

Quasi-Public  
University of Rhode Island

SECTION 1 – RIVIP VENDOR INFORMATION

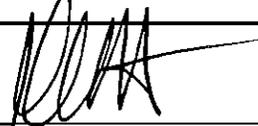
**Bid/RFP Number:** 101445A4  
**Bid/RFP Title:** RENOVATION OF 210 FLAGG ROAD – FACILITIES GROUP SPACE  
**Bid Contact Person:** PURCHASING  
**Bid Contact Phone:** 4018742171  
**Opening Date & Time:** 2/7/2025 1:00PM  
**RIVIP Vendor ID #:** 8522  
**Vendor Name:** Martone Service Company  
**Address:** 22 Sextant Lane  
**Telephone:** 401-792-3847  
**Fax:** 401-792-3717  
**E-Mail:** Mike@Martoneinc.com  
**Contact Person:** Michael R Martone  
**Title:** President

NOTE: AWARD OF CONTRACTS AND PURCHASE ORDERS SHALL BE SUBJECT, AT THE DISCRETION OF THE PURCHASING AGENT, TO THE OFFEROR COMPLETING AN ON-LINE RIVIP REGISTRATION at [www.purchasing.state.ri.us](http://www.purchasing.state.ri.us). It is THE RESPONSIBILITY OF THE VENDOR to make on-line corrections/updates using the Vendor maintenance program on the RI Division of Purchases Web Site.

**Submission Information**

Submit offers as required within the Bid/RFP document. This contract is NOT a state bid.

Signature below commits vendor to the attached offer and certifies (1) that the offer has taken into account all solicitation amendments, (2) that the above statements and information are accurate, (3) that vendor understands and has complied with the requirements set forth.



Vendor's Signature: I/we certify that the above vendor information is correct and complete.

Date February 7, 2025

Michael R Martone, President

Print Name and Title of company official signing offer

**THE  
UNIVERSITY  
OF RHODE ISLAND**

DIVISION OF  
ADMINISTRATION  
AND FINANCE

THINK BIG  WE DO

PURCHASING DEPARTMENT  
210 Flagg Road, Kingston, RI 02881 USA p: 401.874.2171 f: 401.874.2308 [uri.edu/strategic-procurement/purchasing](http://uri.edu/strategic-procurement/purchasing)



**BID/PROPOSAL**

COMMODITY: Renovation of 210 Flagg Road - Facilities Group Space DATE: 12/20/2024

FORMAL BID NO. \_\_\_\_\_ PUBLIC BID NO. 101445

BIDS ARE TO BE RECEIVED IN URI PURCHASING DEPARTMENT BY: DATE: 1/24/2025 TIME: 1:00 PM  
Eastern Time

BUYER: Andrea Boucher IF SURETY REQUIRED: YES: X NO: \_\_\_\_\_

PRE-BID/PROPOSAL CONFERENCE: DATE: 1/9/2025 TIME: 10:00 AM

MANDATORY: YES: \_\_\_\_\_ NO: X

LOCATION: 210 Flagg Road, 2nd Floor, Room 207, Kingston, RI 02881

Questions concerning this solicitation must be received by: DATE: 1/10/2025 TIME: 12:00 PM

Questions are to be submitted in a *Microsoft Word* document to: [URIPurchasing@uri.edu](mailto:URIPurchasing@uri.edu)

Please reference the Bid Number on all correspondence. Questions received, if any, will be posted on the Internet as an addendum to the bid. It is the responsibility of all interested parties to download this information.

For Bid Solicitation Information visit: <http://web.uri.edu/purchasing/bid-information/>

**STATEMENT REGARDING COVID-19**

**Effective immediately, we are suspending all in-person public bid openings until further notice**

Public Bid responses will be publicly read via Webex video conferencing. To participate in the bid opening, please visit the following site at the scheduled bid opening date and time:

\* URL: <https://rhody.webex.com/meet/uripurchasing>

**No offer will be considered that is not accompanied by the attached University of Rhode Island Bidder Certification Form/Contract Offer completed and signed by the offeror.**

COMPANY NAME: Martone Service Company Inc.

STREET AND NUMBER: 22 Sextant Lane

CITY, STATE & ZIP CODE: Narragansett, RI 02882

Michael R. Martone, President

Print Name and Title

Signature

401-792-3847 / 401-792-3717

Telephone Number/Facsimile Number

February 7, 2025

Date

mike@martoneinc.com

E-mail address

**THIS BID WILL NOT BE HONORED UNLESS SIGNED**

**University of Rhode Island Bidder Certification Form**  
**State of Rhode Island Procurement Regulations**

ALL OFFERS ARE SUBJECT TO THE REQUIREMENTS, PROVISIONS AND PROCEDURES CONTAINED IN THIS CERTIFICATION FORM. Offerors are expected to read, sign and comply with all requirements. Failure to do so may be grounds for disqualification of the offer contained herein.

Rules for Submitting Offers

This Certification Form must be attached in its entirety to the front of the offer and shall be considered an integral part of each offer made by a vendor to enter into a contract with the University of Rhode Island. As such, submittal of the entire Bidder Certification Form, signed by a duly authorized representative of the offeror attesting that he/she (1) has read and agrees to comply with the requirements set forth herein and (2) to the accuracy of the information provided and the offer extended, is a mandatory part of any contract award.

To assure that offers are considered on time, each offer must be submitted with the specific Bid/RFP/LOI number, date and time of opening marked in the upper left hand corner of the envelope. Each bid/offer must be submitted in separate sealed envelopes.

A complete signed (in Ink) offer package must be delivered to the University of Rhode Island Purchasing Office by the time and date specified for the opening of responses in a sealed envelope.

Bid responses must be submitted on the URI bid solicitation forms provided, indicating brand and part numbers of items offered, as appropriate. Bidders must submit detailed cuts and specs on items offered as equivalent to brands requested WITH THE OFFER. Bidders must be able to submit samples if requested.

Documents misdirected to other State or University locations or which are not present in the University of Rhode Island Purchasing Office at the time of opening for whatever cause will be deemed to be late and will not be considered. For the purposes of this requirement, the official time and date shall be that of the time clock in the reception area of the University of Rhode Island Purchasing Office. Postmarks shall not be considered proof of timely submission.

RIVIP SOLICITATIONS. To assure maximum access opportunities for users, public bid solicitations shall be posted on the RIVIP for a minimum of seven days and no amendments shall be made within the last five days before the date an offer is due. Except when access to the Web Site has been severely curtailed and it is determined by the Purchasing Agent that special circumstances preclude extending a solicitation due date, requests to mail or fax hard copies of solicitations will not be honored.

PRICING. Offers are irrevocable for sixty (60) days from the opening date (or such other extended period set forth in the solicitation), and may not be withdrawn, except with the express permission of the University Purchasing Agent. All pricing will be considered to be firm and fixed unless otherwise indicated. The University of Rhode Island is exempt from Federal excise taxes and State Sales and Use Taxes. Such taxes shall not be included in the bid price.

ALL PRICES QUOTED ARE FOB DESTINATION.

DELIVERY and PRODUCT QUALITY. All offers must define delivery dates for all items; if no delivery date is specified, it is assumed that immediate delivery from stock will be made. The contractor will be responsible for delivery of materials in first class condition. Rejected materials will be at the vendor's expense.

PREVAILING WAGE, OSHA SAFETY TRAINING and APPRENTICESHIP REQUIREMENTS. Bidders must comply with the provisions of the Rhode Island labor laws, including R.I. Gen. Laws §§ 37-13-1 et seq. and occupational safety laws, including R.I. Gen. Laws §§ 28-20-1 et seq. These laws mandate for public works construction projects the payment of prevailing wage rates, the implementation and maintenance of occupational safety standards, and for projects with a minimum value of \$1 Million, the employment of apprentices. The successful Bidder must submit certifications of compliance with these laws from each of its subcontractors prior to their commencement of any work. Prevailing wage rates, apprenticeship requirements, and other workforce and safety regulations are accessible at [www.dlt.ri.gov](http://www.dlt.ri.gov).

PUBLIC RECORDS. Offerors are advised that all materials submitted to the University for consideration in response to this solicitation will be considered without exception to be Public Records pursuant to Title 38 Chapter 2 of the Rhode Island General Laws, and will be released for inspection immediately upon request once an award has been made. Offerors are encouraged to attend public bid/RFP openings to obtain information; however, bid/RFP response summaries may be reviewed after award(s) have been made by visiting the Rhode Island Vendor Information Program (RIVIP) at [www.purchasing.ri.gov](http://www.purchasing.ri.gov) > Solicitation Opportunities > Other Solicitation Opportunities. Telephone requests for results will not be honored. Written requests for results will only be honored if the information is not available on the RIVIP.

Award will be made to the responsive and responsible offeror quoting the lowest net price in accordance with specifications, for any individual item(s), for major groupings of items, or for all items listed, at the University's sole option.

**BID SURETY.** Where bid surety is required, bidder must furnish a bid bond or certified check for 5% of the bid total with the bid, or for such other amount as may be specified. Bids submitted without a required bid surety will not be considered.

**SPECIFICATIONS.** Unless specified "no substitute", product offerings equivalent in quality and performance will be considered (at the sole option of the University) on the condition that the offer is accompanied by detailed product specifications. Offers which fail to include alternate specifications may be deemed nonresponsive.

**VENDOR AUTHORIZATION TO PROCEED.** When a purchase order, change order, contract/agreement or contract/agreement amendment is issued by the University of Rhode Island, no claim for payment for services rendered or goods delivered contrary to or in excess of the contract terms and scope shall be considered valid unless the vendor has obtained a written change order or contract amendment issued by the University of Rhode Island Purchasing Office PRIOR to delivery.

Any offer, whether in response to a solicitation for proposals or bids, or made without a solicitation, which is accepted in the form of an order OR pricing agreement made in writing by the University of Rhode Island Purchasing Office, shall be considered a binding contract.

**REGULATIONS, GENERAL TERMS AND CONDITIONS GOVERNING STATE AND THE UNIVERSITY OF RHODE ISLAND CONTRACTS.** This solicitation and any contract or purchase order arising from it are issued in accordance with the specific requirements described herein, and the State's Purchasing Laws and the RI Division of Purchases Procurement Regulations and General Conditions of Purchase.

**EQUAL EMPLOYMENT OPPORTUNITY.** Compliance certificate and agreement procedures will apply to all awards for supplies or services valued at \$10,000 or more. Minority Business Enterprise policies and procedures, including subcontracting opportunities as described in Title 37 Chapter 14.1 of the Rhode Island General Laws also apply.

**PERFORMANCE BONDS.** Where indicated, successful bidder must furnish a 100% performance bond and labor and payment bond for contracts subject to Title 37 Chapters 12 and 13 of the Rhode Island General Laws. All bonds must be furnished by a surety company authorized to conduct business in the State of Rhode Island. Performance bonds must be submitted within 21 calendar days of the issuance of a tentative notice of award.

**DEFAULT and NON-COMPLIANCE** Default and/or non-compliance with the requirements and any other aspects of the award may result in withholding of payment(s), contract termination, debarment, suspension, or any other remedy necessary that is in the best interest of the state/University of Rhode Island.

**COMPLIANCE** Vendor must comply with all applicable federal, state and local laws, regulations and ordinances.

**SPRINKLER IMPAIRMENT AND HOT WORK.** The Contractor agrees to comply with the practices of the State's insurance carrier for sprinkler impairment and hot work. Prior to performing any work, the Contractor shall obtain the necessary information for compliance from the Risk Management Office at the Department of Administration or the Risk Management Office at the University of Rhode Island.

Each bid proposal for a *public works project* must include a "public copy" to be available for public inspection upon the opening of bids. **Bid Proposals that do not include a copy for public inspection will be deemed nonresponsive.**

For further information on how to comply with this statutory requirement, see R.I. Gen. Laws §§ 37-2-18(b) and (j). Also see State of Rhode Island Procurement Regulation 5.11 at : <https://ridop.ri.gov/about-us/procurement-statutes-and-regulations>

**SECTION 2 – DISCLOSURES**

**ALL CONTRACT AWARDS ARE SUBJECT TO THE FOLLOWING DISCLOSURES & CERTIFICATIONS**

Offerors must respond to every disclosure statement. A person authorized to enter into contracts must sign the offer and attest to the accuracy of all statements.

Indicate Yes (Y) or No (N):

N 1 State whether your company, or any owner, stockholder, officer, director, member, partner, or principal thereof, or any subsidiary or affiliated company, has been subject to suspension or debarment by any federal, state, or municipal government agency, or the subject of criminal prosecution, or convicted of a criminal offense with the previous five (5) years. If Yes, then provide details below.

N 2 State whether your company, or any owner, stockholder, officer, director, member, partner, or principal thereof, or any subsidiary or affiliated company, has had any contracts with a federal, state or municipal government agency terminated for any reason within the previous five (5) years. If Yes, then provide details below.

N 3 State whether your company or any owner, stockholder, officer, director, member, partner, or principal thereof, or any subsidiary or affiliated company, has been fined more than \$5000 for violation(s) of Rhode Island environmental laws by the Rhode Island Department of Environmental Management within the previous five (5) years. If Yes, then provide details below.

N 4 State whether any officer, director, manager, stockholder, member, partner, or other owner or principal of the Bidder is serving or has served within the past two calendar years as either an appointed or elected official of any state governmental authority or quasi-public corporation, including without limitation, any entity created as a legislative body or public or state agency by the general assembly or constitution of this state. If Yes, then provide details below.

IF YOU HAVE ANSWERED "YES" TO QUESTIONS #1 – 4 PROVIDE DETAILS/EXPLANATION IN AN ATTACHED STATEMENT. INCOMPLETE CERTIFICATION FORMS SHALL BE GROUNDS FOR DISQUALIFICATION OF OFFER.

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 3 - OWNERSHIP DISCLOSURE**

Vendors must provide all relevant information. Bid proposals submitted without a complete response may be deemed nonresponsive.

If the vendor is privately held, the vendor shall provide ownership information below.

List each officer, director, manager, stockholder, member, partner, or other owner or principle of the Bidder, and each intermediate parent company and the ultimate parent company of the Bidder. For each individual, provide his or her name, business address, principal occupation, position with the Vendor, and the percentage of ownership, if any, he or she holds in the Vendor, and each intermediate parent company and the ultimate parent company of the Vendor.

If the company is publicly held, the vendor may provide owner information about only those stockholders, members, partners, or other owners that hold at least 10% of the record or beneficial equity interests of the vendor; otherwise, complete ownership disclosure is required.

Please see attached List of Corporate Officers  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SECTION 4 - CERTIFICATIONS

Bidders must respond to every statement. Bid proposals submitted without a complete response may be deemed nonresponsive.

Indicate "Y" (Yes) or "N" (No), and if "No," provide details below.

THE VENDOR CERTIFIES THAT:

Y 1 I/we certify that I/we will immediately disclose, in writing, to the University Purchasing Agent any potential conflict of interest which may occur during the course of the engagement authorized pursuant to this contract.

Y 2 I/we acknowledge that, in accordance with (1) Chapter §37-2-54(c) of the Rhode Island General Laws "no purchase or contract shall be binding on the state or any agency thereof unless approved by the Department [of Administration] or made under general regulations which the Chief Purchasing Officer may prescribe," and (2) RIGL section §37-2-7(16) which identifies the URI Board of Trustees as a public agency and gives binding contractual authority to the University Purchasing Agent, including change orders and other types of contracts and under State Purchasing Regulation 8.2.B any alleged oral agreement or arrangements made by a bidder or contractor with any agency or an employee of the University of Rhode Island may be disregarded and shall not be binding on the University of Rhode Island.

Y 3 I/we certify that I or my/our firm possesses all licenses required by Federal and State laws and regulations as they pertain to the requirements of the solicitation and offer made herein and shall maintain such required license(s) during the entire course of the contract resulting from the offer contained herein and, should my/our license lapse or be suspended, I/we shall immediately inform the University of Rhode Island Purchasing Agent in writing of such circumstance.

Y 4 I/we certify that I/we will maintain required insurance during the entire course of the contract resulting from the offer contained herein and, should my/our insurance lapse or be suspended, I/we shall immediately inform the University of Rhode Island Purchasing Agent in writing of such circumstance.

Y 5 I/we certify that I/we understand that falsification of any information herein or failure to notify the University of Rhode Island Purchasing Agent as certified herein may be grounds for suspension, debarment and/or prosecution for fraud.

Y 6 I/we acknowledge that the provisions and procedures set forth in this form apply to any contract arising from this offer.

Y 7 I/we acknowledge that I/we understand the State's Purchasing Laws (§37-2 of the General Laws of Rhode Island) and the RI Division of Purchases Regulations apply as the governing conditions for any contract or purchase order I/we may receive from the University of Rhode Island, including the offer contained herein.

Y 8 I/we certify that the bidder: (i) is not identified on the General Treasurer's list, created pursuant to R.I. Gen. Laws § 37-2.5-3, as a person or entity engaging in investment activities in Iran described in § 37-2.5-2(b); and (ii) is not engaging in any such investment activities in Iran.

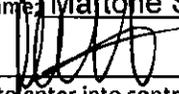
Y 9 If the product is subject to Department of Commerce Export Administration Regulations (EAR) or International Traffic in Arms Regulations (ITAR), please provide the Export Control Classification Number (ECCN) or the US Munitions List (USML) Category: \_\_\_\_\_

Y 10 I/we certify that the above information is correct and complete.

IF YOU ARE UNABLE TO CERTIFY YES TO QUESTIONS #1 – 8 and 10 OF THE FOREGOING, PROVIDE DETAILS/EXPLANATION IN AN ATTACHED STATEMENT. INCOMPLETE CERTIFICATION FORMS SHALL BE GROUNDS FOR DISQUALIFICATION OF OFFER.

Signature below commits vendor to the attached offer and certifies (1) that the offer has taken into account all solicitation amendments where applicable, (2) that the above statements and information are accurate and that vendor understands and has complied with the requirements set forth herein.

Vendor/Company Name: Martone Service Company Inc.

Vendor's Signature:  (Person Authorized to enter into contracts; signature must be in ink)

Bid Number: 101445

Date: February 7, 2025

(if applicable)

Michael R. Martone, President

Print Name and Title of Company official signing offer



Solicitation # : 101445

Solicitation Title: Renovation of 210 Flagg Road - Facilities Group Space

• **ALLOWANCES**

The Base Bid Price ***includes*** the costs for the following Allowances

1. Unforeseen HVAC work due to hidden existing conditions.	\$ 20,000
2. Unforeseen electrical work due to hidden conditions.	\$ 15,000
3. Unforeseen plumbing work due to hidden conditions.	\$ 15,000
4. Unforeseen concrete slab and wall repairs	\$ 15,000
5. Unforeseen ceiling tile replacement due to damage during construction	\$ 10,000
6. Allowance for blocking additional AV equipment	\$ 500
7. Allowance for roof leak repair	\$ 2,500
8. Unforeseen fire alarm	\$ 3,000

**Total Allowances: \$ 81,000**

• **BONDS**

The Base Bid Price ***includes*** the costs for all Bid and Payment and Performance Bonds required by the solicitation.

• **ADDENDA**

The Bidder has examined the entire solicitation ( including the following Addenda), and the Base Bid Price ***includes*** the costs of any modifications required by the Addenda.

All Addenda must be acknowledged.

Addendum No. 1, dated 12/20/2024 Addendum No. 4, dated 1/21/2025

Addendum No. 2, dated 1/16/2025

Addendum No. 3, dated 1/21/2025

2. **ALTERNATES**

The Bidder offers to: (i) perform the work described in these Alternates as selected by the State in the order of priority specified below, based on the availability of funds and the best interest of the State; and (ii) increase the Base Bid Price by the amount set forth below for each Alternate (further defined in Specification Section 01 2010) selected.

NONE

3. **UNIT PRICES**

The Bidder submits these predetermined Unit Prices as the Basis for any change orders approved in advance by the State. These Unit Prices include ***all*** costs, including labor, materials, services, regulatory compliance, overhead, and profit.

NONE

Solicitation # : 101445

Solicitation Title: Renovation of 210 Flagg Road - Facilities Group Space

**4. CONTRACT TIME**

The Bidder offers to perform the work in accordance with the timeline specified below:

- Start of Construction ..... April 15, 2025
- Substantial Completion ..... Aug 22, 2025
- Final Completion, incl. close-out documents ..... September 12, 2025

**5. LIQUIDATED DAMAGES**

The successful bidder awarded a contract pursuant to this solicitation shall be liable for and pay the State, as liquidated damages and not as a penalty, the following amount for **each** calendar day of delay beyond the date for substantial completion, as determined in the sole discretion of the State: **Five Hundred Dollars (\$500.00) per day.**

**BID FORM SIGNATURE(S)**

This bid proposal is irrevocable for 60 days from the bid proposal submission deadline.

If the Bidder is determined to be the successful bidder pursuant to this solicitation, the bidder will promptly: (i) comply with each of the requirements of the Tentative Letter of Award; and (ii) commence and diligently pursue the work upon issuance and receipt of the purchase order from the State and authorization from the user agency.

The person signing below certifies that he or she has been duly authorized to execute and submit this bid proposal on behalf of the Bidder.

**BIDDER**

Date: February 7, 2025

Martone Service Company Inc.

Name of Bidder

Signature in Ink

Michael R. Martone, President

Printed name and title of person signing on behalf of Bidder

# GC-8294

Bidder's Contractor Registration Number

**STATE CONTRACT ADDENDUM**  
**RHODE ISLAND DEPARTMENT OF LABOR AND TRAINING**  
**PREVAILING WAGE REQUIREMENTS**  
**(37-13-1 ET SEQ.)**

The prevailing wage requirements are generally set forth in RIGL 37-13-1 et seq. These requirements refer to the prevailing rate of pay for regular, holiday, and overtime wages to be paid to each craftsmen, mechanic, teamster, laborer, or other type of worker performing work on public works projects when state or municipal funds exceed one thousand dollars (\$1,000).

All Prevailing Wage Contractors and Subcontractors are required to:

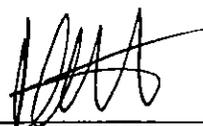
1. Submit to the Awarding Authority a list of the contractor's subcontractors for any part or all of the prevailing wage work in accordance with RIGL § 37-13-4;
2. Pay all prevailing wage employees at least once per week and in accordance with RIGL §37-13-7 (see Appendix B attached);
3. Post the prevailing wage rate scale and the Department of Labor and Training's prevailing wage poster in a prominent and easily accessible place on the work site in accordance with RIGL §37-13-11; posters may be downloaded at [www.dlt.ri.gov/pw/Posters.htm](http://www.dlt.ri.gov/pw/Posters.htm) or obtained from the Department of Labor and Training, Center General Complex, 1511 Pontiac Avenue, Cranston, Rhode Island;
4. Access the Department of Labor and Training website, at [www.dlt.ri.gov](http://www.dlt.ri.gov) on or before July 1<sup>st</sup> of each year, until such time as the contract is completed, to ascertain the current prevailing wage rates and the amount of payment or contributions for each covered prevailing wage employee and make any necessary adjustments to the covered employee's prevailing wage rates effective July 1<sup>st</sup> of each year in compliance with RIGL §37-13-8;
5. Attach a copy of this CONTRACT ADDENDUM and its attachments as a binding obligation to any and all contracts between the contractor and any subcontractors and their assignees for prevailing wage work performed pursuant to this contract;
6. Provide for the payment of overtime for prevailing wage employees who work in excess of eight (8) hours in any one day or forty (40) hours in any one week as provided by RIGL §37-13-10;

7. Maintain accurate prevailing wage employee payroll records on a Rhode Island Certified Weekly Payroll form available for download at [www.dlt.ri.gov/pw.forms/htm](http://www.dlt.ri.gov/pw.forms/htm), as required by RIGL §37-13-13, and make those records available to the Department of Labor and Training upon request;
8. Furnish the fully executed RI Certified Weekly Payroll Form to the awarding authority on a monthly basis for all work completed in the preceding month.
9. For general or primary contracts one million dollars (\$1,000,000) or more, shall maintain on the work site a fully executed RI Certified Prevailing Wage Daily Log listing the contractor's employees employed each day on the public works site; the RI Certified Prevailing Wage Daily Log shall be available for inspection on the public works site at all times; this rule shall not apply to road, highway, or bridge public works projects. Where applicable, furnish both the Rhode Island Certified Prevailing Wage Daily Log together with the Rhode Island Weekly Certified Payroll to the awarding authority.
10. Assure that all covered prevailing wage employees on construction projects with a total project cost of one hundred thousand dollars (\$100,000) or more has a OSHA ten (10) hour construction safety certification in compliance with RIGL § 37-23-1;
11. Employ apprentices for the performance of the awarded contract when the contract is valued at one million dollars (\$1,000,000) or more, and comply with the apprentice to journey person ratio for each trade approved by the apprenticeship council of the Department of Labor and Training in compliance with RIGL §37-13-3.1;
12. Assure that all prevailing wage employees who perform work which requires a Rhode Island trade license possess the appropriate Rhode Island trade license in compliance with Rhode Island law; and
13. Comply with all applicable provisions of RIGL §37-13-1, et. seq;

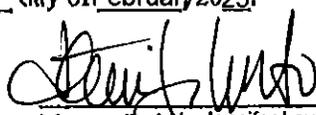
Any questions or concerns regarding this CONTRACT ADDENDUM should be addressed to the contractor or subcontractor's attorney. Additional Prevailing Wage information may be obtained from the Department of Labor and Training at [www.dlt.ri.gov/pw](http://www.dlt.ri.gov/pw).

### CERTIFICATION

I hereby certify that I have reviewed this CONTRACT ADDENDUM and understand my obligations as stated above.

By:   
Michael R. Martone  
Title: President

Subscribed and sworn before me this 7 day of February 2025.

  
Notary Public Jennifer Laurito  
My commission expires: February 22, 2028



# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Martone Service Company, Inc.  
22 Sextant Lane  
Narragansett, RI 02882

### SURETY:

(Name, legal status and principal place of business)

Employers Mutual Casualty Company  
P.O. Box 712  
Des Moines, IA 50306-0712  
Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

### OWNER:

(Name, legal status and address)

University of Rhode Island  
10 Tootell Rd  
Kingston, RI 02881

**BOND AMOUNT:** 5% Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

Project # 101445 Renovation of 210 Flag Rd - Facilities Group Space

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

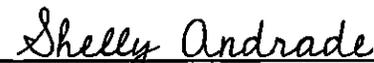
Signed and sealed this 24th day of January, 2025.

  
\_\_\_\_\_  
(Witness)

Martone Service Company, Inc.  
\_\_\_\_\_  
(Principal) (Seal)

By:   
\_\_\_\_\_  
(Title) Michael R. Martone, President

Employers Mutual Casualty Company  
\_\_\_\_\_  
(Surety) (Seal)

By:   
\_\_\_\_\_  
(Title) Shelly Andrade, Attorney-in-Fact



### CERTIFICATE OF AUTHORITY INDIVIDUAL ATTORNEY-IN-FACT

**KNOW ALL MEN BY THESE PRESENTS, that:**

- 1. Employers Mutual Casualty Company, an Iowa Corporation
- 2. EMCASCO Insurance Company, an Iowa Corporation
- 3. Union Insurance Company of Providence, an Iowa Corporation
- 4. Illinois EMCASCO Insurance Company, an Iowa Corporation
- 5. Dakota Fire Insurance Company, a North Dakota Corporation
- 6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

**Shelly Andrade**

Its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the following Surety Bond:

Surety Bond Number: Bid Bond  
 Principal : Martone Service Company, Inc.  
 Obligee : University of Rhode Island

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

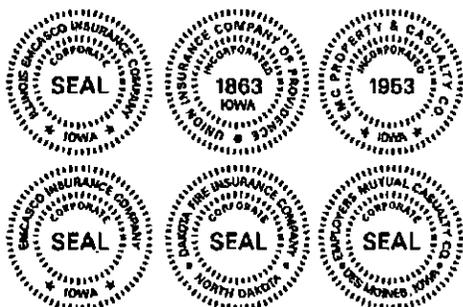
### AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

**RESOLVED:** The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

**IN WITNESS THEREOF**, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 19<sup>th</sup> day of September, 2022.

Seals



*Scott R. Jean*  
 Scott R. Jean, President & CEO  
 of Company 1, Chairman, President  
 & CEO of Companies 2, 3, 4, 5 & 6

*Todd Strother*  
 Todd Strother, Executive Vice President  
 Chief Legal Officer & Secretary of  
 Companies 1, 2, 3, 4, 5 & 6

On this 19<sup>th</sup> day of September, 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires October 10, 2025.

*Kathy Loveridge*  
 Notary Public in and for the State of Iowa



### CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 19<sup>th</sup> day of September, 2022, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 24<sup>th</sup> day of January, 2025.

*Ryan J. Springer*  
 Vice President



**MARTONE**  
CONSTRUCTION | RESTORATION | PAINTING

**List of Corporate Officers**

Martone Service Company, Inc.  
22 Sextant Lane  
Narragansett, RI 02882  
401-792-3847  
[www.martoneinc.com](http://www.martoneinc.com)

Michael R Martone – 100% Owner

RI General Contractor License 8294

**Corporate Officers**

Michael R. Martone, President  
Michael R. Martone, Vice-President  
Michael R. Martone, Secretary  
Michael R. Martone, Treasurer

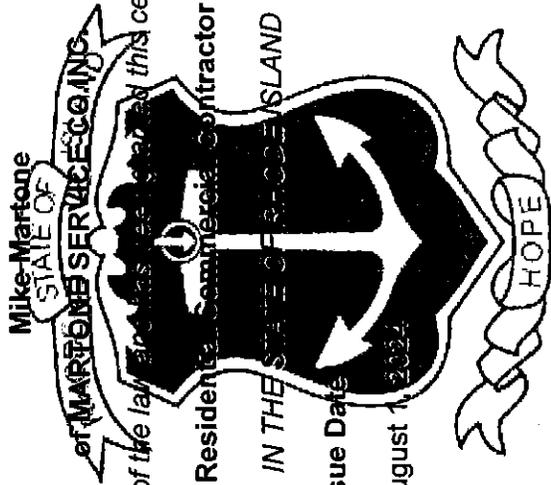




STATE OF RHODE ISLAND  
**CONTRACTORS' REGISTRATION AND LICENSING  
 BOARD**

560 Jefferson Blvd. Warwick, RI 02886

BE IT KNOWN THAT



has met the requirements of the law and has been granted this certificate of registration as a

Resident Commercial Contractor

IN THE STATE OF RHODE ISLAND

Registration Number

GC-8294

James Cambio  
 Building Code Commissioner

Expiration Date

August 1, 2025

Thomas E. Furey, Chair  
 Contractors' Registration and Licensing Board

**ACORD**<sub>TM</sub>

**CERTIFICATE OF LIABILITY INSURANCE**

DATE (MM/DD/YYYY)

9/16/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> USI Insurance Services LLC 475 Kilvert Street, Building B Suite 205 Warwick, RI 02886	<b>CONTACT NAME:</b> Brenda Mesquita	
	<b>PHONE (A/C, No, Ext):</b> 855 874-0123	<b>FAX (A/C, No):</b> 877 484-4772
<b>E-MAIL ADDRESS:</b> Brenda.Mesquita@usi.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A:</b> Selective Insurance Company of SC		19259
<b>INSURER B:</b> Beacon Mutual Insurance Company		24017
<b>INSURER C:</b> Nautilus Insurance Company		17370
<b>INSURER D:</b>		
<b>INSURER E:</b>		
<b>INSURER F:</b>		
<b>INSURED</b> Martone Service Co., Inc. 22 Sextant Lane Narragansett, RI 02882-1171		

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

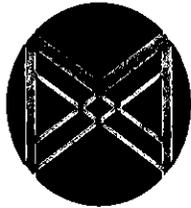
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PD Ded:\$250  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	S2442595	04/09/2024	04/09/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$15,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY	X	X	S2442595	04/09/2024	04/09/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$0	X	X	S2442595	04/09/2024	04/09/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	29162	10/01/2024	10/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Pollution			CPL202612816	04/09/2024	04/09/2025	\$1M Occ / \$2M Agg
A	Leased Equipment			S2442595	04/09/2024	04/09/2025	\$50,000 Equipment Limit

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER**                      **CANCELLATION**

Sample Certificate	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



**MARTONE**

CONSTRUCTION | RESTORATION | PAINTING

**The University of Rhode Island  
Renovation of 210 Flagg Road  
Facilities Group Space**



**MARTONE**  
CONSTRUCTION | RESTORATION | PAINTING

## Firm Introduction

Based in Narragansett, Rhode Island, Martone Inc. has 25-years' experience helping clients protect, maintain, and enhance the value of their building assets.

Our firm is a proven leader in managing complex construction, historic restoration, painting and coating projects across a range of private and public commercial and industrial applications.

We take pride in building relationships through the caliber of our work, and by applying our expertise to help drive innovation, efficiency, and cost savings on each project.

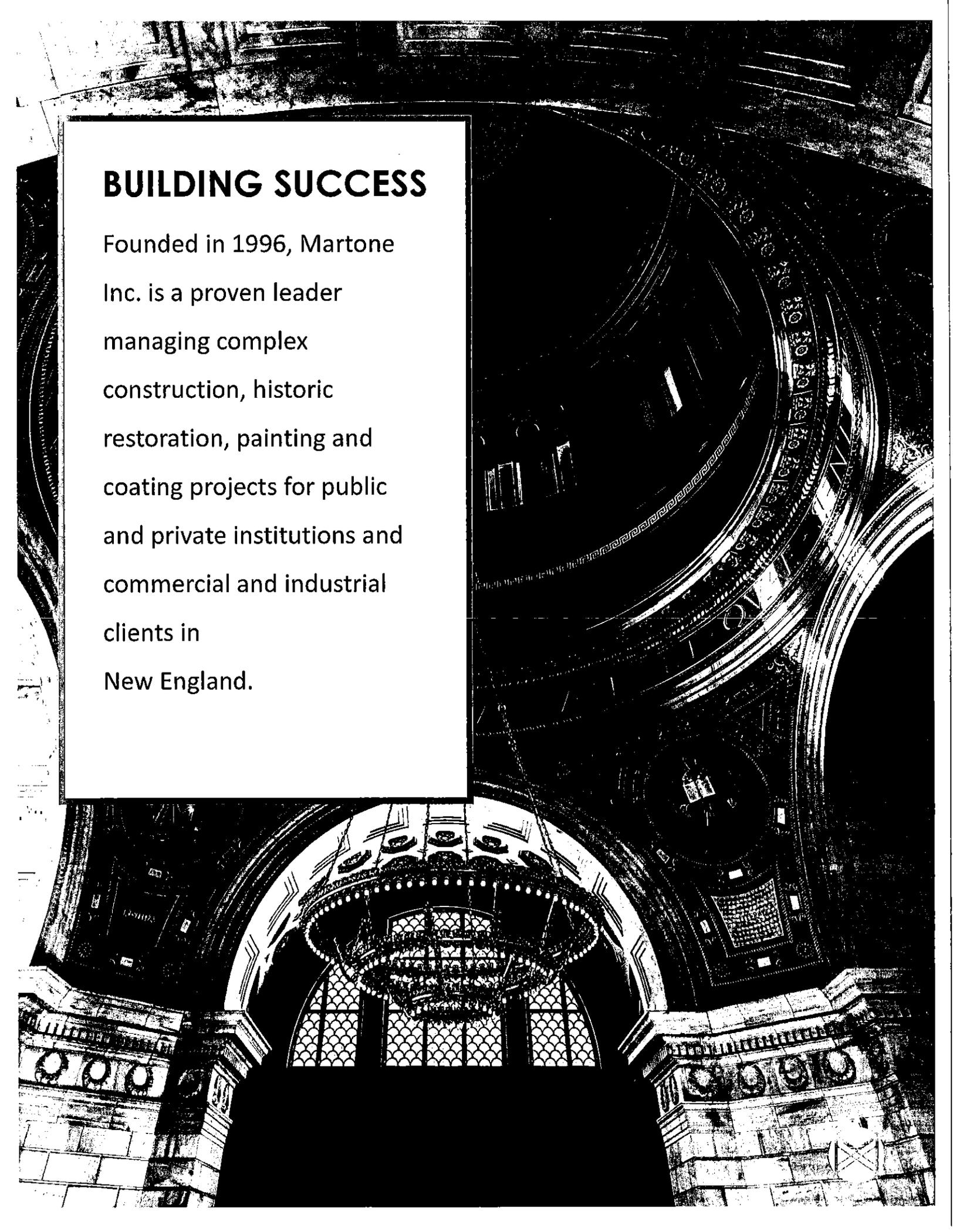
Our team offers a diverse range of talents, project experience, and certifications – focused on one common mission. We strive to exceed customer expectations above all else.

A licensed, fully insured and bonded General Contractor, Martone, Inc. has the capabilities to self-perform all carpentry work, steel, masonry, painting and field labor associated with any project.

I invite you to connect with me personally on my cell (401.641.5545) or email [mike@martoneinc.com](mailto:mike@martoneinc.com) to learn more about how we can help you drive building success.

Sincerely,

Michael Martone  
President



## **BUILDING SUCCESS**

Founded in 1996, Martone Inc. is a proven leader managing complex construction, historic restoration, painting and coating projects for public and private institutions and commercial and industrial clients in New England.



## COMMITMENT TO EXCELLENCE

For 25 years, Martone has maintained exceptional relationships with leading industry organizations, earning essential certifications and training to uphold our commitment to excellence, safety, and superior customer service. Our project achievements have been recognized by numerous awards, and we take pride in what we've accomplished in partnership with our clients.



  
**The Rhody Awards**  
*for Historic Preservation*  
 PRESERVATION CELEBRATION

  
**preserve**  
 RHODE ISLAND

  
 RI Historical Preservation  
 & Heritage Commission

  
**PDCA**

**PAINTING  
 CONTRACTORS  
 ASSOCIATION**



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## PROJECT TEAM

### Mike Martone

#### President

*Under Mike's leadership, Martone, Inc. has developed exceptional, multi-year, and multi-project relationships with some of the most respected names in New England. Mike provides strategic oversight and takes ultimate responsibility for all projects, combining his industriousness, creativity, and 30 years' experience to achieve high client satisfaction and award-winning results.*

#### **Community College of Rhode Island, Warwick, RI**

\$1.2M historic restoration project completed within an ambitious schedule to accommodate academic operations. Scope included structural repairs, replacing existing architectural shingles, rubber roofs, and lineal siding, modernizing of MEP/FP systems, restoration of windows, interior plaster and wood surfaces, and renovation of 3 bathrooms to meet ADA compliance.

#### **Chariho Regional School District, Wood River Junction, RI**

Mike has worked with the district for more than a decade on projects valued between \$10K and \$13M, such as the construction of state-of-the-art school security entrances, a preschool classroom and outdoor playground area, and numerous bathroom and building upgrades including the recent replacement of \$600K of windows at Chariho Middle School.

#### **Rhode Island State House Dome Restoration, Providence, RI**

This complex \$700K project began with engineering and construction of 200-foot-high freestanding scaffolding and comprised of removing deteriorated plaster, duplicating original molds/medallions, conservation cleaning, reattaching historic paint, conservation clear, gilding, and painting missing pieces to match the historic mural. Completed in 120 days. Earned Preserve RI/Historical Preservation & Heritage Commission Stewardship Award.

#### **TF Green Airport Entry Renovation, Providence, RI**

Keeping the airport operational, this \$300K rehabilitation of the main entry and architectural features required hazardous materials management while power washing and sandblasting of existing concrete, surface preparation of steel, correction of steel and fabrication defects, removal of rust scale buildup, and the application of high-performance coating.

#### **Casino at Roger Williams Park, Providence, RI**

\$700K project required engineering and shoring up all three floors of the building, completely removing structural beams and installing new curved beams fabricated to match the original. Repaired rotten wood using epoxy systems to reshape and reform fillers to match the original design and refurbished rubber roof decking before repainting the building decks and trim.



#### **Education/Qualifications**

- University Rhode Island
- Construction Career Started in 1987
- Founded Martone Inc. in 1996

#### **Certifications:**

- Construction Project Management
- OSHA 30



**MARTONE**  
CONSTRUCTION | RESTORATION | PAINTING

22 Sextant Lane, Narragansett, RI 02882  
P.401.792.3847 | F.401.792.3717

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## PROJECT TEAM

### Mike Montle

#### Project Manager

*Mike manages our construction activities across the private and public sector, delivering expertise and specialization in academic and government municipality environments. His duties span Project Management, Estimating Review, Safety and Government Compliance and Vendor Qualification & Supervision. Working on projects ranging in size from \$50k to \$5M, Mike has earned his reputation as a collaborative, creative team player who emphasizes getting things done the right way to bring his projects in on budget and on time.*



#### **Little Compton School Department, Little Compton, RI**

Project Manager for the \$500k building upgrade to introduce new secure school entrance and administrative office space. Scope includes ballistic glazing, aluminum storefronts and HVAC mechanical systems upgrades.

#### **Quinsigamond Community College, Worcester, MA**

Project Manager on the \$4.6-million-dollar mechanical systems overhaul of a 5-story academic building. Located on a busy campus, the project required detailed construction management plans to mitigate construction impact to on-going operations.

#### **District Courthouse, Marlborough, MA**

Project Manager for \$1.5-million-dollar DCAMM project overseeing stringent requirements to bid and run construction jobs for the State of Massachusetts's Division of Capital Asset Management and Maintenance. Scope comprised of building envelope repairs, roof replacement, and ADA compliance upgrades.

#### **Washington County Community Development Corporation, Wakefield, RI**

Project Manager for \$700k complete gut renovation and rehabilitation of an existing structure to build three units of affordable housing for eligible elderly and/or low-income residents.

#### **Union Fire District, South Kingstown, RI**

Project Manager for \$225k administrative office renovation modernizes building facility with interior aluminum storefronts, while expanding and reconfiguring interior workspaces to more efficient layout.

#### **Rhode Island Housing, Providence, RI**

Project Manager for \$200k renovation of administrative offices. Scope includes expanding and reconfiguring interior workspaces to more efficient layout and the modernization of supporting building systems while minimizing disruption to ongoing operations.

#### **Education/Qualifications**

- University of Rhode Island
- Construction Career Started in 2006

#### **Certifications:**

- Construction Project Management
- OSHA 30
- DCAMM



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## PROJECT TEAM

### **Rob Ficczazolla** Superintendent

*Rob brings 29 years' experience to his role providing on-site management of our field personnel, subcontractors, vendors, construction activities and materials. An accomplished superintendent, Rob provides hands-on knowledge of construction field operations and project sequencing along with organizational proficiency. He ensures that our high-quality standards are met on site while projects are completed on schedule and within budget and has made a name for himself for his follow-through skills and proactive approach.*

**Community College of Rhode Island, Newport Campus.** On-site management of sidewalk replacement at CCRI's Newport County Campus required extending storm drainage and then striping, while completing the project scope within an aggressive schedule between sessions of summer classes.

**Casino at Roger Williams Park.** On-site management that the scope required engineering and shoring up all three floors of the building, completely removing structural beams and installing new curved beams fabricated to match the original. Repaired rotten wood using epoxy systems to reshape and reform fillers to match the original design and refurbished rubber roof decking before repainting the building decks and trim.

**Chariho Regional School District.** On-site management of several projects on behalf of the district. Supervised the construction of several state-of-the-art school security entrances, a preschool classroom and outdoor playground area, and numerous bathroom and building upgrades, including the recent replacement of 175 windows at Chariho Middle School.

**Little Compton School Department.** On-site management of building upgrades including a new secure school entrance and administrative office space. Scope includes ballistic glazing, aluminum storefronts and HVAC mechanical systems upgrades.

**Woonsocket Education Department.** On-site management that the scope included re-configuring the school's entrance, and installing security glass, new locking-entry doors, video surveillance, and emergency alert systems. Rob carefully phased egress and traffic patterns, often working during off-hours and weekends, to ensure minimal disruption to on-going operations.



#### **Education/Qualifications**

- Construction Management
- 29 years experience
- Construction Career Started in 1991

#### **Certifications:**

- Certified Lead Carpenter
- OSHA 10
- First Aid Certificate

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# ACADEMIC CLIENTS

Acquidneck Elementary School

Bristol Warren School District

Burrillville School District

Central Falls School District

Chariho Regional School District

Community College of Rhode Island

East Greenwich School Department

Hope Elementary School

Lincoln School Department

Little Compton School Department

The Metropolitan Regional Career & Technical School

Narragansett Schools

North Scituate School District

Pawtucket School Department

Portsmouth School Department

The Prout School

Rhode Island College Student Union

Smithfield School Department

South Kingstown School Department

Tiverton School Department

Woonsocket School Department



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## REPRESENTATIVE ACADEMIC PROJECTS

**Chariho Regional School District.** Martone has managed several projects on behalf of the district valued between \$10M and \$13M to include (but not limited to) the construction of several state-of-the-art school security entrances, a preschool classroom and outdoor playground area, and numerous bathroom and building upgrades, including the recent replacement of 175 windows at Chariho Middle School.

**Community College of Rhode Island, Knight Campus.** The \$1.2M historic restoration of the President's House required meeting an ambitious project timeline within a limited 9am-2:30 daily building schedule to preserve academic operations. Scope comprised of structural repairs, removing and replacing existing architectural shingles, rubber roofs, and 1,500-feet of lineal siding, modernizing MEP/FP systems, restoration of all windows, interior plaster and interior wood surfaces, and renovation of 3 bathrooms to meet ADA compliance.

**Little Compton School Department.** Construction contract of \$500k to introduce building upgrades including a new secure school entrance and administrative office space. Scope includes ballistic glazing, aluminum storefronts and HVAC mechanical systems upgrades.

**Narragansett High School.** The \$250K renovation of Narragansett High School's gymnasium began with the removal of the floor, which tested positive for mercury. Ventilation, containment, disposal and testing protocols ensured safety throughout this sensitive remediation work. The remaining project scope included removing the original concrete slab and 8-inches of sand, upgrading ventilation systems, pouring a new slab, installing the gym floor, bleachers, and back boards, and painting interior walls.

**South Kingstown School District.** Managed multiple project including the \$975K fast-track removal and reconstruction of new storefront entry ways at district elementary schools over winter vacation break. Scope included re-configuring the school's entrance, and installing security glass, new locking-entry doors, video surveillance, and emergency alert systems. Throughout, our team carefully phased egress and traffic patterns, often working during off-hours and weekends, to ensure minimal disruption to on-going operations.

### REFERENCES:

Russell Hill	Director of Facilities South Kingstown Schools	401-360-1124
Brian Mahoney	Assistant Director of Maintenance South Kingstown Schools	401-360-1122
Eric Hanson	RISD Planning, Design & Construction Project Manager	401-454-6481



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## OTHER RELEVANT PROJECTS

**Amtrak/Kingston Train Station.** This \$250K historic restoration of one of the oldest train depots in the country required work as the station continued operating on Amtrak's busy New York to Boston line, receiving five trains per hour. Scope included restoration of exteriors, windows, interior plaster and wood surfaces, introduction new building MEP/FP systems, ADA compliant bathrooms, and IT and wireless.

**Burrillville Animal Control.** Project contract value \$785K. Scope required major demolition and new construction of a 27,000SF pre-engineered metal building to expand office and animal care space, increase animal safety, and bring town facilities up to code.

**Casino at Roger Williams Park.** Project contract value \$700K. Scope required engineering and shoring up all three floors of the building, completely removing structural beams and installing new curved beams fabricated to match the original. Repaired rotten wood using epoxy systems to reshape and reform fillers to match the original design and refurbished rubber roof decking before repainting the building decks and trim.

**Central Falls City Hall.** The \$450K restoration of City Hall included the repair of all rotted wood, especially in the gutter line that had been leaking over many years; the installation of new period-correct Marvin windows; removal of deteriorating cedar shingles; installation of new slate to match the roof; relining gutters with lead coated copper; and painting of exterior wood trim and decorative steel.

**Narragansett Beach Cabana Construction.** Following Hurricane Sandy, Martone completely reconstructed 24 beach cabanas which had lifted from their foundations and torn in half. The \$615K project required pile driving, framing and installing the new roof, trim, skylights, doors, and decking. The fast-track schedule achieved a spring finish – well before beach season.

**South County Hospital.** Total project contract value of \$120K for the painting and coating services of 48,000-sf of medical spaces, carefully minimizing impact to on-going operations in the emergency department and the hospital's main entrance located below.

**Slater Mill.** Martone has managed multiple projects valued in excess of \$750K at this national historic landmark including the comprehensive exterior restoration of the main building which required the replacement of over 9,100 linear feet (nearly 1.75 miles) of deteriorated wood clapboard, restoration of more than 130 historic wood window sashes, repairing the hoisting beam and gates at the bell tower, repointing the brick foundation, and installing a new cedar-shingle roof.

**St. Mary's by the Bay.** Total project contract value \$400K. Scope of work including installation of a monitor and new roof.

