

THE TOWN OF MIDDLETOWN

**RESOLUTION**

OF THE

**COUNCIL**

No: 2026-51

**WHEREAS:**

Ahlborg Construction Corporation has put forward bid packages for Demolition, HVAC, Plumbing, Fire Protection (FP), Controls, Aluminum Frames, Doors, Hardware, Glass and Glazing, Millwork and Finish Carpentry, Electrical Power, Lighting, and Fire Alarm, Sitework, Security Doors, Acoustical Ceiling Tiles (ACT) Ceiling, Gypsum Wall Board (GWB) Assembly, Flooring and Tilework, Structural Beam Enhancements, Doors, Frames, Hardware, Concrete, Exterior Metal Railings Allowance, Acoustical Spray Insulation Allowance, Roofing Repairs and Roof Penetrations Allowance, Miscellaneous Sealants and Caulking Allowance, and Construction Manager at Risk related expenses associated with these packages for the renovation of the new location of the Middletown Library project. The responses were received and evaluated by Ahlborg Construction Corporation and Downes, and a recommendation was forwarded to the Town Administrator and Library Building Committee,

and,

**WHEREAS:**

The Library Building Committee and Town Administrator have agreed to forward the recommendation to the Town Council,

and,

**RESOLVED:**

That the Town Council approve the recommendation for Ahlborg Construction Corporation to award the subcontracts of Demolition, HVAC, Plumbing, FP, Controls, Aluminum Frames, Doors, Hardware, Glass and Glazing, Millwork and Finish Carpentry, Electrical Power, Lighting, and Fire Alarm, Sitework, Security Doors, ACT Ceiling, GWB Assembly, Flooring and Tilework, Structural Beam Enhancements, Doors, Frames, Hardware, Concrete, Exterior Metal Railings Allowance, Acoustical Spray Insulation Allowance, Roofing Repairs and Roof Penetrations Allowance, Miscellaneous Sealants and Caulking Allowance, and Construction Manager at Risk related expenses associated with these packages for the renovation of the new location of the Middletown Library project to the vendors and not to exceed amounts identified as follows:

RTA #	Description	Recommended Vendor	Recommended Award Amount	Owner Allowance Amount	Total Amount
RTA-1	Demolition	Ahlborg Construction Corporation	148,112	-	148,112
RTA-2	HVAC, Plumbing, Fire Protection, Controls	Delta Mechanical	1,375,600	-	1,375,600
RTA-3	Aluminum Frames, Doors, Hardware, Glass and Glazing	Coastal Glazing	276,911	-	276,911
RTA-4	Millwork and Finish Carpentry	Cole Cabinets	268,462	-	268,462
RTA-5	Electrical Power, Lighting, and Fire Alarm	Collard Enterprises	1,012,000	-	1,012,000
RTA-7	Sitework	J.A.M.	162,725	-	162,725
RTA-8	Security Grilles	GHQ	49,327	5,000	54,327
RTA-9	Acoustical Ceiling Tile Ceiling	Ocean State	107,800	-	107,800
RTA-11	Gypsum Wall Board Assembly	Ahlborg Construction Corporation	664,500	-	664,500
RTA-12	Flooring and Tilework	Ruggieri Brothers	357,800	-	357,800
RTA-14	Structural Beam Enhancement	Aguiar Steel	18,592	6,408	25,000
RTA-15	Doors, Frames, Hardware	Columbus Door	133,600	56,100	189,700
RTA-16	Concrete	Howard Bishop	62,648	-	62,648
RTA-17	Acoustical Spray Insulation Allowance	ATI Inc.	69,800.00	-	69,800
A-1	Exterior Metal Railings Allowance	To be determined	-	15,000	15,000
A-2	Roofing Repairs and Roof Penetrations Allowance	To be determined	-	30,000	30,000
A-3	Misc. Sealants & Caulking Allowance	To be determined	-	10,000	10,000
CMaR-1	CMaR General Conditions, Insurance, Bond Costs, Contingency, Building Permits and fees for items listed above	Ahlborg Construction Corporation	923,612	-	923,612

and,

**BE IT FURTHER RESOLVED:**

That the funding for this proposal is to be from the Bond Anticipation Note Proceeds, interest income that has been accrued and all expenses recorded in the Town's Capital Project Fund,

and,

**BE IT FURTHER RESOLVED:**

Upon approval from the State of Rhode Island's Office of Library and Information Services, the Town Administrator is authorized to notify Ahlborg Construction Corporation to award the subcontracts of Demolition, HVAC, Plumbing, FP, Controls, Aluminum Frames, Doors, Hardware, Glass and Glazing, Millwork and Finish Carpentry, Electrical Power, Lighting, and Fire Alarm, Sitework, Security Doors, ACT Ceiling, GWB Assembly, Flooring and Tilework, Structural Beam Enhancements, Doors, Frames, Hardware, Concrete, Exterior Metal Railings Allowance, Acoustical Spray Insulation Allowance, Roofing Repairs and Roof Penetrations Allowance, Miscellaneous Sealants and Caulking Allowance, and Construction Manager at Risk related expenses associated with these packages for the renovation of the new location of the Middletown Library project.

JUNE 1, 2026

READ AND PASSED IN COUNCIL

*Wendy J. W. Marshall*

Wendy J. W. Marshall, MMC

Town Clerk

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