



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

ADDENDUM

ADDENDUM NO.: 1
DATE: 06/17/16
PROJECT: CHW | ChurchWoods
PROJECT ADDRESS: 4130 Old Post Road
Charlestown, RI

TO: All Bidders of Record:

This Addendum forms a part of and modifies the bidding requirements and proposed Contract Documents for the subject Project, dated May 27, 2016. Receipt of this addendum shall be acknowledged on the Bid Form. Failure to do so may subject bidder to disqualification.

1. Announcement:

Prime bidders only to direct any questions to Paul Attemann of Union Studio Architecture and Community Design at paul@unionstudioarch.com, with copies to Eric Ahlborg of ABM Group at eahlborg@ahlborg.com.

2. Question: Who should the Bid Bond be made out to?

Answer: ChurchWoods, LLC and the State of Rhode Island, Office of Housing and Community Development

3. Question: The specifications for this project say all bidders must submit prequalification requirements in order to be accepted as a prime bidder, but I am unable to find a submission deadline. Can you clarify when this is due to be eligible to move forward?

Answer: All qualification requirements may be submitted with the Bid.

4. Question: Is the project prevailing wage?

Answer: Yes. See Project Manual for more information. Weekly certified payrolls are required.

5. Question: The phone number on the plans is wrong, how do we get in touch with you?

Answer: Correct number is 401-664-7185 for Gerard Bertrand for general information.

6. Question: Is there any abatement issues related to the tear down of the building?

Answer: There in no lead or abatement issues with the building, all have been addressed. We don't anticipate any unforeseen site abatement issues on the property.



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7. Question: How is water supplied to the site?
Answer: There is an active well at the back of the Presbyterian Church next door to site which we have approval to use. There was a pump house and pump station in front fo the old laundromat building which did supply water years ago. We are not sure if this source can be used.
8. Question: What is the end of the question period for this project?
Answer: June 24, 2016 is end of question period and bids are due on July 1, 2016.
9. Question: Have the final project plans been approved the Town for permitting?
Answer: Preliminary Plan submission has been submitted to the Town and is expected to be approved by the Town on June 22, 2016. Final Plan approval and it's recording will follow immediately thereafter. CRMC approval has been received. RIDEM RIPDES has been received and is included in the Project Manual. RIDOT PAPA approval has been received and is included in the Project Manual, however it is the responsibility of the General Contractor to obtain the Physical Alteration Permit.
10. Question: What is the earliest date that site work can begin?
Answer: It will be determined based upon all permits received and other issues, and get back to all once an earliest start date has been determined.
11. Question: Was the Pre-Bid meeting mandatory?
Answer: No.
12. Question: How do we get bid plans?
Answer: They are available for viewing and downloading on the Town of Charlestown's website: www.charlestownri.org.

ATTACHMENTS:

1. Coastal Resources Management Council, Assent No. B2015-12-072.
2. List of attendees of Pre-Bid Meeting, June 15, 2016, 10:00 a.m.

END OF ADDENDUM NO. 1



State of Rhode Island and Providence Plantations
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 116
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-3767
 BK: 416 PG: 814
 INST: 00001133
 TOWN OF CHARLESTOWN, R.I.
 AMY ROSE WEINREICH
 TOWN CLERK
 Jun 13, 2016 08:45:20A

ARW

ASSENT

CRMC File No.: 2015-12-072 CRMC Assent No.: B2015-12-072

Whereas, **Washington County Community Development Corp.**
 of **400 Tower Hill Road**
North Kingstown, RI 02852

has applied to the Coastal Resources Management Council for assent to: construct "Churchwoods," a 24-unit affordable senior housing for low and moderate incomes. Proposed improvements include new stormwater management and treatment systems. Wastewater will be treated by five RIDEM approved denitrifying On-site Wastewater Treatment Systems; and represents that they is the owner(s) of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **construct "Churchwoods," a 24-unit affordable senior housing for low and moderate incomes. Proposed improvements include new stormwater management and treatment systems. Wastewater will be treated by five RIDEM approved denitrifying On-site Wastewater Treatment Systems; located at plat 13, lot 43; 4130 Old Post Road, Charlestown, RI,** in accordance with said plans submitted to this Council and approved by this Council. In accordance with revisions to RIGL 46-23-6.3 Expiration Tolling Periods (as amended effective June 19, 2015), all work being permitted must be completed on or before **July 1, 2019** after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns for a period of fifty (50) years from the date thereof, after which time this permission shall terminate necessitating either complete removal or a new application.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

If this matter appeared before the full Council, a copy of the legal decision from this proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from the approved plans will require a separate application and review. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and

void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISIO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

SPECIFIC STIPULATIONS OF APPROVAL

General Stipulations

A. The applicant shall record this assent in its entirety in the land evidence records of the Town of Charlestown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council in the form of a *copy* of the recorded assent by the applicant within fifteen (15) days thereafter. Failure to comply with provision may render this assent null and void.

B. For the purpose of this permit, the coastal feature shall be Narrow River SAMP/inland activity triggering review.

C. The approved plan shall be entitled "Churchwoods...Preliminary Plan..." 6 sheets (including cover sheet) dated December 18, 2015 by Dowdell Engineering Inc.

D. Upon receipt of permit from RI Department of Health for the well tie-in, a copy shall be furnished to this office.

Earthwork Stipulations

A. Prior to the initiation of site alterations or construction including the mobilization of construction vehicles, equipment or machinery, the Limit of Disturbance (LOD) shall be adequately delineated on site (by survey methods where appropriate). No equipment access, equipment or material storage or other activities including construction vehicle parking shall occur beyond the Limit of Disturbance, even on a temporary basis.

B. All excess excavated materials (soils, rock, gravel, etc.), excess construction materials, demolition debris, temporary erosion, runoff and sediment control measures, etc., shall be removed from the site for appropriate re-use and/or proper disposal at a suitable upland location or landfill. All toxic materials and waste shall be properly transported and disposed of in accordance applicable state and federal regulations.

C. All areas of disturbed soils which are impacted by construction, site work and related activities shall be temporarily stabilized throughout the site construction period. Soil stabilization may be achieved through appropriate temporary measures as described by the Rhode Island Soil Erosion and Sediment Control Handbook (as amended). Where the season is not conducive to the establishment of vegetative cover, other temporary measures shall be employed including the application of mulch and/or use of fiber rolls (erosion control blankets, etc.). Temporary erosion, runoff and sediment controls shall be employed and maintained until temporary or permanent vegetative cover can be achieved and/or site improvements such as approved buildings, roadways and parking areas are constructed resulting in a lack of exposed soil.

D. There shall be no discharge or disposal of toxic waste, hazardous materials, oil, grease and other lubricants, excess fertilizer, pesticides or other chemicals or controlled materials either on site or in any area which may enter a wetland, watercourse or groundwater. All spills of such materials shall be reported to the RI Department of Environmental Management for appropriate remediation. All used lubricants, excess chemicals, fertilizers, pesticides, etc., shall be removed from the site for transport, handling and disposal in accordance with all applicable state and federal regulations.

E. Upon the successful stabilization of exposed soils, all temporary (interim) erosion, runoff and sediment control measures shall be removed from the site for re-use and/or for disposal at a suitable, legal upland location or landfill. All temporary sediment basins, sediment traps and channels, etc., shall be removed and/or restored in accordance with the approved site plans.

F. Upon proper stabilization of the site, all temporary (interim) pollution prevention measures such as site access controls, tree-protection measures, concrete wash-out areas, waste management and fueling facilities, etc. shall be appropriately decommissioned and/or removed from the site for re-use or proper disposal of waste and other materials.

Sewage Disposal Stipulations

A. The approved OWTS plan shall be that plan having DEM/OWTS approval number 0705-1168 dated 11/2/15. Except/unless as stipulated herein, all details and specifications thereon shall be strictly adhered to.

- B. Suitable access to the septic system shall be maintained for maintenance purposes.
- C. There shall be no connection between the proposed structure/OWTS/sewer system and any storm drain(s), existing or proposed.
- D. The septic system shall be maintained in strict accordance with all pertinent RIDEM/OWTS requirements and manufacturer's guidelines.

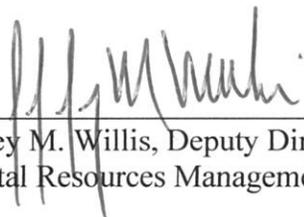
Building Stipulations

- A. All pertinent requirements of the RI State Building Code as administered by the local building official shall be strictly adhered to.
- B. As per Salt Pond Special Area Management Plan, Section 320.2D 2a, the burial of domestic fuel storage tanks is prohibited.

Stormwater Stipulations

- A. The permittee shall construct and maintain the stormwater management practices in accordance with the approved plans.
- B. The permittee shall construct and maintain all erosion and sediment control practices in accordance with the Stormwater Management Plan bearing CRMC received stamp dated February 9, 2016.
- C. All stormwater management practices shall be operated and maintained in accordance with the Operation and Maintenance (O & M) Plan bearing CRMC received stamp dated March 3, 2016.

In Witness Whereof, said Coastal Resources Management Council have hereto set their hands and seal this 31st day of May in the year two-thousand-and-sixteen.



Jeffrey M. Willis, Deputy Director
Coastal Resources Management Council

ABM GROUP



PROPERTY MANAGEMENT ♦ PROJECT REPRESENTATIVES ♦ CONSTRUCTION SERVICES

CHURCH WOODS HOUSING PROJECT

GENERAL CONTRACTOR PRE-BID MEETING

SIGN IN SHEET

Wednesday, June 15, 2016

10:00 AM

NAME	AGENCY/COMPANY	EMAIL	PHONE
J. MILBURN	S&S Const Corp	S&S Const	683 5652
C. MARRASANT	ERCOG		806.3213
JUNE HOUSE	RI OHCD	june.house@doz. ri.gov	222.2079
SON KEY	KEY CORP.	JOHNYK34@AOL.COM	401-294-4063
Peter Mantia	Cullin Construction	Peter.Cullin@ever... .com	401-324-9777
Brian Ross	TRAC BUILDERS	ESTIMATING @ TRAC BUILDERS.COM	401-943-3800
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