio (LSG): **2.37 minimum**

Performance values shall be verified through NFRC-certified testing or equivalent documentation demonstrating compliance with specified requirements.

Fabrication and Quality

Insulating glass units shall be factory fabricated by a qualified manufacturer. Glass shall be free from defects including scratches, chips, distortion, or seal failure.

3.3. Sealants and Joint Treatment

Perimeter joints between window framing and masonry openings shall include closed cell foam backer rod and silicone sealant equivalent to DOWSIL 795 or City-approved equal.

Sealant installation shall provide a continuous weather-tight seal compatible with aluminum framing and adjacent building materials.

3.4. Fasteners and Anchorage

All fasteners used for window installation shall be stainless steel and suitable for exterior masonry applications.

Window units shall be mechanically fastened in accordance with industry standards and manufacturer requirements. Adhesive-only attachment methods shall not be permitted.

3.5. Opening Preparation

The Contractor shall prepare existing masonry openings to receive new window units including:

- Removal of existing windows, sealants, and fasteners
- Cleaning and inspection of openings
- Minor surface preparation to provide plumb and square openings
- Coordination with existing building conditions

Contractor shall provide sill flashing or formed sill pans at all window openings to direct water to the exterior and prevent moisture infiltration into the wall assembly.

Flashing shall include end dams and shall be compatible with the window framing system and adjacent masonry construction. Flashing shall integrate with the window sub-sill and drainage system to provide positive water management.

Flashing shall be installed to provide positive slope to the exterior.

Any deficiencies affecting installation shall be reported to the City prior to proceeding.

3.6. Performance Requirements – Window Assembly

All window assemblies shall meet applicable industry standards including AAMA and NFRC performance criteria for commercial exterior window systems.

3.7 Hazardous Materials (Asbestos-Containing Materials)

The City will perform testing of existing window perimeter caulking, sealants, and related materials at the interface of the window frames and masonry openings prior to contract award to determine the presence of asbestos-containing materials (ACM).

Results of such testing will be made available to bidders prior to contract award.

In the event asbestos-containing materials are identified, the Contractor shall include a lump sum cost in the bid form for all required abatement, handling, and disposal of ACM. All abatement work shall be performed in accordance with applicable federal, state, and local regulations, including OSHA, EPA, and Rhode Island Department of Health requirements.

Notwithstanding the above, the City reserves the right, at its sole discretion, to perform asbestos abatement using a separate certified contractor. In such cases, the Contractor shall coordinate its work with the City and its abatement contractor. The City shall not be obligated to accept or utilize the Contractor's proposed abatement pricing if the City elects to perform such work independently.

If no asbestos-containing materials are identified through City testing, no abatement work shall be required under this section.

3.8 Energy Efficient Alternates

In addition to the window specifications described above, the City will also accept submissions of pricing for options with higher energy ratings. Please indicate on your submitted Bid Form whether you are pricing this project based upon the written specifications, or if you are submitting pricing for energy efficient options.

Vendors may submit pricing for both options.

4. Submittals and Mockup Requirement

The Contractor shall provide complete product submittals and shop drawings for review and approval by the City prior to ordering any materials.

Submittals shall include, at a minimum:

- Shop drawings identifying window types, dimensions, and installation details.
- Product data for aluminum framing system, glazing, finishes, and sealants.
- Performance data demonstrating compliance with specified requirements.
- Finish information and color documentation.

No materials shall be ordered or fabricated until written approval is provided by the City.

The Contractor shall install one sample window unit as a mockup at a location to be determined by the City. The mockup shall demonstrate installation methods, finish appearance, glazing, and overall system quality.

The approved mockup shall establish the standard of workmanship for the project and may remain as part of the completed work if acceptable to the City.

If the mockup is not approved, the Contractor shall make adjustments as required and provide a revised installation at no additional cost to the City.

5. General Requirements

Contractor shall coordinate work with City staff to minimize disruption to normal operations. Work shall generally occur during normal business hours unless otherwise approved by the City. Normal working hours are Monday–Wednesday from 8:00 AM to 4:00 PM, Thursday from 8:00 AM to 6:00 PM, and Friday from 8:00 AM to 1:00 PM., unless otherwise approved by the City.

Contractor shall be responsible for protecting adjacent finishes and maintaining a safe work environment throughout the duration of the project.

All work shall comply with **prevailing wage rates**.

6. Project Duration and Schedule

The Contractor shall complete all work within one hundred eighty (180) calendar days from the date of Notice to Proceed.

Substantial Completion shall be achieved within this period and shall include installation of all window units, completion of sealants, flashing, and associated work, and the building being fully weather-tight and operational.

Final Completion shall be achieved within fourteen (14) calendar days following Substantial Completion and shall include completion of punch list items, final cleaning, and submission of closeout documentation.

The Contractor shall provide a detailed project schedule within fourteen (14) days of Notice to Proceed identifying key milestones including field verification, submittal review, mockup installation, fabrication, phased installation, and project closeout.

All work shall be coordinated with the City to minimize disruption to building operations.

6.1. Liquidated Damages

The City will sustain financial damages if the Contractor fails to complete the Work within the time specified.

The Contractor shall pay the City, as **liquidated damages and not as a penalty, the sum of Two Hundred Fifty Dollars (\$250.00) per calendar day** for each day beyond the specified time for Substantial Completion that the Work remains incomplete.

Liquidated damages shall also apply at the rate of **Two Hundred Fifty Dollars (\$250.00) per calendar day** for failure to achieve Final Completion within the thirty (30) calendar days following Substantial Completion.

6.2. Excusable Delays

Liquidated damages shall not apply to delays caused by strikes, fire, flood, acts of God, or other events clearly beyond the Contractor's control, provided that the Contractor has given timely written notice to the City and made all reasonable efforts to mitigate the delay.

Delays caused by the Contractor's failure to timely order materials, schedule work, or coordinate subcontractors shall **not** constitute excusable delay.

Any questions should be submitted in writing to Antonio Vieira, Public Buildings Superintendent, at avieira@eastprovidenceri.gov and Jessica Lamprey, Procurement Specialist at jlamprey@eastprovidenceri.gov no later than **THURSDAY, APRIL 9, 2026, AT 4:00PM.**