



**BOARD OF CONTRACT AND SUPPLY  
CITY OF PROVIDENCE, RHODE ISLAND**

# REQUEST FOR PROPOSALS

**Item Description: BUILDING ENERGY REPORTING SOFTWARE AND HELP DESK SERVICES (3-YEAR CONTRACT WITH TWO 1-YEAR OPTIONS)**

**Procurement/MinuteTraq #: 48641**

**Date to be opened: 4/7/25**

**Issuing Department: Sustainability Department**

## **QUESTIONS**

- Please direct questions related to the bidding process, how to fill out forms, and how to submit a bid (Pages 1-10) to the Purchasing Department.
  - Email: [purchasing@providenceri.gov](mailto:purchasing@providenceri.gov)
    - Please use the subject line “**Solicitation Question**”
- Please direct questions relative to the Minority and Women’s Business Enterprise Program and the corresponding forms (Pages 11-12) to the MBE/WBE Outreach Director for the City of Providence, Grace Diaz
  - Email: [gdiaz@providenceri.gov](mailto:gdiaz@providenceri.gov)
    - Please use subject line “**MBE WBE Forms**”
- Please direct questions relative to the specifications outlined (beginning on page 13) to the issuing department’s subject matter expert:
  - Name: Andrew Broccolo
  - Title: Energy Manager
  - Email Address: [abroccolo@providenceri.gov](mailto:abroccolo@providenceri.gov)

## **Pre-bid Conference**

There will be a Non-Mandatory Pre-Bid Conference. The virtual pre-bid conference will be on March 19, 2025 at 11 a.m.

## **Deadline for questions submissions:**

Questions about this RFP may be submitted through March 21, 2025. A response to questions will be provided in the form of an addendum by March 27, 2025.



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**INSTRUCTIONS FOR SUBMISSION**

**Meeting Date: 4/7/2025**

Bids may be submitted up to **2:15 P.M.** on the above meeting date at the **Department of the City Clerk, Room 311, City Hall, 25 Dorrance Street, Providence.** At 2:15 P.M. all bids will be publicly opened and read at the Board of Contract Meeting in Conference Room 305, on the 3<sup>rd</sup> floor of City Hall.

- Bidders must submit **2 copies** of their bid in sealed envelopes or packages labeled with the captioned **Item Description** and the **City Department to which the solicitation and bid are related and must include the company name and address on the envelope as well.** (On page 1).
- If required by the Department, please keep the original bid bond and check in only one of the envelopes.
- Communications to the Board of Contract and Supply that are not competitive sealed bids (i.e. product information/samples) should have “**NOT A BID**” written on the envelope or wrapper.
- Only use form versions and templates included in this solicitation. If you have an old version of a form do not recycle it for use in this bid.
- The bid envelope and information relative to the bid must be addressed to:

**Board of Contract and Supply  
Department of the City Clerk – City Hall, Room 311  
25 Dorrance Street  
Providence, RI 02903**

**\*\*PLEASE NOTE:** This bid may include details regarding information that you will need to provide (such as proof of licenses) to the issuing department before the formalization of an award.

*This information is **NOT** requested to be provided in your initial bid by design.*

**All bids submitted to the City Clerk become public record.** Failure to follow instructions could result in information considered private being posted to the city’s Open Meetings Portal and made available as a public record. The City has made a conscious effort to avoid the posting of sensitive information on the City’s Open Meetings Portal, by requesting that such sensitive information be submitted to the issuing department only at their request.



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**BID PACKAGE CHECKLIST**

Digital forms are available in the City of Providence Purchasing Department Office or online at

<http://www.providenceri.gov/purchasing/how-to-submit-a-bid/>

The bid package **MUST** include the following, in this order:

- Bid Form 1: Bidder's Blank as the cover page/ 1<sup>st</sup> page (*see page 6 of this document*)
- Bid Form 2: Certification of Bidder as 2<sup>nd</sup> page (*see page 7 of this document*)
- Bid Form 3: Certificate Regarding Public Records (*see page 8 of this document*)
- Bid Form 4: Affidavit of City Vendor (*see pages 9 and 10 of this document*)
- Forms from the Minority and Women Business Enterprise Program: Based on Bidder Category. *See forms and instructions enclosed (pages 11-12) or on:*

<https://www.providenceri.gov/purchasing/minority-women-owned-business-mbewbe-procurement-program/>

**Please note: MBE/WBE forms must be completed for EVERY bid submitted and must be inclusive of ALL required signatures. Forms without all required signatures will be considered incomplete. Firms that will not meet the City's goal of 20% M/WBE must obtain a waiver from the City's MBE/WBE Outreach Director. The approved waiver must be submitted with the bid.**

- Signed Addenda: All addenda to this RFP must be signed and submitted with the bid.
- Bidder's Proposal/Packet: Formal response to the specifications outlined in this RFP, including pricing information and details related to the good(s) or service(s) being provided. Please be mindful of formatting responses as requested to ensure clarity.
- Financial Assurance, *if requested* (as indicated on page 5 of this document under "Bid Terms")

**All of the above listed documents are REQUIRED.** (With the exception of financial assurances, which are only required if specified on page 5.)

***\*\*\*Failure to meet specified deadlines, follow specific submission instructions, or enclose all required documents with all applicable signatures will result in disqualification, or in an inability to appropriately evaluate bids.***



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**NOTICE TO VENDORS**

1. The Board of Contract and Supply will make the award to the lowest qualified and responsible bidder.
2. In determining the lowest responsible bidder, cash discounts based on preferable payment terms will not be considered.
3. Where prices are the same, the Board of Contract and Supply reserves the right to award to one bidder, or to split the award.
4. No proposal will be accepted if the bid is made in collusion with any other bidder.
5. Bids may be submitted on an “equal in quality” basis. The City reserves the right to decide equality. Bidders must indicate brand or the make being offered and submit detailed specifications if other than brand requested.
6. A bidder who is an out-of-state corporation shall qualify or register to transact business in this State, in accordance with the Rhode Island Business Corporation Act, RIGL Sec. 7-1.2-1401, et seq.
7. The Board of Contract and Supply reserves the right to reject any and all bids.
8. Competing bids may be viewed in person at the Department of the City Clerk, City Hall, Providence, immediately upon the conclusion of the formal Board of Contract and Supply meeting during which the bids were unsealed/opened. Bids may also be accessed electronically on the internet via the City’s [Open Meetings Portal](#).
9. As the City of Providence is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.
10. In case of error in the extension of prices quoted, the unit price will govern.
11. The contractor will **NOT** be permitted to: a) assign or underlet the contract, or b) assign either legally or equitably any monies or any claim thereto without the previous written consent of the City Purchasing Director.
12. Delivery dates must be shown in the bid. If no delivery date is specified, it will be assumed that an immediate delivery from stock will be made.
13. A certificate of insurance will normally be required of a successful vendor.
14. For many contracts involving construction, alteration and/or repair work, State law provisions concerning payment of prevailing wage rates apply ([RIGL Sec. 37-13-1 et seq.](#))
15. No goods should be delivered, or work started without a Purchase Order.
16. **Submit 2 copies of the bid to the City Clerk, unless the specification section of this document indicates otherwise.**
17. Bidder must certify that it does not unlawfully discriminate on the basis of race, color, national origin, gender, gender identity or expression, sexual orientation and/or religion in its business and hiring practices and that all of its employees are lawfully employed under all applicable federal, state and local laws, rules and regulations. (See Bid Form 2.)



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**BID TERMS**

1. Financial assurances may be required in order to be a successful bidder for Commodity or Construction and Service contracts. If either of the first two checkboxes below is checked, the specified assurance must accompany a bid, or the bid will not be considered by the Board of Contract and Supply. The third checkbox indicates the lowest responsible bidder will be contacted and required to post a bond to be awarded the contract.
  - a)  A certified check for \$\_\_\_\_\_ must be deposited with the City Clerk as a guarantee that the Contract will be signed and delivered by the bidder.
  - b)  A bid bond in the amount of \_\_\_\_\_ per centum (%) of the proposed total price, must be deposited with the City Clerk as a guarantee that the contract will be signed and delivered by the bidder; and the amount of such bid bond shall be retained for the use of the City as liquidated damages in case of default. Any person signing a bid bond as an attorney-in-fact shall include with the bid bond an original, or a photocopy or facsimile of an original, power of attorney.
  - c)  A performance and payment bond with a satisfactory surety company will be posted by the bidder in a sum equal to one hundred per centum (100%) of the awarded contract.
  - d)  No financial assurance is necessary for this item.
2. Awards will be made within **nighty (90) days of bid opening**. All bid prices will be considered firm, unless qualified otherwise. Requests for price increases will not be honored.
3. Failure to deliver within the time quoted or failure to meet specifications may result in default in accordance with the general specifications. It is agreed that deliveries and/or completion are subject to strikes, lockouts, accidents, and Acts of God.

**The following entry applies only for COMMODITY BID TERMS:**

4. Payment for partial delivery will not be allowed except when provided for in blanket or term contracts.

**The following entries apply only for CONSTRUCTION AND SERVICE BID TERMS:**

5. Only one shipping charge will be applied in the event of partial deliveries for blanket or term contracts.
6. Prior to commencing performance under the contract, the successful bidder shall attest to compliance with the provisions of the Rhode Island Worker's Compensation Act, [RIGL 28-29-1, et seq.](#) If exempt from compliance, the successful bidder shall submit a sworn Affidavit by a corporate officer to that effect, which shall accompany the signed contract.
7. Prior to commencing performance under the contract, the successful bidder shall, submit a certificate of insurance, in a form and in an amount satisfactory to the City.



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**BID FORM 1: Bidders Blank**

1. Bids must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.
2. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
3. The price or prices proposed should be stated both in **WRITING** and in **FIGURES**, and any proposal not so stated may be rejected. **Contracts exceeding twelve months must specify annual costs for each year.**
4. Bids **SHOULD BE TOTALED** so that the final cost is clearly stated (unless submitting a unit price bid), however **each item should be priced individually**. Do not group items. Awards may be made on the basis of *total* bid or by *individual items*.
5. All bids **MUST BE SIGNED IN INK.**

**Name of Bidder (Firm or Individual):** \_\_\_\_\_

Contact Name: \_\_\_\_\_

Business Address: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Contact Email Address: \_\_\_\_\_

Agrees to bid on (Write the "Item Description" here): \_\_\_\_\_

If the bidder's company is based in a state other than Rhode Island, list name and contact information for a local agent for service of process that *is located within Rhode Island* \_\_\_\_\_

Delivery Date (if applicable): \_\_\_\_\_

Name of Surety Company (if applicable): \_\_\_\_\_

Total Amount in Writing\*: \_\_\_\_\_

Total Amount in Figures\*: \_\_\_\_\_

***\*If you are submitting a unit price bid, please insert "Unit Price Bid"***

***Use additional pages if necessary for additional bidding details.***

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Title



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**BID FORM 2: Certification of Bidder**  
(Non-Discrimination/Hiring)

Upon behalf of \_\_\_\_\_ (Firm or Individual Bidding),

I, \_\_\_\_\_ (Name of Person Making Certification),

being its \_\_\_\_\_ (Title or "Self"), hereby certify that:

1. Bidder does not unlawfully discriminate on the basis of race, color, national origin, gender, sexual orientation and/or religion in its business and hiring practices.
2. All of Bidder's employees have been hired in compliance with all applicable federal, state and local laws, rules and regulations.

I affirm by signing below that I am duly authorized on behalf of Bidder, on  
this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Printed Name



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**BID FORM 3: Certificate Regarding Public Records**

Upon behalf of \_\_\_\_\_ (Firm or Individual Bidding),

I, \_\_\_\_\_ (Name of Person Making Certification),

being its \_\_\_\_\_ (Title or "Self"), hereby certify an

understanding that:

1. All bids submitted in response to Requests for Proposals (RFP's) and Requests for Qualification (RFQ's), documents contained within, and the details outlined on those documents become public record upon receipt by the City Clerk's office and opening at the corresponding Board of Contract and Supply (BOCS) meeting.
2. The Purchasing Department and the issuing department for this RFP/RFQ have made a conscious effort to request that sensitive/personal information be submitted directly to the issuing department and only at request if verification of specific details is critical the evaluation of a vendor's bid.
3. The requested supplemental information may be crucial to evaluating bids. Failure to provide such details may result in disqualification, or an inability to appropriately evaluate bids.
4. If sensitive information that has not been requested is enclosed or if a bidder opts to enclose the defined supplemental information prior to the issuing department's request in the bidding packet submitted to the City Clerk, the City of Providence has no obligation to redact those details and bears no liability associated with the information becoming public record.
5. The City of Providence observes a public and transparent bidding process. Information required in the bidding packet may not be submitted directly to the issuing department at the discretion of the bidder in order to protect other information, such as pricing terms, from becoming public. Bidders who make such an attempt will be disqualified.

I affirm by signing below that I am duly authorized on behalf of Bidder, on

this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature of Representation

\_\_\_\_\_  
Printed Name





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**BID FORM 4: Affidavit of City Vendor**

Per our Code of Ordinances [Sec. 21.-28.1 \(e\)](#), this form applies to a) the business, b) any political action committee whose name includes the name of the business, c) all persons holding ten (10) percent or greater equity interest or five thousand dollars (\$5,000.00) or greater cash value interest in the business at any time during the reporting period, d) all executive officers of the business entity, e) any spouse or dependent child of any individual identified in a) though d) above.

Executive officers who are not residents of the state of Rhode Island are exempted from this requirement.

Per [R.I.G.L. § 36-14-2](#), “Business” means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust, or any other entity recognized in law through which business for profit or not for profit is conducted.

Name of the person making this affidavit: \_\_\_\_\_

Position in the “Business” \_\_\_\_\_

Name of Entity \_\_\_\_\_

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

The number of persons or entities in your entity that are required to report under [Sec. 21.-28.1 \(e\)](#): \_\_\_\_\_

**Read the following paragraph and answer one of the options:**

Within the 12 month period preceding the date of this bid submission with the City of Providence, or with respect to the contracts that are not in writing within the 12 month period preceding the date of notification that the contract has reached the \$100,000 threshold, have you made campaign contributions within a calendar year to (please list all persons or entities required under [Sec. 21.-28.1 \(e\)](#)).

a. Members of the Providence City Council?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

b. Candidates for election or reelection to the Providence City Council?  Yes  No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):



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c. The Mayor of Providence?  Yes  No

- If Yes, please complete the following:  
 Recipient(s) of the Contribution:  
 Contribution Date(s):

Contribution Amount(s):

d. Candidates for election or reelection to the office of Mayor of Providence?  Yes  No

- If Yes, please complete the following:  
 Recipient(s) of the Contribution:  
 Contribution Date(s):

Contribution Amount(s):

\_\_\_\_\_  
Signed under the pains and penalties of perjury.

\_\_\_\_\_  
Position



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**MBE/WBE Participation Plan**

**Please complete separate forms for each MBE/WBE subcontractor/supplier to be utilized on the solicitation.**

Bidder's Name:				
Bidder's Address:				
Point of Contact:				
Telephone:				
Email:				
Procurement #:				
Project Name:				
Which one of the following describes your business' status in terms of Minority and/or Woman Owned Business Enterprise certification with the State of Rhode Island? (Check all that apply).	<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> Neither MBE nor WBE	
<p>This form is intended to capture commitments between the prime contractor/vendor and MBE/WBE subcontractors and suppliers, including a description of the work to be performed and the percentage of the work as submitted to the prime contractor/vendor. Please note that all MBE/WBE subcontractors/suppliers must be certified by the Office of Diversity, Equity and Opportunity at the time of bid. The MBE/WBE Directory can be found <a href="#">here</a>. Please visit, the <a href="#">City's MBE/WBE page</a> for details of the program (e.g. instructions and requirements).</p> <ul style="list-style-type: none"> <li><b>Nonprofit organizations are not required to complete the rest of this form.</b></li> <li><b>Construction projects unable to identify subcontractors prior to bid submission (e.g. Design Build) are required to provide updates to the MBE/WBE Outreach Office</b></li> </ul>				
Name of Subcontractor/Supplier:				
Type of RI Certification:	<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> Neither	
Address:				
Point of Contact:				
Telephone:				
Email:				
Detailed Description of Work to Be Performed by Subcontractor or Materials to be Supplied by Supplier Per the Scope of Work provided in the RFP				
Total Contract Value (\$):		Subcontract Value (\$):	Participation Rate (%):	
Anticipated Date of Performance:				
I certify under penalty of perjury that the forgoing statements are true and correct.				
<b>Prime Contractor/Vendor Signature</b>	<b>Title</b>			<b>Date</b>
<b>Subcontractor/Supplier Signature</b>	<b>Title</b>			<b>Date</b>

**\*If you did not meet the 20% MBE/WBE combined participation goal, submit a Waiver Request Form.**



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**MBE/WBE Waiver Request Form**

**Fill out this form only if you did not meet the 20% MBE/WBE participation goal.  
State-certified MBE or WBE Prime Bidders are NOT REQUIRED to fill out this form.**

Submit this form to the City of Providence MBE/WBE Outreach Director, Grace Diaz, at [gdi@providenceri.gov](mailto:gdi@providenceri.gov) or [mbe-wbe@providenceri.gov](mailto:mbe-wbe@providenceri.gov), for review **prior to bid submission**. This waiver applies only to the current bid which you are submitting to the City of Providence and does not apply to other bids your company may submit in the future. **In case a waiver is needed, City Department Directors should not recommend a bidder for an award if this form is not included, absent or is not signed by the city of Providence MBE/WBE director.**

Prime Bidder: \_\_\_\_\_ Contact Email and Phone \_\_\_\_\_  
Company Name, Address: \_\_\_\_\_ Trade \_\_\_\_\_  
Project /Item Description (as seen on RFP): \_\_\_\_\_

To receive a waiver, you must list the certified MBE and/or WBE companies you contacted, the name of the primary individual with whom you interacted, and the reason the MBE/WBE company could not participate on this project.

MBE/WBE Company Name	Individual's Name	Company Name	Why did you choose not to work with this company?

I acknowledge the City of Providence's goal of a combined MBE/WBE participation is 20% of the total bid value. I am requesting a waiver of \_\_\_\_\_ % MBE/WBE (20% minus the value of **Box F** on the Subcontractor Disclosure Form). If an opportunity is identified to subcontract any task associated with the fulfillment of this contract, a good faith effort will be made to select MBE/WBE certified businesses as partners.

\_\_\_\_\_  
Signature of Prime Contractor /  
or Duly Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Signature of City of Providence  
MBE/WBE Outreach Director /  
or Duly Authorized Representative

\_\_\_\_\_  
Printed Name of City of Providence  
MBE/WBE Outreach Director

\_\_\_\_\_  
Date Signed



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## **BID PACKAGE SPECIFICATIONS**

### **Overview**

The City of Providence (City) has a goal of being a carbon-neutral city by 2050. In order to gather baseline data and track progress towards this goal, the City passed the Building Energy Reporting Program Ordinance (BERO) in November 2023. This ordinance requires reporting and disclosure of energy usage at municipally-owned buildings over 10,000 square feet and privately-owned buildings over 20,000 square feet.

The City began reporting on municipally-owned buildings over 10,000 square feet in May 2024. Private building owners are required to begin reporting on buildings over 50,000 square feet in May 2025 and on buildings over 20,000 square feet in May 2026.

The City completed its first disclosure report in December 2024. The report discloses 2023 data of 64 municipally-owned properties over 10,000 square. A copy of this report is included as an exhibit to this RFP.

Approximately 804 municipal and private buildings are included on the full covered property list that will be the basis for the May 2026 reporting deadline.

### **Scope of Work**

The City is seeking software that can facilitate the collection of public and private building energy data into a single platform, track progress toward goals, and provide portfolio-wide reporting. The City is currently using BEAM to help manage the BERO program, but the contract period is expiring on June 30, 2025. Further, the City is seeking enhanced help desk services to provide direct support to the owners of covered properties.

### **Software**

The software platform shall:

1. Automate the transfer of data from ENERGY STAR Portfolio Manager to the energy reporting software platform;
2. Be capable of organizing data by reporting year, running data quality tests, and tracking program compliance;
3. Include a reporting platform to enable the City to analyze data at the building level, the aggregated citywide level, and also on subsets of buildings based on staff-defined tags;
4. Include a client management system that tracks and manages building owner inquiries and City and vendor responses;
5. Include a public knowledgebase that provides resources to help building owners understand the program and how to comply.

The vendor shall:

1. Keep all data shared on the software platform confidential and not share data with third parties;
2. Provide City staff with account access to the platform so they may view the data and run reports;
3. Provide City staff training on the software platform and keep staff updated on new features and how to use them;
4. Work with the City to populate the data necessary to take advantage of UBID GIS mapping services associated with the software platform;
5. Be available to support City staff with platform-related questions and issues on an everyday basis (e.g. by email and phone), and meet formally on a recurring basis;
6. Be a collaborative partner, ensuring the City is maximizing the benefit of the software platform and recommending best-practice strategies based on experience with other customers.



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The City shall coordinate with the vendor as follows:

- Provide access to the City of Providence, ENERGY STAR Portfolio Manager Instance;
- Provide an export of the covered property list, reporting data, and knowledgebase entries from the BEAM platform to facilitate onboarding;
- Provide input on the data quality tests to run Portfolio Manager data through upon import into the software platform;
- Provide input on the structure and content of the knowledgebase;
- Provide input on the structure and content of inquiry forms and other communications with building owners;
- Provide input on desired reporting metrics;

**Enhanced Helpdesk Services**

While the software shall include a built-in client management system and knowledgebase as described above, the City is seeking enhanced help desk services, whereby the vendor shall take an active role in assisting private building owners with setting up reporting accounts and with reporting, among other responsibilities. The vendor shall:

1. In coordination with the City, communicate program requirements with building owners to support the City’s BERO communications strategy.
2. Respond to building owner email inquiries within two business days.
3. With the City, establish a process for review of exemption requests. Update the building list for exemptions that meet the criteria.
4. Update property records as necessary (contact information, square footage, etc.)
5. Process requests to add or remove buildings to the covered properties list
6. Do bulk data clean-up of bad email addresses and report back to City staff about where contact information is missing.
7. Meet bi-weekly with the city to provide status updates, including reporting on the types and frequency of property owner inquiries.

**Instruction to Bidders**

1. RFP Schedule

Below is the RFP schedule. The Department may change these dates at its sole discretion, in the form of an addendum. All notifications and amendments to this RFP will be posted via the Rhode Island Municipal Bidder Notification System. More information is available at <https://www.providenceri.gov/purchasing/>.

RFP Posted	Mar. 10, 2025
Pre-Bid Conference	Mar. 19 at 11:00 a.m.
Deadline for Bidder Questions	Mar. 21
Response to Bidder Questions	Mar. 27
Proposal Due Date	Apr. 7 at 2:15 p.m.
Estimated Award Date	May 5

2. Pre-Bid Conference

There will be a non-mandatory, virtual pre-bid conference on the date and time included in the chart above. A link to the virtual meeting is included below. The conference is an opportunity to learn about this RFP and ask clarifying questions.



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**Microsoft Teams** [Need help?](#)

[Join the meeting now](#)<sup>1</sup>

Meeting ID: 273 328 260 451

Passcode: xv6h27ip

**Dial in by phone**

[+1 332-249-0606,,716739151#](#) United States, New York City

[Find a local number](#)

Phone conference ID: 716 739 151#

**3. Questions and Addenda**

Bidders are advised that once the RFP has been issued, all contact must be handled per the guidance on page 1 of this RFP package. Instructions for participating in this bidding process and information regarding this project will be provided only through this RFP, the pre-bid conference, and written addenda. Questions may be submitted to the appropriate contact by the Deadline for Bidder Questions date included in the chart above. Responses will be posted in the form of an addendum to this RFP on the Response to Bidder Questions date included in the chart above.

Any addenda issued to Bidders prior to the proposal opening date will include an addendum acknowledgement section. Since all addenda shall become a part of the RFP, all addenda must be signed by an authorized Bidder representative and returned with the Bidder's proposal. Failure to sign and return any addendum acknowledgements may be grounds for rejection of the proposal response.

**4. Submission Process**

Proposals must be submitted to the City on or before 2:15 PM EST on the Proposal Due Date included in the chart above. See page 2 of this RFP for submittal instructions. See page 3 of this RFP for a bid package checklist.

**5. M/WBE Forms**

All bidders must include the relevant M/WBE forms included on pages 11-12 of this solicitation. If a bidder will not meet the City's goal of 20% M/WBE participation, a waiver must be requested. The approved waiver must be submitted with the Bidder's proposal, so a request should be placed as soon as the bidder knows they will not meet the goal to ensure adequate time for the waiver request to be processed and approved. See waiver instructions on page 12 for more information.

**6. Contract Term**

The City is seeking to enter into a 3-year contract with two 1-year options with the awarded vendor. The contract term shall commence on July 1, 2025. Bidders should include a budget that provides cost details for each of the first three fiscal years of the contract term. The City's fiscal year runs from July 1 – June 30.

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<sup>1</sup> [https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZmJmYTBmODEtZDFiMi00YjJjLWIvNzMtNwQ4NmUxMmQ3MTc1%40thread.v2/0?context=%7b%22Tid%22%3a%22561baac9-45d8-4ace-90d5-f642ceb985af%22%2c%22Oid%22%3a%22b7d5ffa-555a-48eb-8e29-2e0b32948084%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmJmYTBmODEtZDFiMi00YjJjLWIvNzMtNwQ4NmUxMmQ3MTc1%40thread.v2/0?context=%7b%22Tid%22%3a%22561baac9-45d8-4ace-90d5-f642ceb985af%22%2c%22Oid%22%3a%22b7d5ffa-555a-48eb-8e29-2e0b32948084%22%7d)



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7. Withdrawal of Proposal

Proposals may be withdrawn at any time prior to the proposal due date and time. Once the proposal due date has passed all proposals become the property of the City.

**Terms**

1. Proposal Ownership

All materials submitted in response to the RFP shall become the property of the City upon bid opening and will be considered as part of this RFP.

2. Accept/Reject Proposal

Potential vendors are advised to review all sections of this RFP carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein may result in rejection of the proposal. The City reserves the right to fund, in whole or in part, any, all, or none of the applications submitted in response to this RFP. The City reserves the right to waive technicalities, irregularities, and omissions. The City reserves the right to make the award in a manner deemed to be in the best interests of the City and to correct any award erroneously made as a result of a clerical error on the part of the City. Proposals received after the due date and time indicated on the cover of this bid will not be considered. The City's Purchasing website includes a step-by-step guide for submitting a bid <https://www.providenceri.gov/purchasing/how-to-submit-a-bid/>.

3. Rhode Island Public Records Law

Vendors are advised that all materials submitted for consideration in response to this RFP will be considered Public Records as defined in Title 38, Chapter 2 of the General Laws of Rhode Island, without exceptions, and will be released for inspection immediately upon request after an award is made.

4. RFP Interpretation

Interpretation of the wording of this document shall be the responsibility of the City and that interpretation shall be final.

5. Modification of Terms

Any exceptions/additions/alterations to the terms and conditions contained herein must be included in the bidder's proposal response. Failure to provide the required data to allow for evaluation of the bidders response to the RFP, or failure to follow and complete the RFP proposal format and accompanying documents will be grounds for rejecting the proposal offer. The City reserves the right to reject any proposals that alter the terms specified in the RFP.

6. Confidentiality

From the date of issuance of the RFP until the opening date, the Bidder must not make available or discuss its proposal, or any part thereof, with any employee or agent of the City. The Bidder is hereby warned that any part of its proposal or any other material marked as confidential, proprietary, or trade secret, can only be protected to the extent permitted by Rhode Island State laws.

7. Regulations

The awarded bidder shall conduct all work funded under this agreement in compliance with all local, state, and federal laws, regulations, codes.

**Evaluation Criteria**

1. **Bid Forms:** Bidder shall complete and/or sign all bid forms, MBE/WBE forms, and RFP addenda. Bidders that fail to complete these requirements will be disqualified.





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2. **Project Approach:** Bidder shall describe the onboarding process for transitioning the City from its current software platform (BEAM) to the new platform, including expected time commitments required of City staff and a transition schedule. Bidder shall describe how they intend to support the City in an ongoing manner to successfully manage and take advantage of the capabilities of the reporting software and improve customer communications related to the program during the three-year term of the contract.
3. **Specifications:** Bidder shall describe how their software and enhanced helpdesk services meet or exceed those described under the scope of work above.
4. **References:** Bidder shall submit information about three contracts it has secured with other municipalities for the services described under the scope of work. Bidder shall provide contact information for each municipality's program manager for reference purposes.
5. **Budget:** Bidder shall provide a line-item budget for the project that permits the City to understand how the bidder arrived at its overall bid price.
6. **MBE/WBE:** Bidders shall be awarded 10 points if they are an MBE/WBE or are otherwise meeting the City's MBE/WBE goal. Partial credit may be awarded if the vendor is a certified MBE/WBE in another state or jurisdiction, but not in Rhode Island.

Scoring

<b>Item</b>	<b>Potential Points</b>
1. Bid forms and RFP requirements	True/False
2. Project Approach	25
3. Specifications	25
4. References	10
5. Budget	30
6. MBE/WBE	10



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## **SUPPLEMENTAL INFORMATION**

If the issuing department for this RFP determines that your firm's bid is best suited to accommodate their need, you will be asked to provide proof of the following prior to formalizing an award.

An inability to provide the outlined items at the request of the department may lead to the disqualification of your bid.

*This information is **NOT** requested to be provided in your initial bid that you will submit to the City Clerk's office by the "date to be opened" noted on page 1. This list only serves as a list of items that your firm should be ready to provide on request.*

**All bids submitted to the City Clerk become public record. Failure to follow instructions could result in information considered private being posted to the city's Open Meetings Portal and made available as a public record.**

**You must be able to provide:**

- Business Tax ID will be requested after an award is approved by the Board of Contract and Supply.
- Proof of Insurance.
- Certificate of Good Standing with the Rhode Island Secretary of State.



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**CITY OF PROVIDENCE STANDARD TERMS & CONDITIONS**

1. The terms “you” and “your” contained herein refer to the person or entity that is a party to the agreement with the City of Providence (“the City”) and to such person’s or entity’s employees, officers, and agents.
2. The Request For Proposals (“RFP”) and these Standard Terms and Conditions together constitute the entire agreement of the parties (“the Agreement”) with regard to any and all matters. By your submission of a bid proposal or response to the City’s RFP, you accept these Standard Terms & Conditions and agree that they supersede any conflicting provisions provided by bid or in any terms and conditions contained or linked within a bid and/or response. Changes in the terms and conditions of the Agreement, or the scope of work thereunder, may only be made by a writing signed by the parties.
3. You are an independent contractor and in no way does this Agreement render you an employee or agent of the City or entitle you to fringe benefits, workers’ compensation, pension obligations, retirement or any other employment benefits. The City shall not deduct federal or state income taxes, social security or Medicare withholdings, or any other taxes required to be deducted by an employer, and this is your responsibility to yourself and your employees and agents.
4. You shall not assign your rights and obligations under this Agreement without the prior written consent of the City. Any assignment without prior written consent of the City shall be voidable at the election of the City. The City retains the right to refuse any and all assignments in the City’s sole and absolute discretion.
5. Invoices submitted to the City shall be payable sixty (60) days from the time of receipt by the City. Invoices shall include support documentation necessary to evidence completion of the work being invoiced. The City may request any other reasonable documentation in support of an invoice. The time for payment shall not commence, and invoices shall not be processed for payment, until you provide reasonably sufficient support documentation. In no circumstances shall the City be obligated to pay or shall you be entitled to receive interest on any overdue invoice or payment. In no circumstances shall the City be obligated to pay any costs associated with your collection of an outstanding invoice.
6. For contracts involving construction, alteration, and/or repair work, the provisions of applicable state labor law concerning payment of prevailing wage rates (R.I. Gen. Laws §§ 37-13-1 et seq., as amended) and the City’s First Source Ordinance (Providence Code of Ordinances §§ 21-91 et seq., as amended) apply.
7. With regard to any issues, claims, or controversies that may arise under this Agreement, the City shall not be required to submit to dispute resolution or mandatory/binding arbitration. Nothing prevents the parties from mutually agreeing to settle any disputes using mediation or non-binding arbitration.
8. To the fullest extent permitted by law, you shall indemnify, defend, and hold harmless the City, its employees, officers, agents, and assigns from and against any and all claims, damages, losses, allegations, demands, actions, causes of action, suits, obligations, fines, penalties, judgments, liabilities, costs and expenses, including but not limited to attorneys’ fees, of any nature whatsoever arising out of, in connection with, or resulting from the performance of the work provided in the Agreement.
9. You shall maintain throughout the term of this Agreement the insurance coverage that is required by the RFP or, if none is required in the RFP, insurance coverage that is considered in your industry to be commercially reasonable, and you agree to name the City as an additional insured on your general liability policy and on any umbrella policy you carry.
10. The City shall not subject itself to any contractual limitations on liability. The City shall have the time permitted within the applicable statute of limitations, and no less, to bring or assert any and all causes of action, suits, claims or demands the City may have arising out of, in connection with, or resulting from the performance of the work provided in the Agreement, and in no event does the City agree to limit your liability to the price of the Agreement or any other monetary limit.
11. The City may terminate this Agreement upon five (5) days’ written notice to you if you fail to observe any of the terms and conditions of this Agreement, or if the City believes your ability to perform the



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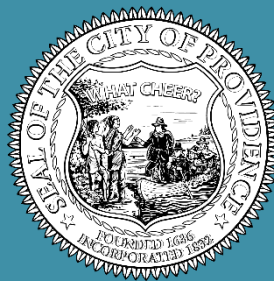
- terms and conditions of this Agreement has been materially impaired in any way, including but in no way limited to loss of insurance coverage, lapsing of a surety bond, if required, declaration of bankruptcy, or appointment of a receiver. In the event of termination by the City, you shall be entitled to just and equitable compensation for any satisfactory work completed and expenses incurred up to the date of termination.
12. Written notice hereunder shall be deemed to have been duly served if delivered in person to the individual or member of the firm or entity or to an officer of the entity for whom it was intended, or if delivered at or sent by registered or certified mail to the last business address known by the party providing notice.
  13. In no event shall the Agreement automatically renew or be extended without a writing signed by the parties.
  14. You agree that products produced or resulting from the performance of the Agreement are the sole property of the City and may not be used by you without the express written permission of the City.
  15. For any Agreement involving the sharing or exchange of data involving potentially confidential and/or personal information, you shall comply with any and all state and/or federal laws or regulations applicable to confidential and/or personal information you receive from the City, including but not limited to the Rhode Island Identity Theft Protection Act, R.I. Gen. Laws § 11-49.3-1, during the term of the Agreement. You shall implement and maintain appropriate physical, technical, and administrative security measures for the protection of, and to prevent access to, use, or disclosure of, confidential and/or personal information. In the event of a breach of such information, you shall notify the City of such breach immediately, but in no event later than twenty-four (24) hours after discovery of such breach.
  16. The Agreement is governed by the laws of the State of Rhode Island. You expressly submit yourself to and agree that any and all actions arising out of, in connection with, or resulting from the performance of the Agreement or relationship between the parties shall occur solely in the venue and jurisdiction of the State of Rhode Island or the federal court located in Rhode Island.
  17. The failure of the City to require performance of any provision shall not affect the City's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default or a waiver of the provision itself.
  18. If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, in any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.

**Exhibit: 2024 Building Energy Reporting Program Report**



# Setting the Baseline for Carbon Neutrality

City of Providence 2024 Building Energy Report



Department of Sustainability

December 2024

## Setting the Baseline for Carbon Neutrality

This first annual report for the City of Providence's Building Energy Reporting Program (BERO) sets the stage for tracking progress toward carbon neutrality in Providence buildings. A foundational principle of sustainability is that "you can't manage what you don't measure." By beginning this comprehensive approach to tracking building energy use and efficiency, together the City can work with owners of large buildings to identify strategic opportunities to reduce our carbon footprint and improve climate resiliency.

### Building Energy Reporting

The Smiley Administration and the Providence City Council partnered in establishing the Building Energy Reporting Ordinance ([ORD-2024-41](#)) in July 2024. The program requires property owners of large buildings to report their energy usage to the City on an annual basis. The City then publicly discloses the data to permit the building owners to understand how their building's performance compares to others in the City with the goal of encouraging building owners to invest in energy efficiency measures to reduce their energy usage and costs. The City will also use the data gathered by BERO to inform future energy conservation and decarbonization policies.

In the program's first year, only the energy usage of City-owned properties greater than 10,000 square feet were required to be reported. In 2025, all privately-owned buildings greater than 50,000 square feet will require reports. In 2026, the report will expand to include all privately-owned buildings greater than 20,000 square feet.

### The Baseline for Public Buildings

During the first year of the BERO program, the City of Providence identified and successfully reported on 64 city-owned properties with 10,000 or more gross square feet that were occupied in 2023 or received energy services for that entire calendar year. Energy consumption data was uploaded to ENERGY STAR® Portfolio Manager® (ESPM) for each of

these properties establishing a 2023 energy use baseline. The City has achieved a full reporting compliance rate. With this being the first year of the program, only baseline data was collected. In future years, comparative analysis between reporting years can be performed. Additionally, the City moved forward with energy audits and the planning of electrification and new construction projects, and Providence Public School District (PPSD) continued with their 4-phased school improvement project timeline. These activities, along with the City's ongoing decarbonization efforts will benefit from this baseline year data.

Throughout the first year of the program, the Department of Sustainability laid the administrative foundation of the program. It secured grant funding to utilize two U.S. Department of Energy sponsored building energy analysis manager platforms: SEED and BEAM. Both platforms take data from ESPM to 1) perform comprehensive analytics and 2) provide enhanced reporting capabilities and customer relationship management (CRM) functionality. The department contracted with ClearlyEnergy, who is the service provider for BEAM, to provide enhanced help desk support for first-time benchmarking participants. The department also populated the BEAM platform with a covered properties list consisting of 886 properties taken from data provided by the Assessors and the Planning Departments.

## 2024 Report and BERO Program Development Highlights

The Covered Property Reporting Matrix (Appendix A) provides reporting data for all properties required to report this year. The below program highlights and Providence specific portfolio and energy metric analyses compare the City's properties to the national median. The Sustainability Department also regularly publishes a detailed report on municipal energy usage, costs, and greenhouse gas emissions, which can be found on the Department's [website](#).

- The Department of Sustainability worked with Public Property, Parks, Roger Williams Park Zoo, and PPSD to identify the 64 City-owned properties and to collect their 2023 baseline year data. This interdepartmental approach resulted in the reporting of 100% of required municipal buildings. The Department of Sustainability successfully integrated its ENERGY STAR® Portfolio

Manager® (ESPM) properties and data with BEAM, the building energy analysis platform supported by ClearlyEnergy that the BERO program will use to manage the programs data.

- Using data provided by the City Assessor and the Planning Department, Sustainability has developed a comprehensive city-wide covered property list (CPL) to guide property owner outreach and reporting efforts.
- Working with Public Property in coordination with the Parks Department, the Recreation Department, and PPSD, the Department of Sustainability conducted whole-building energy audits at 6 high-priority municipal buildings, and electrification efforts are planned or completed at 6 municipal buildings.

## City of Providence Portfolio and Energy Metric Analysis

The data below show the vast majority of City-owned properties are K-12 public school buildings. These properties represent 77.1% of the building square footage owned by the City and consume 74.3% of the energy used to operate the City's buildings.

Knowing the percentage of energy consumed by Providence's K-12 school buildings, it is important to remember that the State reimburses municipalities for 91% of the costs for school construction projects and major renovations, and that the school district is required to build to the New England Coalition for High Performance Schools (NE CHPS) standard which includes a low energy use performance threshold.

This combination of policies enables the City to build or completely renovate three to four schools per year, which facilitates building decarbonization at a pace that could allow the City to meet the carbon emission reduction

mandates set by the State's Act on Climate legislation and the City's newly adopted Energy Efficiency and Carbon Neutral Goals for Municipal Buildings ordinance ([ORD-2024-41](#)).

Square Footage Analysis			
Use Group	Property Count	Square Footage	Percentage
K-12 School	35	4,121,332	77.1%
*Misc. Building Types	15	566,243	10.6%
Office	5	302,712	5.7%
Public Safety Buildings	8	217,809	4.1%
Zoo	1	137,319	2.6%
<b>Total</b>	<b>64</b>	<b>5,345,415</b>	<b>100.0%</b>

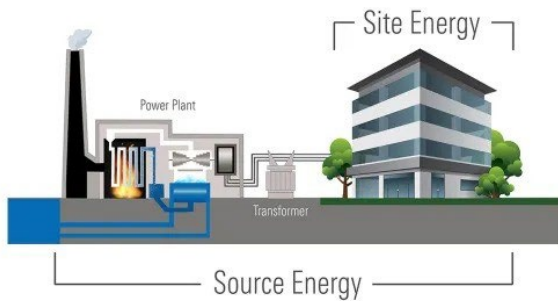
**Site Energy Use Analysis			
Use Group	Property Count	Site Energy Use (kBtu)	Percentage
K-12 School	35	222,967,840	74.3%
Misc. Building Types	15	24,577,341	8.2%
Office	5	18,177,907	6.1%
Public Safety Buildings	8	18,609,775	6.2%
Zoo	1	15,747,732	5.2%
<b>Total</b>	<b>64</b>	<b>300,080,595</b>	<b>100%</b>



## Comparing Providence to the National Median

One way to track Providence's progress in building efficiency is to compare their energy consumption with similar buildings. To be able to effectively measure the impacts of building's energy use, the calculation includes both the "site energy" used at the building (for instance in a gas boiler for heating) and the "source energy" such as the electricity produced off-site that the building uses.

Source energy provides the most equitable way to combine on-site and off-site energy types into a single unit, ensuring that no building receives a credit, or a penalty based on its energy source. Source energy is also an indicator of the greenhouse gas emissions (GHG) of a building. ENERGY STAR® provides this illustration to explain the distinction between site energy and source energy.



To be able to compare buildings of different sizes, the source energy or the site energy are divided by a building's square footage to determine the energy use intensity.

The Energy Use Intensity (EUI) Comparative tables below present a comparison between

Providence and the national median in both Site EUI (Energy Use Intensity) and Source EUI.

The national median Source EUI is a recommended benchmark metric for all buildings. The median value is the middle of the national population – half of buildings use more energy, half use less.

The national median is compiled by the DOE Energy Information Administration every 5 years via a commercial building energy consumption survey (CBECS). Buildings with a negative percentage difference are generally viewed as performing poorly compared to the national median. While older buildings without central air-conditioning and ventilation systems will perform better in this type of comparison, they are not as healthy and comfortable to occupy.

Site EUI Comparative Analysis - Providence vs. National Median				
Use Group	Property Count	Providence Median	U.S. National Median	Percentage Difference
K-12 School	35	54.1	48.5	-12%
Misc. Building Types	15	67.5	40.1	-68%
Office	5	53.6	52.9	-1%
Public Safety Buildings	8	89.7	63.5	-41%
Zoo	1	114.7	56.2	-104%

**Source EUI Comparative Analysis - Providence vs. National Median				
Use Group	Property Count	Providence Median	U.S. National Median	Percentage Difference
K-12 School	35	79.8	104.4	24%
Misc. Building Types	15	102.4	89.3	-15%
Office	5	80.8	116.4	31%
Public Safety Buildings	8	172.5	124.9	-38%
Zoo	1	249.3	112.0	-123%

*Misc. Building Types includes the following building use groups: Public Assembly, Public Service, Recreation Facilities, Museums, and Non-Refrigerated Warehouses.*

## 2025 Program Development for Private Property Owners

While the Sustainability Department is preparing to launch 2025 benchmarking efforts, the City is challenged by RI Energy's inability to automatically transfer data to ESPM. After the acquisition by PPL, the application programming interface (API) with ESPM was disconnected, eliminating the ability to seamlessly transfer billing data. Until RI Energy re-establishes this connection, the rollout of BERO to the 307 properties identified to date (buildings greater than 50,000 square feet) slated to report their 2024 energy data will undoubtedly be impacted.

Notably, the City circumvented this problem for its own properties because the City uses an energy management information system from a third-party vendor, PowerOptions. PowerOptions collects billing data from RI Energy and enters it into the energy management system, from which it can be transferred to ESPM. While this is a viable workaround for the City, private building owners should not need to invest in these types of energy management services to comply with the ordinance.

Though RI Energy is working to remedy this situation, a permanent resolution is not

expected until mid-2025 – after the May 15, 2025, reporting deadline. However, RI Energy is still expected to make complete utility energy usage data for calendar year 2024 available to building owners by March 2025 and has agreed to co-host an educational webinar with the Department of Sustainability to ensure property owners have the support they need to complete building energy reporting and successfully access energy efficiency cost savings.

Another important consideration is that nationally, energy benchmarking programs in their early years are expected to have approximately a 14% compliance rate for building energy reporting. Therefore, the primary goal in the first year of successfully launching the program is to continue building an accurate covered property list and identify complete contact information for building owners by working with energy partners and providers. Through these partnerships, we will amplify targeted outreach efforts to create awareness about 1) the program, 2) the support available for benchmarking reporting, and 3) the cost saving benefits of energy efficiency tied to building energy reporting.

## Conclusion

The Smiley Administration and the Providence City Council are committed to building a healthier, more sustainable and climate resilient city for generations to come. This first annual report sets the stage to achieve the City's critical climate pollution reduction goals and live up to our commitments of being a Climate Jobs City and implementing Providence's Climate Justice Plan. We are proud to collaborate in this whole of government approach with collaboration across the Departments of Sustainability, Public Property, Recreation, Parks, Public Works, the Providence Public School District and the Finance Department. We look forward to tracking the progress of City and privately owned buildings in the coming years.

Exhibit A

City of Providence | Building Energy Reporting Ordinance (BERO) | Calendar Year 2023 | Covered Property Reporting Matrix



BERO 2023 Reporting Status	Year Ending	Property Information										Energy Use						Energy Metrics				GHG Emissions	
		Property Name	Address	Dept	Primary Property Type - Self Selected	Property GFA - Self Reported (ft²)	Energy Audit & Improvements	Electricity Use - Grid Purchase (kWh)	Natural Gas Use (therms)	Fuel/Oil #2 Use (kbtu)	Site Energy Use (kbtu)	Percent Electricity	Site EUI (kbtu/ft²)	Weather Normalized Site EUI (kbtu/ft²)	Sources EUI (kbtu/ft²)	Weather Normalized Source EUI (kbtu/ft²)	Scope 1 (MTCO2e)	Scope 2 (MTCO2e)	Total Emissions (MTCO2e)				
Compliant	12/31/2023	Museum of Natural History and Planetarium	1000 Elmwood Avenue	Parks	Museum	19,500	HVAC electrification 2024	244,498	N/A	288,116	1,122,342	74%	57.6	134.7	57.6	21.4	59.9	81.3					
Compliant	12/31/2023	Roger Williams Park Carousel	1000 Elmwood Avenue	Parks	Other - Entertainment/Public	51,600		38,435	6,100	N/A	741,148	18%	14.4	19.5	16.5	32.4	9.4	41.8					
Compliant	12/31/2023	RMP Botanical Center & Mounted Command	1000 Elmwood Avenue	Parks	Other - Entertainment/Public	44,331		187,864	65,833	N/A	7,224,237	9%	163.0	184.7	184.7	349.7	46.0	396.7					
Compliant	12/31/2023	Roger Williams Park Maintenance Facility	1000 Elmwood Avenue	Parks	Other - Public Services	27,874		202,864	15,135	66,599	2,272,264	31%	81.3	138.9	128.7	85.3	49.7	135.1					
Compliant	12/31/2023	Dairyville Boat House	1000 Elmwood Avenue	Parks	Other - Recreation	17,474		48,731	2,643	N/A	430,516	39%	24.6	26.0	26.0	14.0	11.9	26.0					
Compliant	12/31/2023	The Casino at Roger Williams Park	1000 Elmwood Avenue	Parks	Social/Meeting-Hall	16,782		132,666	6,933	N/A	1,145,966	40%	68.3	128.1	75.7	36.8	32.5	69.3					
Compliant	12/31/2023	Alan Shawn Feinstein Elementary School @ Broad Street (closed)	1450 Broad Street	PPSD	K-12 School	77,889		137,469	35,689	N/A	4,057,926	12%	62.1	65.2	65.2	190.6	33.7	224.3					
Compliant	12/31/2023	Anthony Carnevale Elementary School	50 Springfield Street	PPSD	K-12 School	78,000	Phase 4 - 2024 - 2030	441,339	19,671	N/A	3,472,951	43%	44.5	80.5	104.5	104.5	108.2	212.7					
Compliant	12/31/2023	Asa Messer Elementary School @ Samuel W. Bridgman	1655 Westminster Street	PPSD	K-12 School	109,255	Phase 3 - 2024 - 2027	506,536	28,099	N/A	4,538,199	39%	41.5	71.3	45.3	149.2	182.4	273.4					
Compliant	12/31/2023	AVENTURE	425 Branch Avenue	PPSD	K-12 School	25,060		74,229	8,297	N/A	1,062,919	23%	43.2	49.3	49.3	44.1	18.2	62.3					
Compliant	12/31/2023	Carl G. Lauro Elementary School	99 Kenyon Street	PPSD	K-12 School	117,482		265,004	60,310	N/A	6,935,144	13%	59.0	85.0	68.1	320.3	65.0	385.3					
Compliant	12/31/2023	Central & Classical High Schools	70 Tricker Street	PPSD	K-12 School	454,059	Phase 4 - 2024 - 2030	2,166,783	148,040	N/A	22,197,104	33%	48.9	85.6	54.4	786.3	531.1	1,317.4					
Compliant	12/31/2023	DeSesto Middle School	152 Springfield Street	PPSD	K-12 School	146,000	Phase 4 - 2024 - 2030	954,581	49,928	N/A	7,649,960	43%	52.4	234.0	57.1	233.3	94.1	467.3					
Compliant	12/31/2023	Dr. Jorge Alvarez High School	375 Adelaide Avenue	PPSD	K-12 School	88,000	Phase 4 - 2024 - 2030	662,894	30,805	N/A	5,342,314	42%	60.7	114.5	66.1	163.6	162.5	326.1					
Compliant	12/31/2023	Dr. Martin Luther King Elementary School	35 Camp Street	PPSD	K-12 School	71,724	Phase 4 - 2024 - 2030	246,813	24,838	N/A	3,325,921	25%	46.4	73.3	50.0	131.9	80.5	192.4					
Compliant	12/31/2023	Esek Hopkins Middle School	480 Charles Street	PPSD	K-12 School	87,560		258,528	37,438	N/A	4,625,649	19%	52.8	78.6	57.8	198.8	63.4	262.2					
Compliant	12/31/2023	George J. West Elementary School	145 Beaufort Street	PPSD	K-12 School	253,610		326,572	59,091	N/A	6,774,434	13%	60.1	86.4	69.3	313.9	62.2	376.0					
Compliant	12/31/2023	Gilbert Stuart Middle School	188 Princeton Avenue	PPSD	K-12 School	154,450	Phase 3 - 2024 - 2027	72,388	72,388	N/A	8,353,057	13%	54.1	79.3	62.6	384.5	80.0	464.5					
Compliant	12/31/2023	Harry Mizlian Elementary School	60 Camden Avenue	PPSD	K-12 School	73,950	Phase 2 - 2024 - 2026	246,847	44,830	N/A	5,325,229	16%	72.0	104.5	80.5	238.1	60.5	298.6					
Compliant	12/31/2023	Hope High School	324 Hope Street	PPSD	K-12 School	257,089	Phase 4 - 2024 - 2030	772,814	149,955	N/A	17,632,926	15%	68.6	N/A	90.0	796.5	189.4	985.9					
Compliant	12/31/2023	Laurel Hill (Old Spaziano)	85 Laurel Hill Avenue	PPSD	K-12 School	58,015		103,692	23,005	N/A	2,684,940	13%	45.8	52.9	52.9	122.2	25.5	147.7					
Compliant	12/31/2023	Levinton Dual Language School	65 Greenwich Street	PPSD	K-12 School	221,001		275,775	28,206	N/A	3,761,323	25%	55.0	89.8	62.5	149.8	67.6	217.4					
Compliant	12/31/2023	Lillian Feinstein Elementary School @ Sackett Street	159 Sackett Street	PPSD	K-12 School	68,400		154,680	18,185	N/A	2,346,256	23%	45.6	71.9	51.4	96.6	37.9	134.5					
Compliant	12/31/2023	Mary E. Fogarty Elementary School	199 Oxford Street	PPSD	K-12 School	51,400	Phase 2 - 2024 - 2026	1,008,610	98,534	N/A	13,295,490	26%	41.5	62.4	47.3	523.4	247.3	770.6					
Compliant	12/31/2023	Mount Pleasant High School	434 Mount Pleasant Avenue	PPSD	K-12 School	326,000	Phase 3 - 2024 - 2027	1,347,950	50,937	N/A	9,692,955	47%	71.3	134.0	75.9	270.5	330.4	600.9					
Compliant	12/31/2023	Nathan Bishop Middle School	101 Sessions Street	PPSD	K-12 School	136,000	Phase 4 - 2024 - 2030	318,151	116,982	N/A	12,783,754	9%	75.9	101.7	86.1	621.3	78.0	699.3					
Compliant	12/31/2023	Nathanael Greene Middle School	721 Chalkstone Avenue	PPSD	K-12 School	168,500	Phase 4 - 2024 - 2030	546,462	45,192	N/A	6,363,734	29%	85.3	140.0	135.2	240.0	133.9	374.0					
Compliant	12/31/2023	Pleasant View Elementary School	50 Obediah Brown Road	PPSD	K-12 School	74,800		103,692	23,005	N/A	2,684,940	13%	45.8	52.9	52.9	122.2	25.5	147.7					
Compliant	12/31/2023	Providence Career and Technical Academy	411 Fricke Street	PPSD	K-12 School	300,000	Phase 4 - 2024 - 2030	2,002,500	63,981	N/A	13,230,583	52%	44.1	490.8	47.2	339.8	86.2	830.7					
Compliant	12/31/2023	Reservoir Avenue Elementary School	156 Reservoir Avenue	PPSD	K-12 School	22,000		130,641	11,041	N/A	1,549,795	29%	70.4	120.0	80.2	58.6	32.0	90.7					
Compliant	12/31/2023	Robert F. Kennedy Elementary School	195 Nelson Street	PPSD	K-12 School	49,840	Phase 4 - 2024 - 2030	151,884	35,444	N/A	4,062,598	13%	81.5	113.9	91.1	188.3	37.2	225.5					
Compliant	12/31/2023	Robert L. Bailey, IV Elementary School	65 Gordon Avenue	PPSD	K-12 School	78,000	Phase 4 - 2024 - 2030	416,266	19,425	N/A	3,362,771	43%	43.1	81.6	47.3	103.2	102.0	205.2					
Compliant	12/31/2023	Roger Williams Middle School	278 Thurbers Avenue	PPSD	K-12 School	187,500	Phase 4 - 2024 - 2030	294,310	68,216	N/A	7,825,780	13%	41.7	58.6	46.8	362.3	72.1	434.5					
Compliant	12/31/2023	Sgt. Cornel Young Jr. and Charlotte Woods Elementary School	674 Prairie Avenue	PPSD	K-12 School	103,000	Phase 4 - 2024 - 2030	502,650	29,218	N/A	4,636,793	37%	45.0	82.0	49.8	155.2	123.2	278.4					
Compliant	12/31/2023	The Levinton Complex (Alfred Lima Elementary School)	234 Daboll Street	PPSD	K-12 School	178,654	Phase 3 - 2024 - 2027	1,153,277	58,537	N/A	9,798,653	40%	54.8	100.2	58.6	310.9	282.7	593.6					
Compliant	12/31/2023	Vartan Gregorian Elementary School	465 Wickenden Street	PPSD	K-12 School	63,000	Phase 4 - 2024 - 2030	243,160	36,293	N/A	4,489,956	19%	70.8	107.4	80.3	192.8	59.6	252.4					
Compliant	12/31/2023	Veazie Street Elementary School	211 Veazie Street	PPSD	K-12 School	110,000		379,368	36,292	N/A	4,923,563	26%	44.8	73.5	50.4	192.8	83.0	285.7					
Compliant	12/31/2023	Webster Avenue Elementary School	191 Webster Avenue	PPSD	K-12 School	44,290		140,197	19,854	N/A	2,463,796	19%	55.6	86.0	63.6	105.5	34.4	139.8					
Compliant	12/31/2023	West Broadway Middle School	29 Brimbridge Avenue	PPSD	K-12 School	60,775	Phase 3 - 2024 - 2027	264,463	25,715	N/A	3,473,803	26%	57.2	94.3	64.9	136.6	64.8	201.4					
Compliant	12/31/2023	William Cooley Sr. High School @ JBEC	182 Thurbers Avenue	PPSD	K-12 School	110,000	Phase 4 - 2024 - 2030	692,683	41,272	N/A	6,490,636	36%	59.0	107.4	65.1	219.2	169.8	389.0					
Compliant	12/31/2023	Central Supply	304 Pearl Street	PPSD	Non-Refrigerated Warehouse	15,525		33,091	6,556	N/A	768,457	15%	92.5	175.7	56.1	34.8	8.1	42.9					
Compliant	12/31/2023	Dr. Robert F. Robetti Administration Building	797 Westminster Street	PPSD	Office	56,744		746,837	27,013	N/A	5,249,530	49%	98.8	182.5	98.8	143.5	183.1	326.5					
Exempt	12/31/2023	Frank D. Spaziano Elementary School Annex	240 Laban Street	PPSD	K-12 School	19,585	2023	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
Exempt	12/31/2023	Narducci Learning Center	110 Paul Street	PPSD	K-12 School	105,000	Renovation 2023	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
Exempt	12/31/2023	William D'Abate Elementary School	44174 Street	PPSD	K-12 School	44,174	2023	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
Compliant	12/31/2023	City Hall	25 Dorchester Street	Public Property	Office	99,675		447,000	23,428	N/A	3,867,961	39%	38.8	N/A	N/A	124.4	109.6	234.0					
Compliant	12/31/2023	DPW Administration Building	700 Allens Avenue	Public Property	Office	20,511	New facility planned 2026	84,026	8,134	N/A	1,100,057	28%	53.6	N/A	N/A	43.2	20.6	63.8					
Compliant	12/31/2023	Joseph A. Dootley Jr. Building	444 Westminster Street	Public Property	Office	79,366		914,073	27,419	N/A	5,860,894	53%	73.8	N/A	145.6	224.0	369.7						
Compliant	12/31/2023	Public Safety Garage	349 West Fountain Street	Public Property	Other	162,976		310,393	N/A	N/A	1,059,061	100%	6.5	6.6	-	-	76.1						
Compliant	12/31/2023	DPW Maintenance, Traffic and Roller Shed	20, 30, 40, 60, Ernest Street	Public Property	Other - Public Services	116,450	New facility planned 2026	158,618	23,670	N/A	2,908,237	19%	26.3	30.5	40.9	125.7	38.9	164.6					
Compliant	12/31/2023	Dexter Street Garage	382 Dexter Street	Public Property	Other - Public Services	17,000		73,553	10,895	N/A	1,340,461	19%	78.9	119.1	88.5	57.9	18.0	75.9					
Compliant	12/31/2023	Providence Water Authority Building	582 Academy Avenue	Public Property	Office	46,416		153,408	15,762	N/A	2,089,665	25%	45.2	48.3	48.3	83.7	37.6	121.3					
Exempt	12/31/2023	Asa Messer Annex (WSPS)	245 Althea Street	Public Property	Other	20,360	Facility used for cold storage	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-					
Compliant	12/31/2023	North Main Street Fire Station	151 North Main Street	Public Safety	Fire Station	14,760		86,479	4,647	N/A	759,804	39%	51.5	57.5	47.7	24.7	21.2	45.9					

Compliant	12/31/2023	Branch Avenue Fire Station	10 Branch Avenue	Public Safety	Fire Station	14,616		89,395	9,371	N/A	1,242,105	25%	85.0	93.2	125.8	134.5	49.8	21.9	71.7
Compliant	12/31/2023	Admiral Street Fire Station	426 Admiral Street	Public Safety	Fire Station	12,850		75,146	8,521	56,083	1,164,575	22%	90.6	N/A	129.9	N/A	49.4	18.4	67.8
Compliant	12/31/2023	Atwells Avenue Fire Station	630 Atwells Avenue	Public Safety	Fire Station	10,022		77,230	10,139	N/A	1,277,369	21%	127.5	134.0	179.8	186.9	53.9	18.9	72.8
Compliant	12/31/2023	Providence Police Academy	200 Chad Brown Street	Public Safety	Other - Education	20,175		7,733	16,400	N/A	1,666,414	2%	82.6	94.3	86.0	101.4	87.1	1.9	89.0
Compliant	12/31/2023	Providence Emergency Management Agency	591 Charles Street	Public Safety	Other - Public Services	12,776		168,615	4,332	137,006	1,145,487	50%	89.7	97.8	172.5	184.7	33.2	41.3	74.5
Compliant	12/31/2023	Department of Communications	215 West Exchange Street	Public Safety	Other - Public Services	13,608		175,528	7,114	N/A	1,310,266	48%	96.3	105.7	176.1	185.0	37.8	43.0	80.8
Compliant	12/31/2023	Public Safety Complex	325 Washington Street	Public Safety	Police Station	119,002	Energy Audit 2024	2,593,611	11,944	N/A	10,043,756	88%	84.4	87.8	218.8	225.0	63.4	65.7	699.2
Compliant	12/31/2023	Zuccolo Recreation Center	11 Gesler Street	Recreation	Club/Gym	11,592	Energy Audit 2024	42,254	4,975	N/A	641,868	23%	55.4	60.3	76.9	85.1	26.4	10.4	36.8
Compliant	12/31/2023	Davey Lopes Recreation Center	227 Dudley Street	Recreation	Club/Gym	11,860	Energy Audit 2024	47,774	6,379	N/A	800,903	20%	67.5	75.2	95.0	103.0	33.9	11.7	45.6
Compliant	12/31/2023	A. Vincent Iglizzi Recreation Center	675 Plainfield Street	Recreation	Other - Recreation	15,345	Energy Audit 2024	64,289	9,120	N/A	1,131,351	19%	73.7	82.0	102.4	111.2	48.4	15.8	64.2
Compliant	12/31/2023	West End Recreation Center	109 Bucklin Street	Recreation	Other - Recreation	25,760	Energy Audit 2024	189,685	7,904	N/A	1,437,588	49%	55.8	61.6	102.6	110.0	42.0	46.5	86.5
Compliant	12/31/2023	Vincent Brown Recreation Center	438 Hope Street	Recreation	Other - Recreation	18,111	Energy Audit 2024	41,251	14,124	N/A	1,553,143	9%	85.8	95.9	103.6	114.2	75.0	10.1	85.1
Compliant	12/31/2023	Roger Williams Park Zoo	1000 Elmwood Avenue	RWP Zoo	Zoo	137,319		2,964,546	56,327	N/A	15,747,732	64%	114.7	120.6	249.3	255.6	299.2	726.6	1,025.8