

THE TOWN OF MIDDLETOWN

RESOLUTION

OF THE

COUNCIL

No: 2026-60

WHEREAS:

Ahlborg Construction Corporation has put forward bid packages for roof top unit replacement, security and tele data, painting and wall covering, audio visual, furnishings- window treatment, bathroom accessories, book drop, fire extinguisher cabinets allowance, interior and code required signage allowance, canopy and window film allowance, raaks shelving with red powder coat allowances, 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 roof top unit replacement, security and tele data, painting and wall covering, audio visual, furnishings- window treatment, bathroom accessories, book drop, fire extinguisher cabinets allowance, interior and code required signage allowance, canopy and window film allowance, raaks shelving with red powder coat allowances, 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	Alternate #	Alternate Amount	Total Amount
RTA-2	HVAC, Plumbing, Fire Protection, Controls	Delta Mechanical	-	-	2	543,400	543,400
RTA-6	Security and Teledata	National Security	335,197	-	-	-	335,197
RTA-10	Painting and Wall Covering	Central Painting	178,600	-	-	-	178,600
RTA-13	Audio Visual	Pro AV Systems	211,431	-	-	-	211,431
RTA-18	Furnishings - Window Treatment	Blind King	54,150	-	-	-	54,150
RTA-19	Bathroom Accessories	G J Sales	34,850	5,150	-	-	40,000
A-4	Book Drop, Fire Extinguisher Cabinets Allowance	To be determined	-	20,000	-	-	20,000
A-5	Interior and Code Required Signage Allowance	To be determined	-	20,000	-	-	20,000
A-6	Canopy and Window Film Allowance	To be determined	-	20,000	-	-	20,000
A-7	Raaks Shelving with Red Powder Coat Allowance	To be determined	-	30,000	-	-	30,000
CMaR-2	CMaR General Conditions, Insurance, Bond Costs, Contingency, Building Permits and fees for items listed above	Ahlborg Construction Corporation	173,881	-	2	81,600	255,481
	Total		988,109	95,150		625,000	1,708,259

and,

BE IT FURTHER RESOLVED:

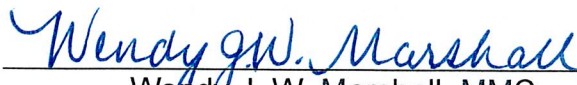
That the funding for this proposal is to be from the Bond Anticipation Note Proceeds, interest income, eligible private donations, and eligible grants and all expenses recorded in the Town's Grant or Capital Project Fund,

and,

BE IT FURTHER RESOLVED:

The Town Administrator is authorized to notify Ahlborg Construction Corporation to award the subcontracts of roof top unit replacement, security and tele data, painting and wall covering, audio visual, furnishings- window treatment, bathroom accessories, book drop, fire extinguisher cabinets allowance, interior and code required signage allowance, canopy and window film allowance, raaks shelving with red powder coat allowances, and Construction Manager at Risk related expenses associated with these packages for the renovation of the new location of the Middletown Library project.

JULY 6, 2026
READ AND PASSED IN COUNCIL


Wendy J. W. Marshall, MMC
Town Clerk



RTA #6 - Middletown Public Library | Security and Teledata Scope | Bid Tabulation | By: Chris Troiano| 6/28/26

Company Name	Company Location	Scope of Work	Base Bid Proposal	Anticipated Start Date	Per Plans & Specs	Prevailing Wage	Licensed & Qualified	MBE Y/N
National Security	E. Providence, RI	Security and Teledata	\$335,197	N/A	Yes	Yes	Yes	No
ATG	Warwick, RI	Security and Teledata- Non-Compliant Scope	Incomplete Bid	N/A	No	Yes	Yes	No
Synet	Warwick, RI	Security and Teledata	No Bid	N/A	N/A	N/A	N/A	N/A

Plans & Specs Included:

Per plans and specs issued 4/15/26
Includes Addendum #1 and #2

Spec Sections:

General Requirements
270000 GR Telecom
280000 GR Security Systems
Exclusions: See Proposal

Scope Review Checklist	National Security	Additional Scope Items Included:
Base Bid Amount	\$335,197	Access Control System, See Proposal.
Complete Conformance with Plans & Specs issued for bid and dated 4/15/26	Yes	General Low Voltage Wiring, See Proposal
Includes Applicable Permits	Yes	Camera System, See Proposal
		Intrusion System
Total Bid Amount - Complete	\$335,197	
ACC Budget	\$335,197	
Amount under budget:	\$0	

National Security Fire Alarm Systems
65 Newport Avenue
East Providence, RI 02916

Tel: 800-288-7768
www.nationalalarm.com



Customer Quote No. 2600131

AHLBORG CONSTRUCTION COMPANY
355 CENTERVILLE ROAD
WARWICK, RI 02886

Date: 04/30/2026
Site Address: MIDDLETOWN PUBLIC LIBRARY
110 ENTERPRISE CENTER
MIDDLETOWN, RI 02842
Salesperson: Christopher Morra, Jr.
Valid For: 30 Days

Scope of Work

ACCESS CONTROL SYSTEM

WIRE & INSTALL ACCESS CONTROL SYSTEM:

- NINETEEN (19) ACCESS CONTROL PACKAGES ON DOORS PER SECURITY PLANS
- FIVE (5) ACCESS CONTROL PACKAGES (CABLE AND CONNECT TO ELECTRIC HARDWARE ONLY)
- TWELVE (12) ACCESS CONTROL PACKAGES (NO READER, CABLE, REX, AND CONNECT TO ELECTRIC HARDWARE)
- FORTY-THREE (43) CONTACTS ON DOORS PER SECURITY PLANS
- ONE (1) VIDEO INTERCOM DOOR STATIONS PER SECURITY PLANS
- TWO (2) VIDEO INTERCOM MONITOR STATIONS PER SECURITY PLANS
- INSTALL NEW POWER SUPPLIES, CONTROLLERS, READERS, & DOOR CONTACTS
- INCLUDES ALL CONDUIT & PATHWAYS
- TERMINATE & TEST ALL CABLING
- EXCLUDES ELECTRIC DOOR HARDWARE

Item	Quantity
LP1502 2-DOOR INTELLIGENT CONTROLLER, ETHERNET	1.00
MERCURY MR52S3 2-DOOR SUB CONTROLLER, RS-485	17.00
NASCOM STANDARD DOOR CONTACT, WHITE	41.00
HID RP-40 CARD READER	18.00
LIFESAFETY POWER 16-DOOR POWER MANAGEMENT SYSTEM, 150/250W, 12/24VDC, E8M2	2.00
ACCESS CONTROL CABLE DROP	36.00
BOSCH PIR REQUEST-TO-EXIT SENSOR	32.00
CAT6 DATA DROP	3.00
DOOR CONTACT CABLE DROP	19.00
2N IP SOLO IP VIDEO INTERCOM INDOOR STATION, SURFACE-MOUNT, POE	1.00
2N INDOOR VIEW IP VIDEO INTERCOM MONITOR STATION, 7" TOUCHSCREEN DISPLAY, BLACK, POE	2.00
PROJECT MANAGEMENT	1.00
MISC MATERIALS	1.00
SECURITY LABOR PER HOUR	405.00 hrs

Subtotal	\$141,042.00
Tax	\$0.00
Section Total inc Tax	\$141,042.00

GENERAL LOW VOLTAGE WIRING

WIRE & TERMINATE LOW VOLTAGE CABLING:

- WIRE, TERMINATE, & CERTIFY TWO-HUNDRED-FORTY (240) NEW CAT6A DATA DROPS
- PROVIDE/INSTALL NETWORK RACK IN MDF WITH CABLE TRAY PER PLANS
- PROVIDE & INSTALL ALL NECESSARY PATCH PANELS, JACKS, AND HARDWARE FOR PHONES AND LOW VOLTAGE DATA DROPS

Item	Quantity
SINGLE CAT6A CABLE DROP	240.00
PROJECT MANAGEMENT	1.00
MISC MATERIALS (RACK, CABLE TRAY, PATCH PANELS, PATCH CORDS, , ETC.)	1.00
SECURITY LABOR PER HOUR	280.00 hrs

Subtotal	\$129,000.00
Tax	\$0.00
Section Total inc Tax	\$129,000.00

CAMERA SYSTEM

WIRE & INSTALL CAMERA SYSTEM:

- ONE (1) OPENEYE SERVER
- TWENTY (20) CAT6 DATA DROPS
- SEVEN (7) AXIS P3737-PLV OUTDOOR 20MP CAMERAS (REUSE 2 EXISTING)
- THREE (3) AXIS P3267-LVE EXTERIOR 5MP FIXED CAMERAS (REUSE 3 EXISTING)
- TWO (2) AXIS M3086-V 4MP INTERIOR FIXED CAMERAS (REUSE 1 EXISTING)
- THREE (3) AXIS M3115-LVE 2MP INTERIOR FIXED CAMERAS (REUSE 3 EXISTING)
- FOUR (4) AXIS M4328-P 12MP INDOOR FISHEYE CAMERAS
- ONE (1) AXIS P4707-PLVE 10MP CAMERA

EXCLUSIONS:

- ALL POE SWITCHES TO BE PROVIDED BY OTHERS
- NINE (9) EXISTING CAMERAS TO BE REUSED PER CCTV SCHEDULE

Item	Quantity
OPENEYE MTX40 NETWORK VIDEO RECORDER, 40TB STORAGE (SUPPORTS UP TO 48 CHANNELS)	1.00
SINGLE CAT6 CABLE DROP	20.00
AXIS P3737-PLV OUTDOOR 20MP CAMERA	5.00
AXIS M3086-V 4MP INTERIOR FIXED CAMERA	2.00
AXIS M4328-P 12MP INDOOR FISHEYE CAMERA	4.00
AXIS P4707-PLVE 10MP PANORAMIC CAMERA	1.00
PROJECT MANAGEMENT	1.00
MISC MATERIALS	1.00
SECURITY LABOR PER HOUR	76.00 hrs

Subtotal	\$45,175.00
Tax	\$0.00
Section Total inc Tax	\$45,175.00

INTRUSION SYSTEM
WIRE & INSTALL INTRUSION ALARM SYSTEM

DMP XR150N CONTROL PANEL	1.00
LTE CELLULAR COMMUNICATOR FOR XT & XR SERIES, VERIZON	1.00
DMP 16PT ZONE EXPANDER IN 340 ENCLOSURE	4.00
DMP 7060A-W LCD KEYPAD, WHITE	3.00
NASCOM STANDARD DOOR CONTACT, WHITE	21.00
BOSCH TRITECH 360 MOTION DETECTOR, 70' RANGE	25.00
BOSCH PIR MOTION DETECTOR, 40' RANGE	7.00
BOSCH GLASSBREAK DETECTOR, 25' RANGE, SURFACE-MOUNT	15.00
OUTDOOR SECURITY SIREN/STROBE	1.00
MISC MATERIALS	1.00
SECURITY LABOR PER HOUR	58.00 hrs

Subtotal	\$19,980.00
Tax	\$0.00
Section Total inc Tax	\$19,980.00

Subtotal	\$335,197.00
Tax	\$0.00
Total inc Tax	\$335,197.00

Terms and Conditions:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration, or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. The customer shall pay for all licenses, taxes, permits or other charges imposed by any governmental agency necessary for the installation and continued operation and monitoring of the system. Retail sale plus installation quote. All materials become property of the customer upon delivery. Customer accepts purchase at time of delivery of items.

Please confirm your acceptance of this quote # 2600131 by signing below

Customer Signature: _____

Sign Here

Customer Name: _____

Date of Acceptance: _____



RTA #10 - Middletown Public Library | Painting and Wall Covering Scope | Bid Tabulation | By: Chris Troiano| 6/29/26

Company Name	Company Location	Scope of Work	Base Bid Proposal	Anticipated Start Date	Per Plans & Specs	Prevailing Wage	Licensed & Qualified	MBE Y/N
Central Painting	Central Falls, RI	Painting	\$178,600	N/A	Yes	Yes	Yes	Yes
Jomar	Warwick, RI	Painting	\$179,999	N/A	Yes	Yes	Yes	Yes
RJ Forbes	Attleboro, MA	Painting	Incomplete Bid	N/A	No	Yes	Yes	No

Plans & Specs Included:

Per plans and specs issued 4/15/26

Addendum #1 and #2

Spec Sections:

General Requirements

097200 Wallcovering

099000 Painting and Coating

Exclusions: See Proposal

Scope Review Checklist	Central Painting	Additional Scope Items Included:
Base Bid Amount	\$178,600	Prep and Paint per finish schedule
Complete Conformance with Plans & Specs issued for bid and dated 4/15/26	Yes	VWC 1, 2, & TACK WC
Includes Applicable Permits	Yes	Submittals, punchlist /touchups as required
		ACC reserves the right to award to Jomar subject to
		final scope review.
Total Bid Amount - Complete	\$178,600	
ACC Budget	\$178,600	
Amount under budget:	\$0	

Central Painting, LLC

401-359-1999

A Certified Minority Business Enterprise (MBE)

May 24, 2026

RE: Interior painting, Middletown Library. Middletown, RI.

Scope of work - painting:

- All gypsum board ceilings and soffits require one coat of primer, followed by 2 coats of finish.
- Areas where the deck is exposed. The steel structure and utilities in areas where the deck is exposed must receive 2 coats of finish.
- All OTS Ceilings, deck and structure require 1 coat of primer, followed by 2 coats of finish.
- All walls require 1 coat of primer, followed by 2 coats of finish.
- All areas to receive vinyl wallcovering and Tack wallcovering. Walls require 1 coat of primer before wallcovering installation.
- All hollow metal doors and frames must be prepared and then receive 2 coats of finish.

Total cost includes labor and material. **\$178,600.00**

Thank you.

Mario Diaz.



Painting and Decorating Contractor of America PDCA
A Certified Minority Business Enterprise
PROUD MEMBER OF IUPAT, DISTRICT COUNCIL NO 11, LOCAL UNION 195.

31 B Graystone Street
Warwick, RI 02886
(401) 500-6664 (401) 318-0813 fax

April 28th, 2026

To: Ahlborg Construction, Co.

Project name:

**Middletown Library Renovations
Middletown, RI**

Bid Proposal: Interior Painting 099100

We are pleased to submit for your consideration our painting proposal for the Middletown Library Renovations Project as captioned by Oudens Ello Architecture on drawings dated 01/12/2026, and 1 addendum. Materials and equipment are limited to the specification sections and qualifications as follows.

Finish – Interior Painting

Painting	(Includes Walls, Ceilings, Doors & Frames, Unitrust Trim, MDF, Column, Fire Rated Plywood)	<u>\$139,999.00</u>
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Wallcovering	(Includes Graphic and Tack Wallcoverings) Allowance	<u>\$40,000</u>
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<u>TOTAL PRICE</u>		<u>\$179,999</u>
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Exclusions:

- Bonds, temporary heat, patching or taping, intumescent paint, Fireproofing, overtime or off hours, rubber base, acoustical ceilings, Wallcovering, Flooring, brick repointing or repair, abrasive blasting, shop blasting, Plants and greenery, signage or lettering painting, trash receptacles, painted glass, PNT Pavement Markings, Areas or items not specified by finish schedule or notes to require finishing.
- Pricing includes mobilization and demobilization, equipment, and all overhead and profit.
- All painting material to be provided by our supplier PPG or Sherwin Williams as submitted
We include the removal of our excess materials only to an on-site dumpster provided by General Contractor.
PDCA Industry Standards.

Thank you for the opportunity to submit our bid; we look forward to meeting with you to further discuss our scope of work and qualifications.

Qualifications:

MBE 100%

RI Lead Contractor # 0376

Union wages rates.

Submitted By:
JOMAR Painting
MEMBER OF IUPAT, DISTRICT COUNCIL NO 11, LOCAL UNION 195
Certified Minority Business Enterprise
Jose Marcano
President
www.jomarpainting.com

Registered - Insured - Bonded

www.jomarpainting.com



RTA #13 - Middletown Public Library | Audio Visual Scope | Bid Tabulation | By: Chris Troiano| 5/01/26

Company Name	Company Location	Scope of Work	Base Bid Proposal	Anticipated Start Date	Per Plans & Specs	Prevailing Wage	Licensed & Qualified	MBE Y/N
PRO AV Systems	Chelmsford, MA	A-V Systems	\$211,431	N/A	Yes	Yes	Yes	Yes
ATR Treehouse	Providence, RI	A-V Systems	\$218,903	N/A	Yes	Yes	Yes	No
National Security	E. Providence, RI	A-V Systems	\$378,750	N/A	Yes	Yes	Yes	No

Plans & Specs Included:

Per plans and specs issued 4/15/26

Includes addendum #1

Spec Sections:

General Requirements

274100 Audio Visual Sys.

Exclusions: See Proposal

Scope Review Checklist	PRO AV Systems	Additional Scope Items Included:
Base Bid Amount	\$211,431	Section 27 41 00 Audio Visual Systems
Complete Conformance with Plans & Specs issued for bid and dated 4/15/26	Yes	WBE Certification
Includes Applicable Permits	Yes	
Total Bid Amount - Complete	\$211,431	
ACC Budget	\$211,431	
Amount under budget:	\$0	



NEW ENGLAND'S LEADING AUDIO VISUAL INTEGRATOR

Video Displays • Audio Systems • Control Systems • Interactive Systems • Digital Signage • Video Conferencing • IP Streaming • Sound Masking

Middletown Library
Middletown, RI

Quoted by: Pro AV Systems, Adrienne Blasioli, 978-692-5111.

OFF50 Vendor Number: 215051

Includes section 27 41 00- Audiovisual Systems

Turnkey quote for section 274100 is \$211,430.78

Cost to extend warranty for second and third year is \$9,666.72 per year

Includes Addenda 1

Pro AV Systems is SDO Certified as WBE and MBE. Pro AV Systems WOSB Certified. Pro AV Systems is DCAMM certified.

Pro AV Systems is APEX Certified by AVIXA standards, and holds CTS, CTS-D and CTS-I designations throughout the company. Pro AV Systems is also certified in programming all control pieces listed in the specification.



PRO AV SYSTEMS 275 BILLERICA ROAD, SUITE 3, CHELMSFORD, MA 01824 [P] 978.692.5111 [F] 978.692.5252

proavsi.com

Audiovisual Space and Systems Summary Sheet								
Project			Middletown Public Library					
Project Location			110 Enterprise Center, Middletown, RI 02842					
Responding Bidder & Contact Information			BIDDING CONTRACTOR TO FILL OUT					
Note: This summary and the following descriptions is intended to provide the Owner with line item pricing of major system components and total systems costs. This document is not to be treated as a complete bill of materials and it is the bidders responsibility to capture all costs for a complete and working system as described in the drawings and specification.								
Non-Equipment Costs are to be inclusive of all site labor, shipping, storage, engineering, warrantee and other fees.								
Bidder is responsible for verifying formulas and all system and equipment counts as part of their response.								
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding								
Item #	Systems	Enlarged PlanCallout	Equipment	Non-Equipment	Tax	Cost per System	SystemCount	Total Systems Cost
1	Community Room 103	TA6.01B	\$70,317.74	\$19,500.00	6.00%	\$89,817.74	1	\$89,817.74
2	Conference Room 165	TA6.02B	\$46,250.55	\$13,350.00	\$0.00	\$59,600.55	1	\$59,600.55
3	The Landing 001	TA6.03	\$4,068.53	\$1,250.00	\$0.00	\$5,318.53	1	\$5,318.53
4	Children Area 152	TA6.04	\$1,829.68	\$950.00	\$0.00	\$2,779.68	1	\$2,779.68
5	Teen Area 151	TA6.05	\$1,829.68	\$950.00	\$0.00	\$2,779.68	1	\$2,779.68
6	Teen Program 151B	TA6.06	\$4,703.13	\$1,250.00	\$0.00	\$5,953.13	1	\$5,953.13
7	Innovation Center	TA6.07	\$7,671.88	\$2,450.00	\$0.00	\$10,121.88	1	\$10,121.88
8	Director 126	TA6.08	\$9,715.38	\$3,950.00	\$0.00	\$13,665.38	1	\$13,665.38
9	Large Conference T108	TA6.09	\$15,860.94	\$3,950.00	\$0.00	\$19,810.94	1	\$19,810.94
10	Small Conference T114	TA6.10	\$5,605.94	\$3,450.00	\$0.00	\$9,055.94	1	\$9,055.94
			TOTALS					
			Equipment Cost Summary					
			\$167,853.41					
			Non-Equipment Costs Summary					
			\$51,050.00					
			Tax Summary					
			\$0.00					
			Grand Total					
			\$218,903.41					
WARRANTEES, SERVICE AGREEMENTS & LABOR COSTS								
First year warrantee to be included in base scope equipment and non-equipment costs. Provide costs for the second and third year warrantee matching the base								
			Warrantee Year Two					
			\$3,450.00					
			Warrantee Year Three					
			\$3,450.00					
			Quarterly One Day Service Appointment (per appointment)					
			\$525.00					

Unified Core with 8 local audio I/O channels, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8x8 GPIO, 8 AEC processors, Half-size 1RU.	QSC	Core 8 Flex		\$2,643.75	1	\$2,643.75
Two Channel Amp, 60 watts at 8 or 4 ohms	QSC	SPA2-60		\$596.25	1	\$596.25
Desktop Base Gooseneck transmitter	Shure	MXW8 (MXW8X-Z10)	Current Model numbers in Red	\$650.00	1	\$650.00
10" Gooseneck Mic w/ cardioid capsule	Shure	MXW410 (MX410LPDF/C)		\$242.50	1	\$242.50
8 Channel Microphone Receiver	Shure	MXWAPT8 (MXWAPX8-Z10)		\$3,816.25	1	\$3,816.25
8 Channel Microphone Charging Station	Shure	MXWNC8 (MXWNDX8)		\$1,341.25	1	\$1,341.25
4 Channel Microphone Charging Station for Gooseneck Mic	Shure	(MXWNDX4-G)	Gooseneck mic requires different charging statton	\$1,031.25	1	\$1,031.25
Wireless Handheld Microphone	Shure	MXW2/SM58 (MXW2X/SM58-Z10)		\$582.50	4	\$2,330.00
Wireless Bodypack/Omni Microphone	Shure	MXW1 (MXW1X/O-Z10)		\$567.50	1	\$567.50
6.5" Two-way pendant speaker, 70/100V transformer with	QSC	AD-P6T	Color selection (black or white) by architect/owner Coordinate with architect for hanging height in the space (not to be lower than 7" AFF)	\$318.75	9	\$2,868.75
Assistive Listening System						
LISTENIR IDSP LEVEL II SYSTEM	Listen	LS-91		\$1,633.50	1	\$1,633.50
IR ALS Receiver	Listen	LR-4200-IR		\$212.25	10	\$2,122.50
Universal Ear Speaker	Listen	LA-401		\$20.25	10	\$202.50
Control Components				\$0.00		\$0.00
4-Series* Room Media Controller	Crestron	RMC4		\$709.50	1	\$709.50
8x1G PoE+ 110W 1x1G and 1xSFP Managed Switch (AV Line M4250)	Netgear	GSM4210PD		\$628.16	1	\$628.16
Equipment Racks						
MFR Mobile furniture rack	Middle Atlantic	MFR-2027	Color Selection by Architect/Owner	\$959.38	1	\$959.38
50 CFM Fan Kit for MFR series racks	Middle Atlantic	MFR-FANKIT-2		\$113.13	1	\$113.13
8 Outlet, 15A Vertical PDU	Middle Atlantic	PD-815SC-20		\$161.25	1	\$161.25
Horizontal Power Distribution Unit	Middle Atlantic	PD-915R		\$155.00	1	\$155.00
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$1,118.75	1	\$0.00
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$562.50	1	\$562.50

Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$937.50	1	\$937.50
Equipment Totals						\$70,317.74
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$19,500.00
Taxes						\$0.00
System Totals						\$89,817.74

Unified Core with 8 local audio I/O channels, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8x8 GPIO, 8 AEC processors, Half-size 1RU.	QSC	Core 8 Flex		\$2,643.75	1	\$2,643.75
Two Channel Amp, 60 watts at 8 or 4 ohms	QSC	SPA2-60		\$596.25	1	\$596.25
Dante Enabled Ceiling Microphone Array - Square	Shure	MXA920X-S	Color Selection by Architect/Owner	\$4,136.25	2	\$8,272.50
6.5" Two-way low-profile ceiling speaker, 70/100V	QSC	AD-C6T-LPZBWH	Includes C-ring and rails for blind mount installation, Ø305 mm cut-out	\$258.75	6	\$1,552.50
Assistive Listening System						
LISTENIR IDSP LEVEL II SYSTEM	Listen	LS-91		\$1,633.50	1	\$1,633.50
IR ALS Receiver	Listen	LR-4200-IR		\$212.25	4	\$849.00
Universal Ear Speaker	Listen	LA-401		\$20.25	4	\$81.00
Control Components						
4-Series® Room Media Controller	Crestron	RMC4		\$709.50	1	\$709.50
8x1G PoE+ 110W 1x1G and 1xSFP Managed Switch (AV Line M4250)	Netgear	GSM4210PD		\$628.16	1	\$628.16
Equipment Racks						
MFR Mobile furniture rack	Middle Atlantic	MFR-2027	Color Selection by Architect/Owner	\$959.38	1	\$959.38
50 CFM Fan Kit for MFR series racks	Middle Atlantic	MFR-FANKIT-2		\$113.13	1	\$113.13
8 Outlet, 15A Vertical PDU	Middle Atlantic	PD-815SC-20		\$161.25	1	\$161.25
Horizontal Power Distribution Unit	Middle Atlantic	PD-915R		\$155.00	1	\$155.00
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$875.00	1	\$875.00
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$368.75	1	\$368.75
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$468.75	1	\$468.75
Equipment Totals						\$46,250.55
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$13,350.00
Taxes						

				System Totals	\$59,600.55
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Space Type	The Landing 001					
Description	Display and Digital Signage					
Supported Use Cases	Displaying client managed content.					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quantity	Total Cost
Display System						
65" Flat Panel Display; 24x7	Samsung	QM65C (SONY FW-65BZ40L)	Substitute in Blue	\$1,968.74	1	\$1,968.74
Flat Panel Display Articulating Wall Mount	Chief	TS525TU		\$578.55	1	\$578.55
Flat Panel Display Articulating Wall Mount	Chief	TA500	In-Wall box for mount	\$311.25	1	\$311.25
Video Sources						
Digital Signage Player	Brightsign	XT1145		\$946.24	1	\$946.24
128gb Micro SDXC card for digital signage player	Per contractor	Per contractor		\$45.00	1	\$45.00
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$62.50	1	\$62.50
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$93.75	1	\$93.75
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$62.50	1	\$62.50
Equipment Totals						\$4,068.53
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$1,250.00
Taxes						
System Totals						\$5,318.53

Space Type	Children Area 152					
Description	Client provided display, cart mounted. Video inputs include streaming player and bluray player. Display mounted on					
Supported Use Cases	Presentation and content display					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quantity	Total Cost
Display System						
75" Vibe Board, Client Provided	Vibe	TBD	OFE	\$0.00	1	\$0.00
Large Flat Panel Mobile AV Cart	Chief	PFCUB		\$969.00	1	\$969.00
Height Adjustable Mobile AV Cart Accessory Shelf	Chief	PAC710		\$131.10	1	\$131.10
Video Distribution						
Streaming Media Player	Roku	3820R2	Stick 4k	\$43.74	1	\$43.74
Blu-ray Disc Player	Sony	BDP-S1700U		\$116.25	1	\$116.25
Audio System						
Professional grade soundbar speaker	JBL	PSB-1		\$263.34	1	\$263.34
Display mount for soundbar speaker	USXMount	XAS005		\$25.00	1	\$25.00
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$62.50	1	\$62.50
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$156.25	1	\$156.25
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$62.50	1	\$62.50
					Equipment Totals	\$1,829.68
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$950.00
					Taxes	
					System Totals	\$2,779.68

Space Type	Teen Area 151					
Description	Client provided display, cart mounted. Video inputs include streaming player and bluray player. Display mounted soundbar for audio reinforcement. Display and video inputs controlled via included manufacturer remotes.					
Supported Use Cases	Presentation and content display					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quantity	Total Cost
Display System						
75" Vibe Board, Client Provided	Vibe	TBD	OFE	\$0.00	1	\$0.00
Large Flat Panel Mobile AV Cart	Chief	PFCUB		\$969.00	1	\$969.00
Height Adjustable Mobile AV Cart Accessory Shelf	Chief	PAC710		\$131.10	1	\$131.10
Video Distribution						
Streaming Media Player	Roku	3820R2	Stick 4k	\$43.74	1	\$43.74
Blu-ray Disc Player	Sony	BDP-S1700U		\$116.25	1	\$116.25
Audio System						
Professional grade soundbar speaker	JBL	PSB-1		\$263.34	1	\$263.34
Display mount for soundbar speaker	USXMount	XAS005		\$25.00	1	\$25.00
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$62.50	1	\$62.50
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$156.25	1	\$156.25
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$62.50	1	\$62.50
					Equipment Totals	\$1,829.68
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$950.00
					Taxes	
					System Totals	\$2,779.68

Space Type	Teen Program 151B					
Description	Wall mounted display with display mounted soundbar for audio reinforcement. Display controlled via included manufacturer remote.					
Supported Use Cases	Gaming and content display.					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quantity	Total Cost
Display System						
75" Flat Panel Display; 16x7	Samsung	QB75C (SONY FW/5B/40L)	Substitute in Blue	\$3,150.00	1	\$3,150.00
Flat Panel Display Articulating Wall Mount	Chief	TS525TU		\$578.55	1	\$578.55
Flat Panel Display Articulating Wall Mount	Chief	TA500	In-Wall box for mount	\$311.25	1	\$311.25
Audio System						
Professional grade soundbar speaker	JBL	PSB-1		\$263.34	1	\$263.34
Display mount for soundbar speaker	USXMount	XAS005		\$25.00	1	\$25.00
Accessories						
HDMI Pigtail wall plate	Comprehensive	WP-HM1PT		\$31.24	1	\$31.24
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$62.50	1	\$62.50
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$156.25	1	\$156.25
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$125.00	1	\$125.00
Equipment Totals						\$4,703.13
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$1,250.00
Taxes						
System Totals						\$5,953.13

Space Type	Innovation Center					
Description	Wall mounted display with display mounted soundbar for audio reinforcement. HDMI connection below display for client video input. Display controlled via included manufacturer remote.					
Supported Use Cases	Presentation and content display					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quantity	Total Cost
Display System						
98" Flat Panel Display; 16:9, 700 nit	Samsung	QH98C	1.91" thick	\$6,118.75	1	\$6,118.75
Flat Panel Display Articulating Wall Mount	Chief	TS525TU		\$578.55	1	\$578.55
Flat Panel Display Articulating Wall Mount	Chief	TA500	In-Wall box for mount	\$311.25	1	\$311.25
Audio System						
Professional grade soundbar speaker	JBL	PSB-1		\$263.34	1	\$263.34
Display mount for soundbar speaker	USXMount	XAS005		\$25.00	1	\$25.00
Accessories						
HDMI Pigtail wall plate	Comprehensive	WP-HM1PT		\$31.24	1	\$31.24
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$62.50	1	\$62.50
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$156.25	1	\$156.25
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$125.00	1	\$125.00
Equipment Totals						\$7,671.88
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$2,450.00
Taxes						
System Totals						\$10,121.88

Space Type				Director 126		
Description	Small conference space with wall mounted display, UC appliance and video bar mounted below display. Tap IP controller located at table location. Video input at desk location for content sharing.					
Supported Use Cases	Video conferencing and presentation					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quant	Total Cost
Display System						
65" Flat Panel Display; 16x7	Samsung	QB65C (SONY FW65B740L)	Substitute in Blue	\$1,968.74	1	\$1,968.74
Flat Panel Display Articulating Wall Mount	Chief	TS525TU		\$578.55	1	\$578.55
Flat Panel Display Articulating Wall Mount	Chief	TA500	In-Wall box for mount	\$311.25	1	\$311.25
Video Conferencing System						
Rally Bar Mini and Tap IP Bundle	Logitech	991-000385	Connect to Logitech Sync	\$4,783.74	1	\$4,783.74
TV Mount for Rally Bar	Logitech	952-000041		\$273.75	1	\$273.75
DigitalMedia 8G+* 4K60 4:4:4 HDR Wall PlateTransmitter	Crestron	DM-TX-4K2-100-C-1G-X-T	Color selection by architect or owner	\$709.50	1	\$709.50
DM* Essentials 4K60 4:4:4 Receiver for HDMI*, RS-232,and IR Signal Extension over CATx Cable	Crestron	HD-RXC-4K2-101		\$277.35	1	\$277.35
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$375.00	1	\$375.00
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$187.50	1	\$187.50
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$250.00	1	\$250.00
Equipment Totals						\$9,715.38
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$3,950.00
Taxes						
System Totals						\$13,665.38

Space Type	Small Conference T114					
Description	Small Conference space with client provided, wall mounted touch display and wall mounted UC appliance. Client provided room PC mounted behind the display. HDMI connection at table for client content sharing. Auto switcher behind the display to automatically switch between table connection and room PC. Audio via UC integrated speakers. Display controlled via manufacturer remote.					
Supported Use Cases	Video conferencing and presentation					
Notable Features	None					
External Interfaces	None					
Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding						
Description	Manufacturer	Model	Notes	Unit Cost	Quantity	Total Cost
Display System						
55" touch display	Vibe Board	55_SB1_Board	OFE	\$0.00	1	\$0.00
Display wall mount	Vibe Board	TBD	OFE	\$0.00	1	\$0.00
Video Conferencing System						
Rally Bar Mini, Graphite	Logitech	960-001336	Connect to Logitech Sync	\$4,123.75	1	\$4,123.75
Wall Mount for Rally Bar	Logitech	952-000044		\$121.24	1	\$121.24
Video Sources						
Room PC	OFE	OFE		\$0.00	1	\$0.00
Video Distribution						
DM* Essentials 4K60 4:4:4 Transmitter for HDMI*, RS 232, and IR Signal Extension over CATx Cable	Crestron	HD-TXC-4KZ-101		\$277.35	1	\$277.35
DMPs Essentials 4K Multiformat 2x1 AV Switch and Receiver	Crestron	HD-RX-4K-210-C-E		\$277.35	1	\$277.35
Accessories						
Audiovisual field installed cabling (between installed devices or back to main equipment rack)	Per Contractor	Per Contractor	Cable cut sheets to be included with cut sheet submittals for approval	\$268.75	1	\$268.75
Cabling accessories (patch cabling, user device interface cabling, interconnecting wiring, etc.)	Per Contractor	Per Contractor	Cut sheets required for patch cabling and user device interface cabling with cut sheet submittals for approval	\$268.75	1	\$268.75
Equipment accessories (allowance for connectors, adapters, user device interface cables, PoE injectors, power strips, mounting hardware and other accessories for a complete system)	Per Contractor	Per Contractor	Cut sheets not required for passive devices on this list. Provide cut sheets of all active devices with cut sheet submittal for approval.	\$268.75	1	\$268.75
Equipment Totals						\$5,605.94
Non-Equipment Costs (project management, engineering, shipping, onsite installation, commissioning, warranty)						\$3,450.00
Taxes						
System Totals						\$9,055.94

National Security Fire Alarm Systems
65 Newport Avenue
East Providence, RI 02916

Tel: 800-288-7768
www.nationalalarm.com



Customer Quote No. 2500873

AHLBORG CONSTRUCTION COMPANY
355 CENTERVILLE ROAD
WARWICK, RI 02886

Date: 01/22/2026
Site Address: MIDDLETOWN PUBLIC LIBRARY
110 ENTERPRISE CENTER
MIDDLETOWN, RI 02842
Salesperson: Christopher Morra, Jr.
Valid For: 30 Days

Scope of Work

ACCESS CONTROL SYSTEM

WIRE & INSTALL ACCESS CONTROL SYSTEM:

- TWENTY (20) ACCESS CONTROL PACKAGES ON DOORS PER SECURITY PLANS
- FIVE (5) ACCESS CONTROL PACKAGES (CABLE AND CONNECT TO ELECTRIC HARDWARE ONLY)
- TWELVE (12) ACCESS CONTROL PACKAGES (NO READER, CABLE, REX, AND CONNECT TO ELECTRIC HARDWARE)
- FORTY-THREE (43) CONTACTS ON DOORS PER SECURITY PLANS
- ONE (1) VIDEO INTERCOM DOOR STATIONS PER SECURITY PLANS
- INSTALL NEW POWER SUPPLIES, CONTROLLERS, READERS, & DOOR CONTACTS
- TERMINATE & TEST ALL CABLING
- EXCLUDES ELECTRIC DOOR HARDWARE

Item	Quantity
LP1502 2-DOOR INTELLIGENT CONTROLLER, ETHERNET	1.00
MERCURY MR52S3 2-DOOR SUB CONTROLLER, RS-485	18.00
NASCOM STANDARD DOOR CONTACT, WHITE	43.00
HID RP-40 CARD READER	20.00
LIFESAFETY POWER 16-DOOR POWER MANAGEMENT SYSTEM, 150/250W, 12/24VDC, E8M2	2.00
ACCESS CONTROL CABLE DROP	37.00
BOSCH PIR REQUEST-TO-EXIT SENSOR	32.00
CAT6 DATA DROP	3.00
CARD READER BOX/CONDUIT ONLY	19.00
DOOR CONTACT CABLE DROP	19.00
2N IP SOLO IP VIDEO INTERCOM INDOOR STATION, SURFACE-MOUNT, POE	1.00
2N INDOOR VIEW IP VIDEO INTERCOM MONITOR STATION, 7" TOUCHSCREEN DISPLAY, BLACK, POE	2.00
PROJECT MANAGEMENT	1.00
MISC MATERIALS	1.00
SECURITY LABOR PER HOUR	420.00 hrs

Subtotal \$147,552.00
Tax \$0.00
Section Total inc Tax \$147,552.00

PA/AV SYSTEM

AV SYSTEM - SEE ATTACHED BREAKDOWN

NOTE: Q SYS HAS BEEN SUBSTITUTED FOR ATLONA

AV PACKAGE	1
SECURITY LABOR PER HOUR	0.00 hrs

Subtotal	\$378,750.00
Tax	\$0.00
Section Total inc Tax	\$378,750.00

GENERAL LOW VOLTAGE WIRING

WIRE & TERMINATE LOW VOLTAGE CABLING:

- WIRE, TERMINATE, & CERTIFY TWO-HUNDRED-FORTY (240) NEW CAT6 DATA DROPS
- PROVIDE/INSTALL NETWORK RACK IN MDF WITH CABLE TRAY PER PLANS
- PROVIDE & INSTALL ALL NECESSARY PATCH PANELS, CONDUIT, JACKS, AND HARDWARE FOR PHONES AND LOW VOLTAGE DATA DROPS

SINGLE CAT6 CABLE DROP	240.00
PROJECT MANAGEMENT	1.00
MISC MATERIALS (RACK, CABLE TRAY, PATCH PANELS, PATCH CORDS, , ETC.)	1.00
SECURITY LABOR PER HOUR	280.00 hrs

Subtotal	\$93,000.00
Tax	\$0.00
Section Total inc Tax	\$93,000.00

CAMERA SYSTEM

WIRE & INSTALL CAMERA SYSTEM:

- ONE (1) OPENEYE SERVER
- NINETEEN CAT6 DATA DROPS
- FOUR (4) AXIS P3737-PLD OUTDOOR 20MP CAMERAS (REUSE 2 EXISTING)
- THREE (3) AXIS P3267-LVE EXTERIOR 5MP FIXED CAMERAS (REUSE 3 EXISTING)
- FIVE (5) AXIS M3086-V 4MP INTERIOR FIXED CAMERAS (REUSE 1 EXISTING)
- THREE (3) AXIS M3115-LVE 2MP INTERIOR FIXED CAMERAS (REUSE 3 EXISTING)
- FOUR (4) AXIS M4328-P 12MP INDOOR FISHEYE CAMERAS

EXCLUSIONS:

- ALL POE SWITCHES TO BE PROVIDED BY OTHERS
- NINE (9) EXISTING CAMERAS TO BE REUSED PER CCTV SCHEDULE

OPENEYE MTX40 NETWORK VIDEO RECORDER, 40TB STORAGE (SUPPORTS UP TO 48 CHANNELS)	1.00
SINGLE CAT6 CABLE DROP	19.00
AXIS P3737-PLC OUTDOOR 20MP CAMERA	2.00
AXIS M3086-V 4MP INTERIOR FIXED CAMERA	4.00
AXIS M4328-P 12MP INDOOR FISHEYE CAMERA	4.00
PROJECT MANAGMENT	1.00
MISC MATERIALS	1.00
SECURITY LABOR PER HOUR	60.00 hrs

Subtotal \$36,135.00
Tax \$0.00
Section Total inc Tax \$36,135.00

INTRUSION SYSTEM

WIRE & INSTALL INTRUSION ALARM SYSTEM

DMP XR150N CONTROL PANEL	1.00
LTE CELLULAR COMMUNICATOR FOR XT & XR SERIES, VERIZON	1.00
DMP 16PT ZONE EXPANDER IN 340 ENCLOSURE	2.00
DMP 7060A-W LCD KEYPAD, WHITE	2.00
BOSCH TRITECH 360 MOTION DETECTOR, 70' RANGE	6.00
SECURITY LABOR PER HOUR	38.00 hrs

Subtotal \$8,065.00
Tax \$0.00
Section Total inc Tax \$8,065.00

Subtotal \$663,502.00
Tax \$0.00
Total inc Tax \$663,502.00

Terms and Conditions:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration, or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. The customer shall pay for all licenses, taxes, permits or other charges imposed by any governmental agency necessary for the installation and continued operation and monitoring of the system. Retail sale plus installation quote. All materials become property of the customer upon delivery. Customer accepts purchase at time of delivery of items.

Please confirm your acceptance of this quote # 2500873 by signing below

Customer Signature: _____
Sign Here

Customer Name: _____

Date of Acceptance: _____

Audiovisual Space and Systems Summary Sheet								
Project	Middletown Public Library							
Project Location	110 Enterprise Center, Middletown, RI 02842							
Responding Bidder & Contact Information	National Security BIDDING CONTRACTOR TO FILL OUT							
Note: This summary and the following descriptions is intended to provide the Owner with line item pricing of major system components and total systems costs. This document is not to be treated as a complete bill of materials and it is the bidders responsibility to capture all costs for a complete and working system as described in the drawings and specification. Non-Equipment Costs are to be inclusive of all site labor, shipping, storage, engineering, warrantee and other fees. Bidder is responsible for verifying formulas and all system and equipment counts as part of their response. Note: All manufacturers and model numbers listed are provided as a basis of design and should be taken as "or approved equal" for the purposes of bidding								
Item #	Systems	Enlarged Plan Callout	Equipment	Non-Equipment	Tax 6.00%	Cost per System	System Count	Total Systems Cost
1	Community Room 103	TA6.01B	\$109,000.00 -	\$ 17,000.00 -	\$ -	\$ -	1	\$ -
2	Conference Room 165	TA6.02B	\$62,000.00	\$11,000.00 -	\$ -	\$ -	1	\$ -
3	The Landing 001	TA6.03	\$ 13,000.00 -	\$6,500.00 -	\$ -	\$ -	1	\$ -
4	Children Area 152	TA6.04	\$15,000.00	\$6,500.00	\$ -	\$ -	1	\$ -
5	Teen Area 151	TA6.05	\$15,000.00	\$6,500.00 -	\$ -	\$ -	1	\$ -
6	Teen Program 151B	TA6.06	\$ 16,250.00 -	\$6,500.00 -	\$ -	\$ -	1	\$ -
7	Innovation Center	TA6.07	\$ 19,500.00 -	\$8,500.00 -	\$ -	\$ -	1	\$ -
8	Director 126	TA6.08	\$ 19,500.00	\$8,500.00 -	\$ -	\$ -	1	\$ -
9	Large Conference T108	TA6.09	\$ 15,000.00 -	\$6,500.00 -	\$ -	\$ -	1	\$ -
10	Small Conference T114	TA6.10	\$ 11,500.00 -	\$5,500.00 -	\$ -	\$ -	1	\$ -
TOTALS NOTE: Q SYS HAS BEEN SUBSTITUTED FOR ATLONA								
Equipment Cost Summary							\$295,750.00	-
Non-Equipment Costs Summary							\$83,000.00	-
Tax Summary							\$0-	-
Grand Total							\$378,750.00	-
WARRANTEES, SERVICE AGREEMENTS & LABOR COSTS								
First year warrantee to be included in base scope equipment and non-equipment costs. Provide costs for the second and third year warrantee matching the base								
Warrantee Year Two							\$35,000.00	-
Warrantee Year Three							\$50,000.00	-
Quarterly One Day Service Appointment (per appointment)							\$	-



RTA #18 - Middletown Public Library | Furnishings - Window Treatments | Bid Tabulation | By: Chris Troiano | 5/06/2026

Company Name	Company Location	Scope of Work	Base Bid Proposal	Anticipated Start Date	Per Plans & Specs	Prevailing Wage	Licensed & Qualified	MBE Y/N
Blind King	Providence, RI	Window Treatments	\$54,150	N/A	Yes	Yes	Yes	No
DM Loneragan	Warwick, RI	Window Treatments	No Bid	N/A	Yes	Yes	Yes	No
Drapery House	Providence, RI	Window Treatments	No Bid	N/A	Yes	Yes	Yes	No

Plans & Specs Included:

Per plans and specs issued 4/15/26

Spec Sections:

General Requirements

122400 Shades

Exclusions: See Proposal

Scope Review Checklist	Blind King	Additional Scope Items Included:
Base Bid Amount	\$54,150	Materials and Prevailing Rate Labor
Complete Conformance with Plans & Specs issued for bid and dated 4/15/2026	Yes	RF3000 1 or 3% Fabric Material
Includes Applicable Permits	Yes	Manual and Radio Frequency RTS Motorized Shades
Total Bid Amount - Complete	\$54,150	
ACC Budget	\$54,150	
Amount under budget:	\$0	



QUOTE

The Blind King

Custom Window Treatment Design Center

DATE: APRIL 27, 2026

425 Atwells Ave, Providence RI 02909
Phone: 401-521-1611 Fax: 401-861-6058
Email: TheBlindKingRI@GMAIL.COM

TO AHLBORG CONSTRUCTION CORP
ATTN: ESTIMATING
PROJECT: MIDDLETOWN LIBRARY
SCOPE: WINDOW TREATMENTS

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
J MURRAY	MIDDLETOWN LIBRARY	Due on receipt	

QTY	DESCRIPTION	LINE TOTAL
	OPTION 1: ROLLEASE MANUAL SHADES / RTS MOTORIZED SHADES	
(32 UNITS)	CUSTOM ROLLEASE CONTRACT MANUAL CLUTCH ROLLER SHADES - FABRIC: RF3000 1 OR 3% - FASCIA 3" - STAINLESS STEEL BEADED CHAIN OPERATION WITH HOLD DOWNS - HEAT SEALED HEMBAR WITH WEIGHT - EXTERIOR WINDOWS ONLY IN ROOMS: T116, T114, T112, T110, T108, T106, T104, T102, C130, 124, 125, 126, 153	\$50,890.00
(76 UNITS)	CUSTOM ROLLEASE CONTRACT MOTORIZED ROLLER SHADES - FABRIC: RF 3000 1OR3% - FASCIA 4" - MOTOR: ROLLEASE RTS MOTOR LINE VOLTAGE - (12) WIRELESS WALL SWITCHES - HEAT SEALED HEMBAR WITH WEIGHT - INSTALLED ON EXTERIOR WINDOWS IN ROOMS: 103, 001, 173, 171, 165, 164, 005, 004, 152, 155 - BLIND KING IS RESPONSIBLE FOR PROGRAMMING MOTORS. ELECTRICIANS NEED TO BRING POWER TO SPECIFIED LOCATIONS	INCLUDED ABOVE
	Prevailing wage labor	\$3,260.00
SUBTOTAL		\$54,150.00
SALES TAX		EXEMPT
TOTAL		\$54,150.00

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	OPTION 2: ROLLEASE MANUAL SHADES / STANDARD MOTOR 4 WIRE SYSTEM MOTORIZED SHADES		
(32 UNITS)	CUSTOM ROLLEASE CONTRACT MANUAL CLUTCH ROLLER SHADES - FABRIC: RF3000 1 OR 3% - FASCIA 3" - STAINLESS STEEL BEADED CHAIN OPERATION WITH HOLD DOWNS - HEAT SEALED HEMBAR WITH WEIGHT - EXTERIOR WINDOWS ONLY IN ROOMS: T116, T114, T112, T110, T108, T106, T104, T102, C130, 124, 125, 126, 153		\$53,620.00
(76 UNITS)	CUSTOM ROLLEASE CONTRACT MOTORIZED ROLLER SHADES - FABRIC: RF 3000 1OR3% - FASCIA 4" - MOTOR: ROLLEASE 4 WIRE LINE VOLTAGE - (12) WIRED WALL SWITCHES - (23) POWER PANELS - HEAT SEALED HEMBAR WITH WEIGHT - INSTALLED ON EXTERIOR WINDOWS IN ROOMS: 103, 001, 173, 171, 165, 164, 005, 004, 152, 155 - BLIND KING IS RESPONSIBLE FOR PROGRAMMING MOTORS. ELECTRICIANS NEED TO BRING POWER TO SPECIFIED LOCATIONS		INCLUDED ABOVE
	PREVAILING WAGE LABOR		3,260.00
SUBTOTAL			\$56,880.00
SALES TAX			EXEMPT
TOTAL			\$56,880.00

Quotation prepared by: _____

This is a quotation on the goods named, subject to the conditions noted below: All quotes are valid for 60 days unless otherwise noted. Custom Window Treatments take approximately 4-6 weeks from measurement to production to installation. Installation is included unless otherwise specified. Please feel free to contact me with any questions regarding the above pricing.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!



RTA #19 - Middletown Public Library | Specialties - Bathroom Accessories | Bid Tabulation | By: Chris Troiano| 6/29/2026

Company Name	Company Location	Scope of Work	Base Bid Proposal	Anticipated Start Date	Per Plans & Specs	Prevailing Wage	Licensed & Qualified	MBE Y/N
Gj Sales	Hope, RI	Specialties - Bathroom Accessories Furnish only	\$34,850	N/A	Yes	Yes	Yes	No
Total Restroom	Warwick, RI	Specialties- Bathroom Accessories Furnish Only	\$35,291	N/A	Yes	Yes	Yes	No
Grainger	Warwick, RI	Specialties- Bathroom Accessories Furnish Only	\$36,461	N/A	Yes	Yes	Yes	No

Plans & Specs Included:

Per plans and specs issued 4/15/26

Includes Addendum #1 and #2

Spec Sections:

General Requirements

102800 Bathroom Accessories

Exclusions: See Proposal

Scope Review Checklist	Gj Sales	Additional Scope Items Included:
Base Bid Amount	\$34,850	Furnish bathroom accessories per plans and specs
Complete Conformance with Plans & Specs issued for bid and dated 4/15/2026	Yes	
Includes Applicable Permits	Yes	
Total Bid Amount - Complete	\$34,850	
ACC Budget	\$40,000	
Amount under budget:	\$5,150	

G J Sales Company

64 Hope Ave.
Hope, RI 02831
(401) 826-2650

Quotation

Date	Quotation #
6/23/2026	3085

Name / Address
Ahlborg Construction Corp. Att'n. Chris Troiano 355 Centerville Rd. Warwick, RI 02886

Project
Middletown Public Library

Terms	Expiration...
Net 30 Days	7/23/2026

Qty	Description	Rate	Total
	REVISED JUNE 23, 2026 Section 102800 Toilet Accessories As Mfg. By Bobrick Washroom Equipment, Inc. (B), Koala Corp (KB) and Bradley Corp. ITEM DESCRIPTION		
9	SD B-2012 Soap Dispenser - Automatic	152.00	1,368.00
7	HD B-3725 Electric Hand Dryer - Recessed 115V	1,149.00	8,043.00
9	GB B-6806.99x18 Grab Bar - Vertical	37.00	333.00
9	GB B-6806.99x36 Grab Bar	43.00	387.00
9	GB B-6806.99x42 Grab Bar	45.00	405.00
6	CT KB310-SSWM Koala Baby Changing Station - Surface Mount SS	1,625.00	9,750.00
1	U-CHG Bradley 9989 Adult Changing Station	13,475.00	13,475.00
9	B-290 1836 Mirror (Not on Bathroom Accessory Key)	121.00	1,089.00
	NOTES: PRICE IS VALID FOR ORDERING WITHIN 30 DAYS FOR SHIPPING WITHIN 90 DAYS ANY CHANGES IN QUANTITIES OR ITEMS WILL REQUIRE REQUOTING		
TOTAL FURNISHED ONLY TAX EXEMPT		Subtotal	\$34,850.00
Signature _____		Sales Tax (0.0%)	\$0.00
		Total	\$34,850.00

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Product	Quantity
 KOALA KARE Koala Kare KB310-SSRE Horizontal Stainless Steel Recessed-Mounted Baby Changing Station \$1,411.96 \$2,741.87 - 6 + Remove	6
 BRADLEY Bradley 8520-001180 (18 x 1) Commercial Grab Bar, 1" Diameter x 18" Length, Stainless Steel \$25.34 \$40.00 - 9 + Remove	9
 BRADLEY Bradley 8120-001420 (42 x 1.5) Commercial Grab Bar, 1-1/2" Diameter x 42" Length, Stainless Steel \$34.82 \$55.20 - 9 + Remove	9
 BRADLEY Bradley 8120-001360 (36 x 1.5) Commercial Grab Bar, 1-1/2" Diameter x 36" Length, Stainless Steel \$31.47 \$50.00 - 9 + Remove	9
 BOBRICK Bobrick B-290-2436 (24 x 36) Welded-Frame Mirror, 24"W x 36"H \$183.02 \$313.00 - 9 + Remove	9

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Your Shopping Cart

Product	Quantity
 BRADLEY Bradley 9989-000000 Universal Changing Table - Stainless Steel, Surface/Floor Mounted, Auto-Retracting Safety Features \$14,726.03 \$17,958.57 1 Remove	1
 BOBRICK Bobrick B-3725 Automatic Hand Dryer, 230 Volt, Recessed-Mounted, Stainless Steel \$1,374.45 \$2,499.00 7 Remove	7

 Estimate shipping

Total **\$35,290.79**
You saved \$20,806.60!

Order instructions

Taxes and [shipping](#) calculated at checkout

 100% Secure Payments



Our guarantees



Questions with Checkout.

Give us a call (877) 234-3520 or email us at sales@totalrestroom.com

Hot Deals!



Lysol Disinfectant Toilet Bowl
Cleaner With Bleach, 24 Oz,
3/Carton - RAC98014



3-Ply Disposable Face Masks
Pack of 100 - 3PM-100



Clorox Professional Clean-Up
Disinfectant Cleaner with
Bleach, Fresh, 128 oz Refill
Bottle, 4/Carton



ASI-1200-SHU Commercial
Shower Curtain Hook,
Stainless Steel



ASI R-004 Roller >
Replacement Part

<https://www.totalrestroom.com/cart>

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Order Summary

Subtotal	\$35,896.53	Estimated Tax	N/A	Estimated Shipping	\$563.99
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Estimated Total **\$36,460.52**

	WINGITS Wall Grab Bar: Straight, 42 in Lg, 1 1/4 in Dia, Stainless Steel, Peened Satin Item # 34CE97 Availability Expected to arrive Wed. May 20.	Qty 9
	WINGITS Wall Grab Bar: Straight, 36 in Lg, 1 1/4 in Dia, Stainless Steel, Peened Satin Item # 34CE96 Availability Expected to arrive Wed. May 20.	Qty 9
	WINGITS Wall Grab Bar: Straight, 18 in Lg, 1 1/4 in Dia, Stainless Steel, Peened Satin Item # 34CE94 Availability Expected to arrive Thu. May 21.	Qty 9
	KOALA KARE PRODUCTS Baby Changing Station: Mfr Part # KB310-SSRE, Stainless Steel, Recessed Mount, Horizontal Item # 833V31 Availability Expected to arrive Wed. May 20. This item requires special shipping, additional charges may apply.	Qty 7
	BRADLEY Adult Changing Station: Mfr Part # 9939-000000, Stainless Steel, Flush Mount, Horizontal Item # 403GU7 Availability Expected to arrive Thu. May 21. This item requires special shipping, additional charges may apply.	Qty 1

Products You Have Recently Viewed

	WINGITS Wall Grab Bar: Straight, 42 in Lg, 1 1/4 in Dia, Stainless... Item # 34CE97		WINGITS Wall Grab Bar: Straight, 36 in Lg, 1 1/4 in Dia, Stainless... Item # 34CE96		WINGITS Wall Grab Bar: Straight, 18 in Lg, 1 1/4 in Dia, Stainless... Item # 34CE94		KOALA KARE PRODUCTS Baby Changing Station: Mfr Part # KB310-SSRE, Stainless Steel, Recessed Mount, Horizontal Item # 833V31
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355 Centerville Road

Warwick, RI 02886

Bus (401) 681-4949 Fax (401) 681-4950

Middletown Library - New Building Interior Renovations

110 Enterprise Center, Middletown, RI 02842

June 23, 2026 | Ver. 3.2 | CMaR - GMP Cost Breakdown

Per Oudens Elio Architecture - Construction Documents w/ Addendum #1 Dated 4/15/2026					
		29,979			SF Reno
	DESCRIPTION	GMP 1	GMP 2	GMP 1+2 Total	Cost / SF
1.0	Site Demo, Concrete Walks, Ramps & Pads, Paved Walks & Drives, Reset Flagpole & Memorial, Grass Restoration	\$ 162,725	\$ -	\$ 162,725	\$ 5.43
2.0	Misc. Selective Demolition, Dust Control & Temporary Protection	\$ 148,112	\$ -	\$ 148,112	\$ 4.94
3.0	Asbestos Abatement - N/A	\$ -	\$ -	\$ -	\$ -
4.0	Concrete Work - Trench Fills, Slab Repairs	\$ 82,648	\$ -	\$ 82,648	\$ 2.09
5.0	Masonry - Cut & Patch Masonry at New Door Openings	\$ -	\$ -	\$ -	\$ -
6.0	Structural Beam Enhancements Allowance	\$ 25,000	\$ -	\$ 25,000	\$ 0.83
6.1	Exterior Metal Railings Allowance	\$ 15,000	\$ -	\$ 15,000	\$ 0.50
7.0	Rough Carpentry - Interior Metal Framing, Misc. Blocking, Plywood Back Panels, FRP Janitor Closet	\$ 139,500	\$ -	\$ 139,500	\$ 4.65
9.0	Finish Carpentry & Millwork, New Cabinets, Counter Tops, Wood Trim	\$ 268,462	\$ -	\$ 268,462	\$ 8.96
10.0	Acoustical Spray Insulation	\$ 69,800	\$ -	\$ 69,800	\$ 2.33
10.1	Roofing Repairs and Roof Penetrations Allowance	\$ 30,000	\$ -	\$ 30,000	\$ 1.00
10.2	Misc. Sealants & Caulking	\$ 10,000	\$ -	\$ 10,000	\$ 0.33
11.0	Doors, Frames & Hardware Material	\$ 133,600	\$ -	\$ 133,600	\$ 4.46
11.1	Doors, Frames, & Hardware Labor and Misc Materials.	\$ 56,100	\$ -	\$ 56,100	\$ 1.87
11.2	GHQ Coiling Grille Doors	\$ 54,327	\$ -	\$ 54,327	\$ 1.81
12.0	Wilson Glass Partitions w/ 22 Aluminum Doors & Hardware, Misc. Glass & Glazing	\$ 276,911	\$ -	\$ 276,911	\$ 9.24
13.0	Drywall & Taping, Soffits & Trim, Cutting & Patching	\$ 525,000	\$ -	\$ 525,000	\$ 17.51
14.0	Acoustical & Specialty Ceilings	\$ 107,800	\$ -	\$ 107,800	\$ 3.60
15.0	Tilework at Toilet Rooms	\$ 69,700	\$ -	\$ 69,700	\$ 2.32
16.0	VCT, Carpet Tiles, Entrance Mats, Resilient Rubber Wall Base, Floor Preparation	\$ 288,100	\$ -	\$ 288,100	\$ 9.61
17.0	Interior Painting, Vinyl Wall Covering	\$ -	\$ 178,500	\$ 178,500	\$ 5.96
18.0	Restroom Accessories Materials and Labor Allowance	\$ -	\$ 40,000	\$ 40,000	\$ 1.33
18.1	Book Drops, FE Cabs Materials and Labor Allowance	\$ -	\$ 20,000	\$ 20,000	\$ 0.67
18.2	Signage Allowance	\$ -	\$ 20,000	\$ 20,000	\$ 0.67
18.3	Canopy and Window Film Allowance	\$ -	\$ 20,000	\$ 20,000	\$ 0.67
18.4	Racks Shelving w/ Red Powdercoat Allowance	\$ -	\$ 30,000	\$ 30,000	\$ 1.00
19.0	FF&E - Equipment & Furniture, Demountable Partitions NIC - By Owner	\$ -	\$ -	\$ -	\$ -
20.0	Furnishings - New Window Shades & Blinds	\$ -	\$ 54,150	\$ 54,150	\$ 1.81
23.0	Plumbing - New Fixtures, Piping, Valves, Insulation and Misc.	\$ 259,800	\$ -	\$ 259,800	\$ 8.67
24.0	Fire Protection - Modify Existing Sprinkler Heads	\$ 103,600	\$ -	\$ 103,600	\$ 3.46
25.0	HVAC - Equipment, Duct Mod's, Sound Attenuation, Insulation, Exhaust, RGD's, Re-Use RTU's	\$ 747,000	\$ -	\$ 747,000	\$ 24.92
25.1	HVAC - New BMS Controls	\$ 265,200	\$ -	\$ 265,200	\$ 8.95
26.0	Electrical - Distribution, Branch Wiring, Devices, HVAC Wiring, Fire Alarm, Lighting Fixtures & Controls, LV Conducts	\$ 1,012,000	\$ -	\$ 1,012,000	\$ 33.76
27.0	Low Voltage Systems - Telecommunications, Access Control, Security Cameras, Surveillance Alarm Systems	\$ -	\$ 335,197	\$ 335,197	\$ 11.18
28.0	Technology & Audio Visual Systems	\$ -	\$ 211,431	\$ 211,431	\$ 7.05
29.0	Sub-Total Construction Trade Costs	\$ 4,830,385	\$ 909,378	\$ 5,739,763	\$ 191.46
30.0	Design & Engineering - By OEA	\$ -	\$ -	\$ -	\$ -
31.0	HazMat Consulting - By Owner	\$ -	\$ -	\$ -	\$ -
32.0	Testing & Inspection Services - By Owner	\$ -	\$ -	\$ -	\$ -
33.0	CM Pre-Construction Expenses \$42,000 - Separate Invoice	\$ -	\$ -	\$ -	\$ -
34.0	CM General Conditions - Submittals & Procore, Supervision & Management 5.5%	\$ 285,671	\$ 50,015.79	\$ 315,687	\$ 8.86
35.0	Temporary Facilities, Dumpsters, Clean-Up, Tools, Equipment, Misc.	\$ 96,608	\$ 18,187.56	\$ 114,795	\$ 3.22
36.0	Safety & Controls, General Requirements	\$ 62,795	\$ 11,821.91	\$ 74,617	\$ 2.09
37.0	Final Clean Up & Closeout	\$ 28,982	\$ 5,456.27	\$ 34,439	\$ 0.97
39.0	Sub-Total GC's & Trade Construction	\$ 5,284,441	\$ 994,860	\$ 6,279,301	\$ 206.61
40.0	Liability Insurance 1.0% (Builders Risk by Owner)	\$ 52,844	\$ 9,949	\$ 62,793	\$ 1.76
41.0	Building Permit (ADA Only) @ 1%	\$ 5,284	\$ 995	\$ 6,279	\$ 0.18
42.0	Performance & Payment Bond Premiums .85%	\$ 44,918	\$ 8,456	\$ 53,374	\$ 1.50
44.0	Construction Contingency - 3%	\$ 158,533	\$ 29,946	\$ 188,379	\$ 5.29
45.0	Sub-Total w/ Insurance, Bonds, Permits, Allowances & Contingency	\$ 5,546,021	\$ 1,044,105	\$ 6,590,126	\$ 215.33
46.0	CMaR Fee w/GMP: 3.75%	\$ 207,976	\$ 39,154	\$ 247,130	\$ 6.94
47.0	Owner Design Contingency - N/A	\$ -	\$ -	\$ -	\$ -
49.0	REI Energy Rebates - N/A	\$ -	\$ -	\$ -	\$ -
50.0	Total Construction Costs	\$5,753,997	\$ 1,083,259	\$ 6,837,256	\$ 222.27

This Estimate Includes the Following Qualifications, Assumptions & Exclusions:

1. Project is RI Sales Tax Exempt and Subject to Prevailing Wages.
2. We have excluded all Town and State permits, except for State ADA Permit Fees.
3. We have excluded any unforeseen conditions.



355 Centerville Road

Warwick, RI 02886

Bus (401) 581-4949 Fax (401) 581-4950

Middletown Library - New Building Interior Renovations

110 Enterprise Center, Middletown, RI 02842

June 23, 2026 | Ver. 3.2 | CMaR - GMP Cost Breakdown

Per Oudens Elio Architecture - Construction Documents w/ Addendum #1 Dated 4/15/2026		29,979		SF Reno	
	DESCRIPTION	GMP 1	GMP 2	GMP 1+2 Total	Cost / SF

4. We have carried a \$25,000 allowance for steel reinforcements and \$15,000 allowance for exterior metal railings
5. We have carried a \$20,000 allowance for new signage.
6. Folding security grilles are based on clear anodized finish, in lieu of powder coating.
7. Moisture mitigation is not included.
8. Appliances/FFE are not included and to be provided by Owner.
9. Window shades are based on RF3000 at 1% or 3% with wireless RTS motors in lieu of wall switches.
10. Excludes area rugs.
11. We have carried a \$40,000 allowance for Restroom Accessories
12. We have carried a \$20,000 allowance for Thru-wall mail drop/book returns and FE cabs
13. We have carried a \$20,000 allowance for exterior canopy and window film.
14. We have carried a \$30,000 allowance for Raaks Shelving in innovation center
16. We have carried a \$56,100 allowance to install Doors, Frames, and Hardware, and Misc Materials

Pending ADD Alternates: Includes 15% for ACC Insurance, Bonds, GR's, GC's & 3.75% Fee.

1. New RTUs including adapter curbs, electrical, gas piping, and insulation Add \$625,000
2. Budget allowance for front entrance modifications add allowance \$85,363
3. Add entry canopy and expand landscaping Add \$933,000 Budget

AHLBORG CONSTRUCTION CORPORATION
 355 Centerville Road
 Warwick, RI 02886



PROPOSED CHANGE ORDER

PCO #: 01 Dated: 6/23/2026

RTU Replacement

Submitted To:

Project: **Middletown Public Library**

Town of Middletown 350 E Main Rd Middletown, RI 02842	110 Enterprise Center Middletown, RI 02842
--	---

Design / Detail Information:	N/A
Backup Provided By:	Delta Mechanical

SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	TOTAL
GC&GRs (PM, Temp Protections, Safety, and Controls)	1	LS	\$ 49,819.00	\$ 49,819
Sub-Total				\$ 49,819
ACC Labor, Equipment & materials Mark-up				
Sub-Contractors				
Remove and replace (9) RTU's per attached.	1	LS	\$ 437,700.00	\$ 437,700
Natural Gas Piping for all units	1	LS	\$ 34,600.00	\$ 34,600
Rigging for all units	1	LS	\$ 20,400.00	\$ 20,400
Electrical wiring for all units	1	LS	\$ 28,200.00	\$ 28,200
Ductwork at all units	1	LS	\$ 15,300.00	\$ 15,300
Insulation at all units	1	LS	\$ 7,200.00	\$ 7,200
Programming, commissioning, and startup for all (9) units				
Sub-Total				\$ 543,400
ACC Mark-up on Subcontractor Cost 3.75%				\$ 20,378

Subtotal Costs \$ 613,597

1% Insurance \$ 6,136

Subtotal Costs \$ 619,732

0.85% Bonding \$ 5,268

Total PCO #1 \$ 625,000

Schedule impact: No

The terms and schedule requirements in the original contract remain the same and in effect.

AHLBORG CONSTRUCTION CORPORATION

Christopher Troiano

Approved:

Christopher Troiano, Superintendent/Project Manager

By:

Ctroiano@ahlborg.com

(cell) 617-894-5918



December 17th, 2025

Attention: Glenn Ahlborg

RE: Middletown Library RTU Replacement

During a walk-through of the building at 101 Enterprise Dr. in Middletown, RI we found that there are several RTU's well past their usable life and the other units are right at or very near end of life. There are (3) units on R-410a and the rest of the units are using R-22 which as of 2020 can no longer be sourced in the United States. By the end of 2025 R-410a will also cease production of systems containing this refrigerant. The new standard refrigerant is R-454B and is more environmentally friendly (GWP of 466 vs. 2088 for R-410a); it is also cheaper, easier to source and more energy efficient when compared to older refrigerants.

We recommend replacing with new RTUs that have variable speed fan motors, 10:1 modulating high efficiency gas burners and with more environmentally friendly and efficient R-454B refrigerant for cooling all of which offer better energy efficiency. If these units are opted to be replaced it is advisable that the natural gas piping also be replaced as they show considerable amounts of rusting and the configuration of the piping would not pass inspection.

Scope of Work:

- 1.) Make-safe existing RTU's and remove and dispose of them off-site
- 2.) Survey curb and send measurements to curb manufacturer
- 3.) Seal up openings from weather
- 4.) Remove old gas piping and install new.
- 5.) Provide new electrical from unit to junction box below, tied into existing to remain circuits. Provide fire alarm fan shutdowns.
- 6.) Install new adapter curbs
- 7.) Install new RTUs.
- 8.) Tie the natural gas and electrical into the new units.
- 9.) Perform start-up and commission the units.

The total to perform the above services would be ~~\$543,400~~

RI Licenses MP001953 & MF6195

44 Wilclar Street ▲ Warwick ▲ Rhode Island ▲ 02886 ▲ 401-737-3500 ▲ Fax 401-737-3518

An Equal Opportunity Affirmative Action Employer

Proposal Breakdown:

- RTU #1 would replace the existing 20T Carrier unit from 2005: \$73,200.00
- RTU #2 would replace the existing 20T Carrier unit from 2005: \$73,200.00
- RTU #3 would replace the existing 10T Trane unit from 2002: \$45,900.00
- RTU #4 would replace the existing 10T Trane unit from 2002: \$45,900.00
- RTU #5 would replace the existing 6.5T York unit from 2023: \$36,000.00
- RTU #6 would replace the existing 7.5T A/S unit from 2005: \$39,600.00
- RTU #7 would replace the existing 6.5T Carrier unit from 2005: \$40,350.00
- RTU #8 would replace the existing 12.5T York unit from 2016: \$52,800.00
- RTU #9 would replace the existing 2T York unit from 2012: \$30,750.00

- Natural Gas Piping for all units: \$34,600.00
- Rigging for all units: \$20,400.00
- Electrical for all units: \$28,200.00
- Ductwork for all units: \$15,300.00
- Insulation for all units: \$7,200.00

Sincerely,

Ryan Benson

Chief Estimator

Delta Mechanical Contractors, LLC



THE TOWN OF MIDDLETOWN

RESOLUTION

OF THE

COUNCIL

No:

WHEREAS:

Ahlborg Construction Corporation has put forward bid packages for roof top unit replacement, security and tele data, painting and wall covering, audio visual, furnishings- window treatment, bathroom accessories, book drop, fire extinguisher cabinets allowance, interior and code required signage allowance, canopy and window film allowance, racks shelving with red powder coat allowances, 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 roof top unit replacement, security and tele data, painting and wall covering, audio visual, furnishings- window treatment, bathroom accessories, book drop, fire extinguisher cabinets allowance, interior and code required signage allowance, canopy and window film allowance, racks shelving with red powder coat allowances, 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	Alternate #	Alternate Amount	Total Amount
RTA-2	HVAC, Plumbing, Fire Protection, Controls	Delta Mechanical	-	-	2	543,400	543,400
A-6	Security and Teledata	National Security	335,197	-	-	-	335,197
A-10	Painting and Wall Covering	Central Painting	178,600	-	-	-	178,600
RTA-13	Audio Visual	Pro AV Systems	211,431	-	-	-	211,431
RTA-18	Furnishings - Window Treatment	Blind King	54,150	-	-	-	54,150
RTA-19	Bathroom Accessories	G J Sales	34,850	5,150	-	-	40,000
A-4	Book Drop, Fire Extinguisher Cabinets Allowance	To be determined	-	20,000	-	-	20,000
A-5	Interior and Code Required Signage Allowance	To be determined	-	20,000	-	-	20,000
A-6	Canopy and Window Film Allowance	To be determined	-	20,000	-	-	20,000
A-7	Raaks Shelving with Red Powder Coat Allowance	To be determined	-	30,000	-	-	30,000
CMaR-2	CMaR General Conditions, Insurance, Bond Costs, Contingency, Building Permits and fees for items listed above	Ahlborg Construction Corporation	173,881	-	2	81,600	255,481
	Total		988,109	95,150		625,000	1,708,259

and,

BE IT FURTHER RESOLVED:

That the funding for this proposal is to be from the Bond Anticipation Note Proceeds, interest income, eligible private donations, and eligible grants and all expenses recorded in the Town's Grant or Capital Project Fund,

and,

BE IT FURTHER RESOLVED:

The Town Administrator is authorized to notify Ahlborg Construction Corporation to award the subcontracts of roof top unit replacement, security and tele data, painting and wall covering, audio visual, furnishings- window treatment, bathroom accessories, book drop, fire extinguisher cabinets allowance, interior and code required signage allowance, canopy and window film allowance, raaks shelving with red powder coat allowances, and Construction Manager at Risk related expenses associated with these packages for the renovation of the new location of the Middletown Library project.