SMITHFIELD TOWN COUNCIL MEETING

OPEN SESSION

TUESDAY
April 7, 2020
AGENDA

I. Regular meeting called to order at 5:00 p.m.

II. Prayer

III. Salute to the Flag

IV. Presentations:
   A. Karen Goffe’s Retirement from Veolia.

V. Minutes:
   A. Move that the minutes of the March 9, 2020 Town Council work session meeting be approved as recorded.
   B. Move that the minutes of the March 19, 2020 Town Council open session meeting be approved as recorded.

VI. Consider, discuss and act upon the following possible appointments and reappointments:
   A. School Building Committee appointment.

VII. Public Hearings:
   A. Continue a public hearing to consider the following amendments to the Zoning Ordinance: Article 2, Section 2.2 “Specific Definitions”, Article 3, Section 3.3.D. “Merger of Multiple Nonconforming Lots of Record in Residential Zones”; Article 4, Section 4.3 “Table of Uses”, Section 4.4 “Supplementary Use Regulations”, Article 5, Section 5.4 “Table 1 Dimensional Regulations,” Section 5.10 “Inclusionary Zoning”, and Article 6, Section 6.5 “Mixed Use Requirements”, Section 6.8 “Land Unsuitable for Development.”

VIII. Licenses:
A. Consider approving the annual renewal of fourteen (14) Holiday Sales Licenses, as listed, as applied, subject to compliance with all State regulations and local ordinances.

1. A & L Liquors, LLC d/b/a “B & C Liquor”, 253 Putnam Pike
2. Botan, LLC d/b/a “Wise Guys Deli”, 1201 Douglas Pike
3. Cellco Partnership d/b/a “Verizon Wireless #161132”, 371 Putnam Pike
4. Cumberland Farms, Inc. d/b/a “Cumberland Farms #1251”, 353 Waterman Ave
5. Mattress Firm, Inc. d/b/a “Mattress Firm #170005”, 445 Putnam Pike
7. Parker’s Vinyl Creations LTD. d/b/a “Scoops”, 265 Putnam Pike
8. Pleasant View Nails, Inc. d/b/a “Pleasant View Nails”, 115 Pleasant View Avenue, Unit 5
9. Princes & Sons Pizza, Inc. d/b/a “Depetrillo’s Pizza & Bakery”, 105 Pleasant View Avenue
10. Quickett’s Inc. d/b/a “Quickett’s”, 285 George Washington Highway
11. Rocky’s Ace Hardware, Inc. d/b/a “Rocky’s Ace Hardware”, 633 Putnam Pike
12. Target Corporation d/b/a “Target Store T-1404”, 371 Putnam Pike
13. The Sevigny Group, LLC d/b/a “Smithfield Fitness”, 970 Douglas Pike
14. Walgreen Eastern Co., Inc. d/b/a “Walgreens #18259”, 452 Putnam Pike

IX. Old Business: None.

X. New Business:
A. Consider, discuss, and act upon a bid award for design services in the amount of $32,500.00 for the Department of Public Works Building Renovations Project.

B. Sitting as the Smithfield Water Supply Board, consider, discuss, and act upon authorizing the Town Manager to enter into a contract with Pare Engineering in the amount of $14,915.00 for evaluation of the Burlingame Water Storage Tank.

C. Consider, discuss, and act upon a resolution in support of House Bill H-7557 Relating to Alcoholic Beverages – Class A Liquor Licenses.

D. Consider, discuss, and act upon award of a bid award for a general contractor in the amount of $32,450,000 for the School Department Capital Improvement Projects.

XII. Public Comment

XIII. Announce any closed session votes required to be disclosed pursuant to Rhode Island General Laws, Sec. 42-46-4.

XIV. Adjournment.

AGENDA POSTED: FRIDAY, APRIL 3, 2020

The public is welcome to any meeting of the Town Council or its sub-committees. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager’s office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.
PRESENTATION:  KAREN GOFFE TO RETIRE FROM VEOLIA AFTER 28 YEARS OF SERVICE

Karen Goffe, from Veolia is retiring on April 17, 2020 after 28 years of service at the Smithfield Wastewater Treatment Facility. Karen has basically worked her entire career serving the Town’s wastewater treatment facility under various parent contract management firms hired since the Town has been contracting its operations.

Although, this is a very exciting time for Karen moving on to the next chapter of her life, it does bring some bittersweet joy. Karen has been a great asset to the Town all of these years with her knowledge of the facility, management of the industrial pretreatment program and the overall long term commitment she has given to the Town of Smithfield. She’s always had a way of making wastewater technology, treatment, chemistry, and the general lingo easier for the lay person to understand.

Karen will certainly be missed as she has invested a significant amount of her career at the Town’s facility making Smithfield’s waters clean and safe for all of our residents.

The Town extends its heartfelt congratulations to Karen and we wish her the best with her future endeavors for a happy and healthy retirement.
1. Town Council President Alba calls the Monday, March 9, 2020 Smithfield Town Council Work Session to order at 6:00 P.M.

2. Emergency evacuation and health notification is made by Town Manager Randy Rossi

3. State Legislative Representatives and Town and School Officials briefing and discussion concerning the Coronavirus.

Todd Manni, Director of Emergency Management, reviews the following topics of the Coronavirus (COVID-19).

- Conditions and Situations
- First identified in Hubei Province, China in December, 2019 (please visit the John Hopkins website for further information).
- Transmission of COVID – 19 – can last on surfaces for up to nine (9) days.
- Attacking the older community more than young children.
- Once showing symptoms of COVID-19 (two (2) to fourteen (14) day quarantine period).
- Smithfield’s COVID-19 actions is to develop strategies regarding environmental measures.
- Consider community migration.
• Pro-active effort forward to prevent and manage the corona virus.

Council President Alba explains that we need to use similar precautions as we use for the flu, although the symptoms are similar the Coronavirus is deadlier. The role of elected officials for COVID 19 is preparedness and response.

Director Manni states that eventually there will be central texting centers throughout the State and you should use a mask only if you are not feeling well.

*see supporting documentation attached.

Council President Alba states that there are some schools using online learning instead of classroom attendance, as well as cancelling school events.

Superintendent Paolucci states that at this time the School Department has not be approved for online learning and there are many factors to consider before implementing online learning.

Council President Alba feels that the community should be given some kind of peace of mind, knowing that Town officials on working on the COVID 19 virus.

Director Manni states that they are in the process of having posters made that will be posted throughout the Town with information on how to protect themselves from the Corona Virus.

Chief Seltzer states that his firefighters could help distribute that material throughout the Town to the residents.

Director Manni also explains that the Town is offering an additional flu clinic on March 28th from 10 a.m. to 12:00 p.m. They will also be offering a Pod Training for administering injections. Director Manni encourages anyone who has not received the flu shot at this time to get one at the clinic.

Council President Alba suggests that the Town also has a briefing with the athletic coaches within the Town as well.

Council President Alba adjourns the meeting.

Meeting adjourns at 7:29 P.M.

Carol A. Aquilante, MNC

Town Clerk
MINUTES OF SMITHFIELD TOWN COUNCIL MEETING
VIA TELECONFERENCE
Date: Tuesday, March 19, 2020
Place: Smithfield Town Hall
Time: 5:00 P.M.

Present:
Town Council President Suzanna L. Alba
Town Council Vice-President T. Michael Lawton
Town Council Member Dina T. Cerra
Town Council Member Sean M. Kilduff
Town Council Member Maxine A. Cavanagh
Town Manager Randy R. Rossi
Town Solicitor Anthony Gallone, Esq.
Town Clerk Carol A. Aquilante

Town Manager Rossi explains the Tele-Conference procedure.

Council President Alba calls the Tuesday, March 19, 2020 Smithfield Town Council meeting to order at 5:00 p.m.

II. Town Council President Alba offers a prayer.

III. Town Council President Alba conducts a salute to the flag.

IV. The Emergency Evacuation and Health Announcement is made by Town Manager Rossi.

V. Presentations: None

VI. Minutes:

A. Move that the minutes of the March 3, 2020 Town Council closed session minutes meeting be approved as recorded and sealed.

Motion is made by Council member Cerra, seconded by Council Vice-President Lawton, that the minutes of the March 3, 2020 Town Council closed session minutes be approved as recorded and sealed. Motion is approved by a unanimous 5/0 vote.

B. Move that the minutes of the March 3, 2020 Town Council open session meeting be approved as recorded.

Motion is made by Council member Kilduff, seconded by Council member Cerra, that the minutes of the March 3, 2020 Town Council open session meeting be approved as recorded. Motion is approved by a unanimous 5/0 vote.
VII. Consider, discuss and act upon the following possible appointments and reappointments:

A. Appointment to the Water Supply Board Advisory Commission with a term expiring in December of 2020.

Town Manager Rossi explains that the applicant has withdrawn his application for appointment to the Water Supply Board Advisory Commission.

VIII. Public Hearings:

A. Conduct a public hearing to adopt Chapter 103 of the Code of Ordinances entitled “Smithfield Youth Council”.

Council President Alba opens the public hearing.

Motion is made by Council Vice-President Lawton, seconded by Council member Cavanagh, to continue this public hearing to the May 5, 2020 Town Council meeting. Motion is approved by a unanimous 5/0 vote.

IX. Licenses:

A. Consider approving the annual renewal of seventeen (17) Holiday Sales Licenses, as listed, as applied, subject to compliance with all State regulations and local ordinances.

1. Ann Taylor Retail, Inc. d/b/a “Loft #734”, 371 Putnam Pike
4. Big D’s Variety d/b/a “Big D’s Variety”, 200 Pleasant View Avenue, Unit 3
5. Claire’s Boutique, Inc. #5041 d/b/a “Claire’s #5041”, 371 Putnam Pike
6. Dollar Tree Stores, Inc. d/b/a “Dollar Tree #4432”, 446 Putnam Pike
7. Douglas Cochrane d/b/a “Releaf Center”, 375 Putnam Pike, #21
8. GameStop, Inc. d/b/a “GameStop Store #4848”, 371 Putnam Pike, Unit 190
11. MDB-T, LLC d/b/a “Toyota of Smithfield”, 550 George Washington Highway
12. Michaels Stores, Inc. d/b/a “Michaels Arts & Crafts #2703”, 371 Putnam Pike
13. No Risk, LLC d/b/a “No Risk Crossfit”, 300A George Washington Highway
14. Old Navy, LLC d/b/a “Old Navy #6156”, 371 Putnam Pike
15. The Stop & Shop Supermarket Co., LLC d/b/a “Stop & Shop Supermarket #705”, 446 Putnam Pike
16. Warren A. Hill d/b/a “Hill Orchards”, 25 Sanderson Road
17. Yankee Candle Company, Inc. d/b/a “Yankee Candle Company”, 371 Putnam
Motion is made by Council Vice-President Lawton, seconded by Council member Kilduff, that the Smithfield Town Council approve the annual renewal of Seventeen (17) Holiday Sales Licenses, as listed, as applied, subject to compliance with all State regulations and local ordinances.

1. Ann Taylor Retail, Inc. d/b/a “Loft #734”, 371 Putnam Pike
4. Big D’s Variety d/b/a “Big D’s Variety”, 200 Pleasant View Avenue, Unit 3
5. Claire’s Boutique, Inc. #5041 d/b/a “Claire’s #5041”, 371 Putnam Pike
6. Dollar Tree Stores, Inc. d/b/a “Dollar Tree #4432”, 446 Putnam Pike
7. Douglas Cochrane d/b/a “Relief Center”, 375 Putnam Pike, #21
8. GameStop, Inc. d/b/a “GameStop Store #4848”, 371 Putnam Pike, Unit 190
11. MDB-T, LLC d/b/a “Toyota of Smithfield”, 550 George Washington Highway
12. Michaels Stores, Inc. d/b/a “Michaels Arts & Crafts #2703”, 371 Putnam Pike
13. No Risk, LLC d/b/a “No Risk Crossfit”, 300A George Washington Highway
14. Old Navy, LLC d/b/a “Old Navy #6156”, 371 Putnam Pike
15. The Stop & Shop Supermarket Co., LLC d/b/a “Stop & Shop Supermarket #705”, 446 Putnam Pike
16. Warren A. Hill d/b/a “Hill Orchards”, 25 Sanderson Road
17. Yankee Candle Company, Inc. d/b/a “Yankee Candle Company”, 371 Putnam Pike, Unit 550

Motion is approved by a unanimous 5/0 vote.

B. Consider approving three (3) One-Day Special Event Licenses for Seven Cedars Farm for “Easter Fundays Event”, 20 John Mowry Road on the following dates:

- Saturday, April 4, 2020 from 10:00 a.m. to 3:00 p.m.
- Sunday, April 5, 2020 from 10:00 a.m. to 3:00 p.m.
- Saturday, April 11, 2020 from 10:00 a.m. to 3:00 p.m.

Any Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Town Manager Rossi and Town Clerk Aquilante explain that the Emin family have cancelled these events due to the State of Emergency - Coronavirus COVID-19 situation.

Town Solicitor Gallone explains that the emergency ordinance passed this evening would not
allow for these special events to be held.

Town Clerk Aquilante states that the Town Clerk’s office will be reimbursing the Emin family the cost of the events that were cancelled.

C. Consider approving one (1) One-Day Special Event License for Seven Cedars Farm for a “Spring Craft Fair”, 20 John Mowry Road on the following date:

- Saturday, May 16, 2020 from 10:00 a.m. to 4:00 p.m., with a rain date of Sunday, May 17, 2020

Any Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is made by Council Vice-President Lawton, seconded by Council member Kilduff, that the Smithfield Town Council approve a one (1) One-Day Special Event License for Seven Cedars Farm for a “Spring Craft Fair”, 20 John Mowry Road on the following date:

- Saturday, May 16, 2020 from 10:00 a.m. to 4:00 p.m., with a rain date of Sunday, May 17, 2020

Any Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is approved by a unanimous 5/0 vote.

D. Consider approving a one (1) One-Day Special Event License for Seven Cedars Farm for a “Touch-a-Truck Event”, 20 John Mowry Road on the following date:

- Saturday, July 18, 2020 from 10:00 a.m. to 2:00 p.m., with a rain date of July 19, 2020

All Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is made by Council Vice-President Lawton, seconded by Council member Cerra, that the Smithfield Town Council approve a one (1) One-Day Special Event License for Seven Cedars Farm for a “Touch-a-Truck Event”, 20 John Mowry Road on the following date:

- Saturday, July 18, 2020 from 10:00 a.m. to 2:00 p.m., with a rain date of July 19, 2020

All Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is approved by a unanimous 5/0 vote.
E. Consider approving one (1) One-Day Special Event License for Seven Cedars Farm for a “Summer Craft Show”, 20 John Mowry Road on the following date:

- Saturday, July 25, 2020 from 10:00 a.m. to 4:00 p.m., with a rain date of July 26, 2020

All Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is made by Council Vice-President Lawton, seconded by Council member Cerra, that the Smithfield Town Council approve a one (1) One-Day Special Event License for Seven Cedars Farm for a “Summer Craft Show”, 20 John Mowry Road on the following date:

- Saturday, July 25, 2020 from 10:00 a.m. to 4:00 p.m., with a rain date of July 26, 2020

All Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is approved by a unanimous 5/0 vote.

F. Consider approving one (1) One-Day Special Event License for Seven Cedars Farm for a “Fall Festival Craft Show”, 20 John Mowry Road on the following date:

- Saturday, September 12, 2020 from 10:00 a.m. to 4:00 p.m., with a rain date of Sunday, September 13, 2020

All Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is made by Council member Cerra, seconded by Council Vice-President Lawton, that the Smithfield Town Council approve a one (1) One-Day Special Event License for Seven Cedars Farm for a “Fall Festival Craft Show”, 20 John Mowry Road on the following date:

- Saturday, September 12, 2020 from 10:00 a.m. to 4:00 p.m., with a rain date of Sunday, September 13, 2020

All Special Event License for Seven Cedars Farm are subject to compliance with all State regulations and local ordinances.

Motion is approved by a unanimous 5/0 vote.

G. Consider approving the renewal of one (1) Bingo License, as applied, subject to compliance with all State regulations and local ordinances:
1. **Esmond Village Tenants Association, 3 Village Drive, Apt. 112 (fee waived)**

   **Motion** is made by Council Vice-President Lawton, seconded by Council member Cavanagh, that the Smithfield Town Council approve the Bingo License for the Esmond Village Tenants Association, located at 3 Village Drive, Apt. 112, as applied, subject to compliance with all State regulations and local ordinances. Fees waived. **Motion is approved by a unanimous 5/0 vote.**

X. **Old Business:** None

XI. **New Business:**

A. Consider, discuss, and act upon an emergency ordinance pursuant to Section 2.14 of the Smithfield Town Charter declaring the existence of an emergency posed by the novel Coronavirus known as COVID-19.

   **Motion** is made by Council Vice-President Lawton, seconded by Council member Cavanagh, to approve an emergency ordinance pursuant to Section 2.14 of the Smithfield Town Charter declaring the existence of an emergency posed by the novel Coronavirus known as COVID-19. **Motion is approved by a unanimous 5/0 vote.**

B. Consider, discuss, and act upon authorizing a request for proposals for the exterior repair and painting of the Town Hall.

   Jason Parmelee, Finance Director explains that the Town has created a bid proposal for repainting of the Town Hall, which will include miscellaneous repairs prior to painting. There are funds set aside in prior capital – Town Hall repairs, which will cover the funding of this project.

   **Motion** is made by Council Vice-President Lawton, seconded by Council member Cerra, that the Smithfield Town Council authorizes the advertisement of a Request for Proposals for the Smithfield Town Hall Exterior Paint and Repair Project and allow Town Manager Rossi to alter the date. **Motion is approved by a unanimous 5/0 vote.**

C. Consider, discuss, and act upon the adoption of a resolution in support of promoting participation in the 2020 Census.

   Town Manager Rossi that the 2020 Census helps facilitate actions of the Town and the availability of federal funds, which protects the residents of Smithfield.

   **Motion** is made by Council Vice-President Lawton, seconded by Council member Cerra, that the Smithfield Town Council adopts a resolution in support of promoting participation in the 2020 Census. **Motion is approved by a unanimous 5/0 vote.**

D. Consider, discuss, and act upon the adoption of a resolution in support of House Bill H-7860 and Senate Bill S-2071 Relating to Motor and Other Vehicles – Size, Weight, and Load Limits – Smithfield and Lincoln.
Town Manager Rossi asks the Town Council for their support of this bill because it protects the resident’s safety on these roadways. Town Manager Rossi further states that Police Chief St. Sauveur worked very diligently on this legislation.

**Motion** is made by Council Vice-President Lawton, seconded by Council member Cavanagh, that the Smithfield Town Council adopts a resolution in support of House Bill H – 7860 and Senate Bill S – 2071 Relating to Motor and Other Vehicles – Size, Weight, and Load Limits – Smithfield and Lincoln. **Motion is approved by a unanimous 5/0 vote.**

E. Consider, discuss, and act upon authorizing the Town Manager to enter into an agreement with Best Practice Energy and Collaborative Energy Options for future energy procurement bids and negotiations.

Finance Director Parmelee explains that the Town Administration has spent time gathering information regarding the Town’s next Electric Supply Contract, as our current agreement expires in December of 2020. The market is bearing a five (5) year low on electric supply, and Town Administration believes that now is the time to bid for these services.

- Collaborative Energy Options is an energy purchasing collaborative designed to garner economics of scale on energy purchasing, resulting in larger buying power because we are pricing with more collaboration. Joining Collaborative Energy Options will allow the Town to procure energy supply through Title 45-55-13.2 energy aggregation programs.

- Best Practice Energy is an energy broker, who performs services on behalf of its members to go out to bid for collaborative pricing on energy supply. Best Practice Energy charges no fees to the Town, and has documented that our last contract could have been renewal at more opportune times reducing our annual costs by approximately $9,000.00 annually.

- Best Practice Energy is a holistic energy procurement company, and will be advising on all timing of bids, contracts and procurement, thus saving the Town supply costs for timing the energy market properly.

- Best Practice Energy and Collaborative Energy Options afford the Town cost protection, impartial buying options, transparent data, strong supplier relationships, efficiencies and market management all rolled into one energy broker relationship. Best Practice Energy will be our advocate to ensure the Town is maximizing all potential cost savings from future energy contracts.

**Motion** is made by Council Vice-President Lawton, seconded by Council member Cavanagh, that the Smithfield Town Council Hereby authorizes the Town Manager to enter into an agreement with best Practice Energy Options for future Energy Procurement bids and negotiations. **Motion is approved by a unanimous 5/0 vote.**
F. Consider, discuss, and act upon authorizing a resolution in support of the Site Readiness Bond proposal.

Council President Alba reads the Town of Smithfield – Resolution Supporting Site Readiness Bond Proposal.

Motion is made by Council member Cavanagh, seconded by Council Vice-President Lawton, that the Smithfield Town Council hereby adopts a resolution in support of Site Readiness Bond proposal. Motion is approved by a unanimous 5/0 vote.

XII. Public Comment

Council President Alba explains that this evening at 7:00 p.m. will be a Town Hall Forum with Todd Manni, EMA Director briefing the Town and giving updates to the COVID 19 epidemic. Council President Alba urges all the Town residents to be safe and reach out to you neighbors in need. Council President Alba gives the tele-conference number and access code to be part of the meeting.

- 1-877-309-2073 – Access Code 201945573

XIII. Announce any closed session votes required to be disclosed pursuant to RI General Laws, Sec. 42-46-4.

There was no Executive Session meeting scheduled for this evening.

XIV. Adjournment

Motion is made by Council Vice-President Lawton, seconded by Council member Cavanagh, to adjourn the meeting. Motion is approved by a unanimous 5/0 vote.

Meeting adjourns at 5:32 P.M.

[Signature]

Town Clerk
DATE: January 14, 2020

TO: Smithfield Town Council

FROM: Michael Phillips, Town Planner

RE: Proposed amendments to various provisions of the Zoning Ordinance

The enclosed amendments to the Zoning Ordinance are proposed by the Planning Department in response to changes in state statutes, to stay current with the shifting land use trends and to correct inconsistencies in the ordinance.

The amendments were reviewed by the Planning Board at several meetings over the last few months and the final recommendation was made to adopt the amendments on November 14, 2019.

Pursuant to Zoning Ordinance, Article 11 – Adoption and Amendment and in compliance with R.I.G.L. 45-24-51, the Town Council is required to conduct a public hearing on all proposed amendments to the Zoning Ordinance.

Recommended Motion: That the Town Council amend the Zoning Ordinance as recommended by the Planning Board.

Attachments:
Proposed Amendments
Public Hearing Notice - January 21, 2020
(Providence Journal - 1/6, 1/13, 1/20/2020) & (Valley Breeze – 1/9, 1/16/2020)
AN ORDINANCE AMENDING VARIOUS SECTIONS
OF THE TOWN OF SMITHFIELD ZONING ORDINANCE

IT IS HEREBY ORDAINED BY THE TOWN OF SMITHFIELD AS FOLLOWS:

Section 1. Article 2-Definitions, Section, 2.2- Specific Definitions are hereby amended as follows:

2. **Accessory Family Dwelling Unit**

An accessory dwelling unit for the sole use of one (1) or more members of the family of the occupant or occupants of the principal residence, but need not have a separate means of ingress and egress.

*Accessory dwelling unit (ADU).* A dwelling unit: (i) Rented to and occupied either by one or more members of the family of the occupant or occupants of the principal residence; or (ii) Reserved for rental occupancy by a person or a family where the principal residence is owner occupied and that meets the following provisions:

(A) In zoning districts that allow residential uses, no more than one ADU may be an accessory to a single-family dwelling.

(B) An ADU shall include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The ADU shall be within, or attached to, the principal dwelling-unit structure or within an existing structure, such as a garage or barn, and designed so that the appearance of the principal structure remains that of a one-family residence.

105. **Microbrewery** – A brewery that produces less than 15,000 barrels (17,600 hectoliters) of beer per year with 75 percent or more of its beer sold off-site.

135. **Shipping Container** – A piece of transportation equipment, including one that is carried on a chassis, that is durable enough to be suitable for frequent, recurring, and continual use for storage.

Section 2. Article 3-Nonconformance, Section -3.3 *Land Nonconforming by Area* is hereby amended as follows:

D. **Merger of Multiple Nonconforming Lots of Record in Residential Zones**

For lawfully established lots with continuous frontage in single ownership which are located in the R-200, ... considered to be an individual parcel for the purpose of this Ordinance and for property assessment purposes, if the Tax Assessor is notified in writing by the owner. No portion …
Section 3. Article 4 - Use Regulations, Section 4.3 *Table of Uses* is hereby amended by adding and, or amending the following use categories:

P=Permitted by RIGHT,  S=Use Permitted by SPECIAL USE PERMIT, N= Use Not Permitted

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<th>R-200</th>
<th>R-80</th>
<th>R-Med</th>
<th>R-20M</th>
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<td>2. Office, Government, Business, Professional</td>
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<td>2.A. Office, Government, Business, Professional &lt;= 4,000 Square Feet in area in an existing building</td>
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<td><strong>F) RESTAURANT &amp; ENTERTAINMENT</strong></td>
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<td>6. MicroBrewery</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td><strong>I) SERVICE INDUSTRIES</strong></td>
<td></td>
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<tr>
<td>7. Construction Service</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>P</td>
<td>P</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td><strong>G) RETAIL BUSINESS &amp; SERVICE</strong></td>
<td></td>
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<tr>
<td>14. Health &amp; Fitness Center</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NP</td>
<td>SP</td>
<td>NP</td>
<td>SP</td>
<td>S</td>
<td>P</td>
</tr>
<tr>
<td><strong>I) SERVICE INDUSTRIES</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>4. Personal Service Establishments</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NS</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>NP</td>
<td>N</td>
<td>N</td>
<td>P</td>
</tr>
<tr>
<td>16. Indoor Amusement, Sports Facility</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>NS</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td><strong>J) INDUSTRIAL USES</strong></td>
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<tr>
<td>8. Material Processing</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>3B. Automotive Filling, Convenience Retail with a Drive-thru</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>S</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>S</td>
<td>N</td>
</tr>
</tbody>
</table>
Section 4. Article 4- Use Regulations, Section 4.4- Supplementary Use Regulations is hereby amended by adding or amending the following use categories:

B. RESIDENTIAL USES

B-1. Accessory Family Dwelling Unit (ADU) — A dwelling unit: (i) Rented to and occupied either by one or more members of the family of the occupant or occupants of the principal residence; or (ii) Reserved for rental occupancy by a person or a family where the principal residence is owner occupied and that meets the following provisions:

(A) In zoning districts that allow residential uses, no more than one ADU may be an accessory to a single-family dwelling.

(B) An ADU shall include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The ADU shall be within, or attached to, the principal dwelling-unit structure or within an existing structure, such as a garage or barn, and designed so that the appearance of the principal structure remains that of a one-family residence.

(C) An ADU shall not be less than 400 square feet in area and not greater than 600 square feet of interior floor area.

(D) At a minimum, the ADU must share the following utilities with the principal structure: water, electric and sewer/OWTS.

(E) Provide proof that the on-site wastewater treatment system (OWTS) is suitable for the increase in the number of bedrooms.

G-(F) An application for an accessory family dwelling unit shall be filed annually with the Official and recorded in the Smithfield Land Evidence Records.
A. Only one accessory family dwelling unit is permitted on a lot.

B. The accessory family dwelling unit shall be located on a lot which has only one (1) principal residential structure. It shall be located only within the principal structure. In R-200, R-80, R-Med, and R-20 zones, an accessory family dwelling unit shall have a common entrance with the principal dwelling as its primary entrance.

C. The size of any proposed accessory family dwelling unit shall be restricted to forty percent (40%) of the gross floor area of the principal structure, but not less than four hundred (400) square feet. If the proposed accessory family dwelling is located in an accessory structure, such accessory structure shall contain a gross floor area of not less than four hundred (400) square feet. The proposed accessory family dwelling unit shall comply in all respects with the side, rear, and front yard requirements for a single family residence as set forth in this Ordinance.

D. The principal structure that contains an accessory family dwelling unit shall maintain the appearance of a single family residential dwelling. Separate means of ingress and egress, if used, shall only be located at the rear of the principal structure or along its side, with adequate screening.

E. Family members shall be limited to persons related by blood, marriage or other legal means.

F. Once the family member or members vacate the premises, the accessory family dwelling unit shall cease to exist, unless further application is made to qualify under this section.

B-12. Farmland Residential Compound- As defined in R.I.G.L. § 45-23-49.1 and provided that all requirements of said Section are met including a review and approval by the Planning Board of the compound as a Minor Land Development Project.

A. Purpose: Multiple dwelling units were historically common on farms because farming was a multi-generational way of life and because farm workers needed to be close to the land they worked; that this historical development pattern is centuries old, and that it is in the interest of the state and town to provide for the continuation of this development pattern as a means of preserving and enhancing agriculture and promoting sound development in rural areas.

B. Farmland residential compounds are allowed as minor land development projects, consistent with the special provisions of this section, which treat farmland residential projects as a specific form of conservation development for purposes of zoning.

C. Farmland residential compounds shall only be allowed on agricultural operations, as defined in subsection 42-82-2(3), that have a net annual income of twenty thousand dollars ($20,000) or more for the most recent three (3) consecutive years preceding the date of the application for the farmland residential compound, which income is directly attributable to said agricultural operations.
D. Farmland residential compounds shall be limited to one dwelling unit for the first twenty (20) acres and one dwelling unit for each additional twenty (20) acres to a maximum of five (5) dwelling units, which shall be allowable without subdivision of the farmland parcel into separate lots and without meeting frontage requirements.

E. Any road necessary to provide access to the dwelling units shall be constructed in accordance with applicable standards for private roads and shall be owned and maintained by the agricultural operation.

F. Water supply and onsite wastewater treatment (OWTS) for the farmland residential compound shall comply with standards for residential systems.

G. The dwelling units of a farmland residential compound need not be located in a single area on the farm and may be constructed in phases consistent with the limitations and provisions set forth in subdivision (B) of this section.

H. Approval of a farmland residential compound shall not affect eligibility to participate in programs for farmland preservation or for taxation of farm, forest and open space land.

I. For any agricultural operation, farmland residential compounds shall be permitted only to the limits set forth in subdivision (B) of this section; in the event that the agricultural operation is subsequently divided into two (2) or more agricultural operations, no additional farmland residential compound shall be permitted until ten (10) years after the date of the approval of the application for the prior farmland residential compound, and all of the requirements for a farmland residential compound shall apply to each farmland residential compound; in the event that the agricultural operation ceases and the farmland is subdivided, a parcel at least equal to the minimum residential lot size for the zone times the number of dwelling units in the farmland residential compound plus the road in which the farmland residential compound is located shall be dedicated to the farmland residential compound, which overall parcel shall include the water supply and waste water treatment systems for the farmland residential compound.

F-6. Microbrewery- PROVIDED THAT THE PROVISIONS OF F-1 (A) THROUGH (H) SHALL BE MET.

A. The applicant has obtained a valid license from the Rhode Island Department of Business Regulation ("DBR"), and pursuant RIGL § 3-6-1. for the retail sale of the beverages manufactured on the location for consumption on the premises.

B. No vehicles awaiting service shall park or stand on a public way.

C. The establishment shall be responsible for collecting litter within five hundred (500) feet of the premises resulting from its sale, at least daily and more frequently if necessary, to prevent unsightly conditions caused by litter.

D. Ingress and egress driveways shall be located at least one hundred fifty (150) linear feet from any corner when said property abuts an intersection of two (2) streets to provide adequate sight distance for both vehicles and pedestrians.
E. Ingress and egress shall be arranged so that vehicles need not back on or across any sidewalk or street.

F. All ingress and egress driveways shall cross a sidewalk only in such a manner that its width at the inner edge of the sidewalk is not greater than its width at the curb, excluding any curbed or tapered section known as a curb return.

G. Any portion of a parking or loading area abutting a sidewalk at a point other than a permitted driveway shall be provided with wheel stops, bumper guards, or other devices to prevent encroachment of parked, standing or moving vehicles upon any sidewalk area not contained within a permitted driveway.

H. All curb cuts, widths, and other specifications shall comply with the standards established by the Smithfield Land Development and Subdivision Review Regulations.

I. On a corner lot, no fence, wall, terrace, structure, shrubbery, automobile, or other obstruction to vision having a height greater than two (2) feet above the curb shall occupy the space in a triangle formed by measuring ten (10) feet back along the side and front property line.

I-7. Construction Service

An area of land and building designated for the purpose of housing the operations of general contractors, excavation contractors, and large landscaping/tree service businesses. Buildings may include office space, garage space for storage and servicing of vehicles and equipment. Open-lot storage of new building materials, machinery, and metals, but not junk, scrap and wastes shall be allowed provided such areas are enclosed by a combination of opaque fencing and/or vegetative screening sufficient to screen areas on a year round basis.

I-4. Personal Service Establishments - Establishments primarily engaged in providing services involving the care of a person, such as, beautician, barber, tanning salon, electrolyst, or masseuse and small group health instruction including martial arts studio, yoga instruction, and the like. Small group health instruction shall be limited to structures/spaces not exceeding 5,000 s.f. GFA.

J-8. Material Processing – Screening, grinding, sifting of earth materials wood or other natural material not native to the site where processing will occur and subject to conditions.

Section 5. Article 5-Dimensional Regulations- Section 5.4- Table 1 Dimensional Regulations is hereby amended by adding the Village District to the Table:

<table>
<thead>
<tr>
<th>Minimum Lot Area (in square feet)</th>
<th>R-200</th>
<th>R-80</th>
<th>R-Med</th>
<th>R-20</th>
<th>R-20M</th>
<th>MU</th>
<th>PD</th>
<th>Village</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area per Dwelling Unit</td>
<td>200,000</td>
<td>80,000</td>
<td>40,000</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td></td>
<td>200,000</td>
<td>80,000</td>
<td>40,000</td>
<td>20,000</td>
<td>20,000/1F</td>
<td>20,000</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Minimum Frontage and Lot Width (in feet)</td>
<td>300</td>
<td>200</td>
<td>150</td>
<td>125</td>
<td>125/1F 150/2F</td>
<td>See §5.5 Multi-Family</td>
<td>125</td>
<td>300</td>
</tr>
<tr>
<td>----------------------------------------</td>
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<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Minimum Front Yard (in feet)</td>
<td>50</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>30</td>
<td>Required to build to the lot line</td>
<td>30</td>
<td>50</td>
</tr>
<tr>
<td>Minimum Side Yard (in feet)</td>
<td>40</td>
<td>25</td>
<td>20</td>
<td>15</td>
<td>15</td>
<td>40</td>
<td>15</td>
<td>40</td>
</tr>
<tr>
<td>Minimum Rear Yard (in feet)</td>
<td>100</td>
<td>75</td>
<td>40</td>
<td>30</td>
<td>30</td>
<td>100</td>
<td>30</td>
<td>100</td>
</tr>
<tr>
<td>Maximum Lot Coverage¹</td>
<td>10%</td>
<td>10%</td>
<td>20%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>Maximum Height (in feet)</td>
<td>39</td>
<td>39</td>
<td>39</td>
<td>39</td>
<td>39</td>
<td>39</td>
<td>39</td>
<td>39</td>
</tr>
</tbody>
</table>

Section 5. Article 5- Dimensional Regulations - Section 5.10 Inclusionary Zoning is hereby amended as follows:

A. **Findings:** A diverse housing stock is necessary in this community in order to serve people of all income levels. Based upon the review and consideration of the recent

... 

(4) Inclusionary zoning is consistent with State of Rhode Island General Laws (§45-24-46.1, as amended), where inclusionary zoning is defined as a “zoning ordinance requiring the inclusion of affordable housing as part of a development

... 

C. **Definitions:**
The definitions contained in Article 2 shall apply to the provisions of this Article. As used in this article, the following terms shall have the meanings indicated:

**INFEASIBLE** - means any condition brought about by any single factor or combination of factors, as a result of limitations imposed on the development by conditions attached to the approval of the subdivision, to the extent that it makes it impossible for the applicant to proceed in building or operating low or moderate income housing without financial loss, within the limitations set by the subsidizing agency of government, on the size or character of the development, on the amount or nature of the subsidy, on the tenants, rentals, and income permissible, and without substantially changing the rent levels and unit sizes proposed by applicant.

The Planning Board may seek technical assistance with the review and evaluation of such evidence. The cost of such technical assistance shall be borne by the applicant.

**D. Applicability:**

These regulations shall apply to all subdivision and land development projects filed with the Planning Department after May 5, 2009 and that include the creation of six (6) or more dwelling units which include new construction, substantial rehabilitation of existing structures, and/or adaptive reuse or conversion of a nonresidential use to residential use. When a subdivision or land development project that creates fewer than six additional dwelling units is approved on a portion of a parcel of land, leaving another portion of the same parcel undeveloped, the portion left undeveloped shall not be subdivided or developed for residential use or mixed use within five (5) years of Final Approval of the first development unless the undeveloped portion is subject to the inclusionary requirements of this Chapter. The number of inclusionary units required in the later development shall be calculated as if the earlier development were part of it. This provision does not apply when an entire parcel receives Master Plan approval and is developed in phases. Multiple developments or projects by the same applicant or responsible party within any consecutive twelve (12) month period that in the aggregate equal or exceed the above criteria shall be subject to these regulations. Developments shall not be segmented or phased in a manner to avoid compliance with these provisions....

**E. Required Percentage of Affordable Units:** Twenty percent (20%) of all the allowable unit yield as provided in Section 6.8 herein housing units to be created in every residential or mixed use covered project, as defined in Sec. 11.4, must qualify as an Inclusionary Unit.

**Inclusionary Units or In-Lieu-Of Fee Required**

(1) All residential development projects requiring approval of the Smithfield Planning Board shall include the number of Inclusionary Units required under Paragraph E or, if applicable, shall pay the in-lieu-of fee required under Paragraph N. No building permits shall be granted for such a residential development project without compliance with this Article.

...
or moderate income housing units as defined by RIGL Section 45-53-3, also referred to herein as affordable units or inclusionary units. The Inclusionary Units must be …

F. Density Bonus: All projects shall be entitled to an density increase in the number of market rate units equal to the number of low and moderate income units constructed as part of the development. of twenty percent (20%) in accordance with the provisions of this section. In calculating the density bonus, the Town shall round up to the next highest number for fractional units.

Example:  

<table>
<thead>
<tr>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>LMI Units</td>
</tr>
<tr>
<td>Market Rate Bonus</td>
</tr>
<tr>
<td>Total Project Density</td>
</tr>
<tr>
<td>Example: Original Yield = 10</td>
</tr>
<tr>
<td>LMI Units 20%*10 = 2</td>
</tr>
<tr>
<td>Market Rate Bonus = 2</td>
</tr>
<tr>
<td>Total Project Density = 14</td>
</tr>
</tbody>
</table>

This density bonus qualifies as a locally provided subsidy. Any project shall be entitled to an increase in the maximum lot coverage allowed for the site on which the project is located following the calculation of density, lot coverage, and setbacks. The Planning Board is not empowered to grant a density bonus in excess of 20%.

I. Mixed-Use Developments: Bonus units added to a mixed-use project may be nonresidential where such nonresidential use is otherwise permitted in the district where the project is located. Substitution for nonresidential uses shall occur at the rate of one (1) market-rate dwelling unit equaling one thousand five hundred (1,500) square feet of gross floor area of nonresidential space.

K. Inclusionary Housing Agreement at Preliminary Plan:

(1) Approval: The Inclusionary Housing Agreement including a signed agreement with a Monitoring Agent as described herein must be approved before the developer receives preliminary plan approval.

(c) A site plan depicting the general location of the Inclusionary Units within the development.

N. In-Lieu-of Fees:

The Town of Smithfield prefers that Inclusionary Units be constructed on site. However, the fee in lieu of the construction or provision of affordable housing shall be the choice of the developer or builder applied on a per-unit basis and may be used for new developments, purchasing property and/or homes, rehabilitating properties, or any other manner that creates additional low-or-moderate income housing as defined in § 45-53-3(9).

To that end, developers must prove that providing the Inclusionary Units on-site is infeasible to the Planning Board (As provided for in this Article, if approved). Planning Board approval of the agreement to pay an in lieu of fee in order to provide Inclusionary Units in a residential development is required and shall be based on the following issues, among others:

(a) the reasons the applicant desires to pay the in lieu of production fee
(b) the types of housing proposed for the development
(e) the difference in price between the affordable units and the market-priced units
(d) the public benefit that would be obtained by not building the units on-site.

(4) The amount of the fee in-lieu-of providing Inclusionary Units shall be determined by Rhode Island Housing in accordance with R.I.G.L. § 45-24-46.1.,(c ), (1) & (2), using the fee schedule calculation set forth in subsection N., (3). For projects constructed in phases, in-lieu-of fees shall be paid prior to the issuance of each building permit in the proportion that the phase bears to the overall project. The in-lieu-of fees shall be paid into the Smithfield Affordable Housing Fund as established and administrated by the Smithfield Town Council or its designee. The funds shall not be commingled with the general funds of the Town and shall be used solely and exclusively for the acquisition of land for, or the construction or rehabilitation of, affordable dwelling units.

(1) For projects to be developed on subdivided lots, in-lieu-of fees shall be paid by the Developer prior to issuance of final subdivision approval or in such cases where subdivision approval is not required, prior to issuance of a building permit for the project or as determined by the project’s adopted Conditions of Approval.

(3) The in-lieu fee per affordable unit required shall be the difference between the median sales price of a single-family home in Smithfield and the maximum affordable sales price of a single-family home for a Smithfield household of four earning 80% of the area median income, as determined in accordance with the following.

i. The median sales price of a single-family homes in Smithfield shall be derived from statistics as determined by the Town’s Tax Assessor. [For example, in calendar year 2008, the median sales price of a single-family home in Smithfield was $282,000.]

ii. The most recent calculation of the maximum affordable sales price of a single-family home for a Smithfield household of four at 80% of the area median income, provided by Rhode Island Housing. [For example, in RIH calculated the maximum affordable purchase price of a single-family home for a Smithfield household earning 80% of the area median income to be $175,203]

iii. As an example, based on the above variables, the in-lieu fee would be $106,797 per Inclusionary Unit required. [$282,000 median sales price – $175,203 maximum affordable sales price]

(4) All in-lieu fees shall be deposited into the Smithfield Affordable Housing Fund to be managed by the Town's Finance Director. Such funds may be expended or utilized only on the production of affordable housing in accordance with R.I.G.L. § 45-24-46.1., (d) & (e) Smithfield according to the requirements of Section 5-19 of the Smithfield Code of Ordinances entitled "Town of Smithfield Affordable Housing Fund.

(5) Discretionary Offsets. At the sole discretion of the Planning Board, additional offsets may be granted based on an applicant’s submission of credible evidence, such as cost of construction pro forma, which demonstrates the project is otherwise financially infeasible.

"Infeasible" means any condition brought about by any single factor or combination of factors, as a result of limitations imposed on the development by conditions attached to the approval of the subdivision, to the extent that it makes it impossible for the applicant to proceed in building or operating low or moderate income housing without financial loss, within the limitations set by the subsidizing agency of government, on the size or character of the development, on the amount or nature of the subsidy, or on the tenants, rentals, and income permissible, and without substantially changing the rent levels and unit sizes proposed by applicant.
O. Donation of Land In-lieu of Housing Production

In accordance with R.I.G.L. 45-24-46.1 the Planning Board may accept a donation of land suitable for the development of affordable housing in-lieu of housing production. The developer shall provide evidence that the land to be donated is suitable by designing and obtaining the necessary approvals and permits for a potential affordable housing development containing the required number of affordable units as required under Section E herein.

Additionally, the developer must prove that a proposed site would be a likely candidate for funding under Rhode Island Housing’s Keep Space Program as evidenced by a site score of 10 or higher on the LMI Site Rating form included below.

LMI Site Rating Form: 1 point each

<table>
<thead>
<tr>
<th>Score</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Development site offers opportunities for a mix of housing types or increase of housing diversity.</td>
</tr>
<tr>
<td>2</td>
<td>Development site is integrated within a neighborhood revitalization strategy.</td>
</tr>
<tr>
<td>3</td>
<td>Development site incorporates community space, proposed programming, green space and play areas.</td>
</tr>
<tr>
<td>4</td>
<td>Site allows for buildings to be clustered/preserves open space.</td>
</tr>
<tr>
<td>5</td>
<td>Site provides for redevelopment and/or adaptive re-use of existing structures.</td>
</tr>
<tr>
<td>6</td>
<td>Development site includes preservation of historic structures.</td>
</tr>
<tr>
<td>7</td>
<td>Development site is proximate to employment opportunities.</td>
</tr>
<tr>
<td>8</td>
<td>Development site is within 1/2 mi of residents retail needs.</td>
</tr>
<tr>
<td>9</td>
<td>Development site is within 1/2 mi of public transit.</td>
</tr>
<tr>
<td>10</td>
<td>Development site is located within an existing or new neighborhood center.</td>
</tr>
<tr>
<td>11</td>
<td>Development site is or will be served by public water and utilities.</td>
</tr>
<tr>
<td>12</td>
<td>Development site is located in an area targeted for investment/reinvestment.</td>
</tr>
<tr>
<td>13</td>
<td>Development site is listed in the Comprehensive Community Plan as a potential LMI Site.</td>
</tr>
<tr>
<td>14</td>
<td>Development site is within 1/2 mi of recreational/cultural/entertainment facilities.</td>
</tr>
<tr>
<td>15</td>
<td>Opportunities for community education, arts and recreation are incorporated into the development.</td>
</tr>
</tbody>
</table>

Project Site Score
Total Possible Score 15

O.P. Requirements

(4) Approved Purchasers of Affordable Units: A developer or owner shall select an eligible purchaser after completing a good faith marketing and selection process, as provided or approved by the Town of Smithfield. Upon request, the Town may provide the developer
or owner of an affordable unit with a list of households certified by the Town as eligible to purchase the unit. However, a The approved Monitoring Agent shall developer or property owner may select an income eligible purchaser who is not on a furnished list so long as the Town can verify the purchaser’s income and asset eligibility and the unit is sold at an affordable price as described in this chapter and shall provide the Town with documentation on eligibility as requested.

(6) Resale Restrictions Applicable to Affordable Units: All affordable ownership units as developed under this Article shall be subject to the following restrictions: A seller of an affordable unit must select a low-income purchaser approved by the designated Monitoring Agent by a method that complies with a Town approved good faith marketing and selection process. At the request of a seller, the Town will provide the seller with the description of a process that meets this requirement. Upon request, the Town may provide the seller with a list of households certified by the Town as income eligible to purchase the unit. All purchasers of affordable units shall be part of an income eligible household.

(9) Requirements may be amended by the Smithfield Town Council in furtherance of the purposes of this section.

P. Monitoring: The developer shall enter into an agreement with the Town’s designated Monitoring Agent, Smithfield Planning Department, or if no monitoring agent is designated by the Town, a monitoring agent approved by Rhode Island Housing and the Smithfield Town Council, will be designated as the Monitoring Agent to ensure...

Section 6. Article 6-Supplementary Regulations, Section 6.5 - Mixed Use Requirements are hereby amended as follows:

6.5.1. Mixed use shall only include residential and limited professional and office uses, except for those uses allowed by Special Use Permit in Use Category “D” (Public and Semi-Public Uses) and Use Category “E” (Outdoor Recreation). Each occupied mixed-use structure shall include no more than one dwelling unit. Permitted uses and special use permits are indicated in Table 1 – “Use Table” and are further defined here. Limited professional uses include medical, dental, legal, accounting, design, personal service establishments and similar professions. Office uses include real estate, insurance, financial lending institution but not including commercial bank with drive-up windows and any other service industry. New structures which propose non-residential uses for part of the structure shall architecturally conform to an exterior residential building design. Notwithstanding any of the above, the non-residential use component shall be located on street level of the principal structure and shall not exceed 50% of the principal structure.

6.5.2. One freestanding sign not to exceed sixteen (16) square feet per side shall be allowed for the non-residential use. A freestanding signs shall not exceed 10 feet in height above the ground. No such freestanding sign shall be erected in such a manner as to materially impede vision or obstruct access to or from any public or private street, sidewalk, driveway, off-street parking or loading facility or any other access required by this Ordinance. Said freestanding signs shall not be located within 50 feet of an intersection with an existing public right of way. Sign illumination may only be from an external stationary light of white or off-white color.
Section 7. Article 6- Supplemental Regulations, Section 6.8 - Land Unsuitable for Development is hereby amended as follows:

6.8.1 When calculating the Basic Maximum Number of Dwelling Units for a residential major subdivision or major land development project, land included in any of the following categories shall be considered unsuitable for development and shall be deducted from the total lot area to determine the buildable area of the parcel:

a. Fresh water wetlands, as defined in the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, adopted pursuant to Rhode Island General Laws Section 2-1-20.1, as amended, including excluding the buffers as defined in Section 5.3.4A of this Ordinance.

f. Slopes greater than 15%.

Section 8. Article 6- Supplemental Regulations, Section 6.8 - Land Unsuitable for Development is hereby amended as follows:

6.10 Use Of Dumpsters and Shipping Containers

Dumpsters- any container or bin capable of storing, transporting, receiving, hauling or emptying over 100 gallons of garbage, trash, refuse, waste, or materials including, but not limited to, commercially available roll-off units.

1. Any person in any residentially zoned district, prior to placing a dumpster on private property, shall first obtain a permit from the building & zoning official. Said permit will allow a dumpster for temporary use by the occupant of the dwelling for not more than (30) days or the time period for which there is an active building permit open on the property. Such dumpster(s) are subject to the following limitations:

A. The dumpster(s) shall be set back a minimum of (20) feet from the public right of way and a minimum of (10) feet from the side and rear property lines.

B. The dumpster(s) must be placed on a hard concrete or asphalt surface

C. No dumpster located in any residentially zoned district shall be serviced between the hours of 11:00 pm and 7:00 am.

D. The location of the dumpster(s) shall not affect the health, safety, and/or welfare of the neighborhood including, but not limited to, the build-up of offensive odors or odor generating waste, blocking access to a fire hydrant or obstructing the view of street intersections.

2. Shipping containers may be placed on any lot for a period of not more than eight (8) days for the purpose of loading or unloading of household items during a moving process and are restricted to a single container.

Section 9. These Ordinance Amendments shall take effect Thirty (30) days after their adoption by the Smithfield Town Council.
APPROVED AS TO FORM AND LEGALITY:

____________________________________
TOWN SOLICITOR

ADOPTED: ____________________________

____________________________________
TOWN COUNCIL PRESIDENT

____________________________________
TOWN CLERK
TOWN OF GLOCESTER ZONING BOARD OF REVIEW - PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Zoning Board of Review on Monday, January 23, 2023, at 7:00 PM, at the Zoning Board of Review Meeting Room, 64 Farnum Pike, Chappaquot, RI, at 7:00 p.m. when all persons interested will be heard for or against the granting of the following application:

Robert and Lorna Evans, applicants and Robert T. Lyons et ux Lorna A., Trustees & Lyons Family Trust, owners located at 1 Burdick Street, listed as Plat 42, Lot 62, seek variances to subdivide two lots into three lots in an R-80 district.

The public is welcome to any meeting of the Smithfield Zoning Board of Review. Complete applications are available for review in the Building and Zoning Department (401) 233-1039. If communication assistance (readers/interpreters/captions) is needed or any other accommodation to ensure equal participation, please contact the Smithfield Town Manager's Office at 401-233-1101 at least forty-eight (48) hours prior to the meeting.

BY ORDER OF THE ZONING BOARD
S. James Busum, Chairman

TOWN OF SMITHFIELD, RHODE ISLAND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Smithfield Town Council will hold a Public Hearing at the Smithfield Town Hall, 64 Farnum Pike, Smithfield, RI on Tuesday, January 21, 2020 at 7:00 PM. The purpose of the Public Hearing is to consider and act upon proposed amendments to the following Article(s) and Section(s) of the Smithfield Zoning Ordinance:

Amend Article 2 - Definitions, Section 2.2 - Specific Definitions by amending item 2. Accessory Dwelling Unit by adding a new item "105. Microbrewery" and by adding new item "135. Shipping Container"; amend language in Article 3, Section 3.3 Land Non-conformity by Amending multiple Nonconforming Land Use Zoned areas; amend by adding and/or amending Article 4 - Use Regulations Section 4.3 Table of Uses new use categories, "B12. Farmland Residential Compounds"; "2A. Office, Government, Business, Professional
- less than 4,000 sq. ft.", amend F4 Restaurant with Entertainment and/or Alcohol by adding "and/or Alcohol", add new use category "P6 Microbrewery" add new use category "J7 Construction Service". Amend use provisions for Personal Service Establishment into Table 4-6, add new use provision "J8 Material Processing". In Article 5 - Dimensional Regulations - Section 5.10 Inclusionary Zoning, amend language in Article 6 - Supplementary Regulations, Section 6.5 - Mixed Use Requirements, Article 6 - Supplementary Regulations, Section 6.8 - Land Use Planning for Development and add new section 6.10 Use of Dampeners and Shipping Containers.

At said Hearing opportunity will be given to all interested persons to be heard upon the proposed amendments. All interested persons are hereby notified that they shall be heard only prior to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alteration of amendment must be presented for comment in the course of the Hearing.

A complete copy of the proposed amendments are available for inspection or copying at the Smithfield Planning Office, Town Hall, 64 Farnum Pike, Smithfield, Rhode Island during normal business hours (8:30 AM - 4:00 PM, Monday - Friday) and may be viewed on the Town website, www.smithfieldri.com. Interested persons requiring special accommodations or assistance are requested to notify the Town Manager's Office (401-233-1010) 48 hours in advance of the meeting.

BY ORDER OF THE TOWN COUNCIL
Suzanna L. Alba, President

Library hosts Bookworms Book Group

Library hosts Bookworms Book Group

SMITHFIELD – East Smithfield Public Library, 50 Emond St., will host its Bookworms Book Group on Thursday, Jan. 9, at 4:30 p.m. Children in grades 2 and older (and their parents/caregivers) are invited to join. A free family pass is required. For more information, call 401-231-5150, ext. 3.

Knitting and Crochet group meets

SMITHFIELD – East Smithfield Public Library, 50 Emond St., will host its Thursday Knitting and Crochet group tonight, Jan. 9, at 6:30 p.m. The group meets on the second Thursday of each month in the this book group. The group meets each month to discuss a book, eat a snack, and make a small craft to take home.

BY ORDER OF THE TOWN COUNCIL
Kenneth P. Borden, Chairman

Individuals Requesting Interpreter Services For The Deaf Or Hard Of Hearing Must Call 401-232-5100 (72 Hours In Advance Of Said Hearing). TTY 401-769-3335.
TOWN OF SMITHFIELD, RHODE ISLAND
PUBLIC HEARING

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Amend Article 2 – Definitions, Section 2.2 – Specific Definitions by amending Item 2. Accessory Dwelling Unit by adding a new item “103. Microbrewery” and by adding new item “135. Shipping Container”; amend language in Article 3, Section 3.3 Land Nonconforming by Area, D. Merger of Multiple Nonconforming Lots of Record in Residential Zones; amend by adding and/or amending Article 4 - Use Regulations Section 4.3 Table of Uses new use categories “B12. Farmland Residential Compound”, “2A. Office, Government, Business, Professional <=4,000”; amend F4 Restaurant with Entertainment and/or Alcohol by adding “and/or Hookah”, add new use category “F6 Microbrewery” add new use Category “I7 Construction Service”. Amend use provisions of 14 Personal Service Establishments and 116 Indoor Amusement, Sports Facility; Add new use category “J8 Material Processing”; Add new use category “G3b Automotive Filling, Convenience Retail with a Drive-thru”; Article 4 - Use Regulations, Section 4.4 Supplementary Use Regulations, amend B1. Accessory Family Dwelling Unit; add new use provisions “B12 Farmland Residential Compound”; “F6 Microbrewery”; add new use provisions “I7 Construction Service”. Amend use provisions 14 Personal Service Establishments, and add new use provisions “J8 Material Processing”. In Article 5 - Dimensional Regulations - Section 5.4 Table 1 Dimensional Regulations, amend by adding dimensional provisions for the Village Zone, Amending language in Article 5 - Dimensional Regulations - Section 5.10 Inclusionary Zoning; amend language in Article 6 - Supplementary Regulations, Section 6.5 - Mixed Use Requirements, Article 6 - Supplemental Regulations, Section 6.8 - Land Unsuitable for Development and add new section “6.10 Use of Dumpsters and Shipping Containers”.

At said Hearing opportunity will be given to all interested persons to be heard upon the proposed amendments. The proposals shown thereon may be altered or amended prior to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alteration or amendment must be presented for comment in the course of the Hearing.

A complete copy of the proposed amendments are available for inspection or copying at the Smithfield Planning Office, Town Hall, 64 Farnum Pike, Smithfield, Rhode Island during regular business hours (8:30 AM – 4:30 PM, Monday – Friday) and may be viewed on the Town website, www.smithfieldri.com. Interested persons requiring special accommodations or assistance are requested to notify the Town Manager’s Office (401-233-1010) 48 hours in advance of the meeting.

BY ORDER OF THE TOWN COUNCIL
Suzanna L. Alba, President
TOWN OF SMITHFIELD, RHODE ISLAND
PUBLIC HEARING

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Amend Article 2 - Definitions, Section 2.2 - Specific Definitions by amending Item 2. Accessory Dwelling Unit by adding a new item “105. Microbrewery” and by adding new item “133. Shipping Container”; amend language in Article 3, Section 3.3 Land Nonconforming by Area, D. Merger of Multiple Nonconforming Lots of Record in Residential Zones; amend by adding and/or amending Article 4 - Use Regulations Section 4.3 Table of Uses new use categories, “B12. Farmland Residential Compound”, “2A. Office, Government, Business, Professional <=4,000”; amend F4 Restaurant with Entertainment and/or Alcohol by adding “and/or Hookah”; add new use category “F6 Microbrewery” and new use Category “I7 Construction Service”. Amend use provisions of I4 Personal Service Establishments and I16 Indoor Amusement, Sports Facility; Add new use category “I8 Material Processing”; Add new use category “G3b Automotive Filling, Convenience Retail with a Drive-thru”; Article 4 - Use Regulations, Section 4.4 SUPPLEMENTARY USE REGULATIONS amend B1. Accessory Family Dwelling Unit; add new use provisions “B12 Farmland Residential Compound”; “F6 Microbrewery”; add new use provisions “I7 Construction Service”. Amend use provisions I4 Personal Service Establishments, and add new use provisions “I8 Material Processing”. In Article 5 - Dimensional Regulations - Section 5.4 - Table 1 Dimensional Regulations, amend by adding dimensional provisions for the Village Zone. Amending language in Article 5 - Dimensional Regulations - Section 5.10 INCLUSIONARY ZONING; amend language in Article 6 - Supplementary Regulations, Section 6.5 - MIXED USE REQUIREMENTS, Article 6 - Supplemental Regulations, Section 6.8 - Land Unsuitable for Development and add new section “6.10 Use of Dumpsters and Shipping Containers”.

At said Hearing opportunity will be given to all interested persons to be heard upon the proposed amendments. The proposals shown thereon may be altered or amended prior to the close of the Public Hearing, without further advertising, as a result of further study or because of the views expressed at the Public Hearing. Any alteration or amendment must be presented for comment in the course of the Hearing.

A complete copy of the proposed amendments are available for inspection or copying at the Smithfield Planning Office, Town Hall, 64 Farnum Pike, Smithfield, Rhode Island during regular business hours (8:30 AM - 4:30 PM, Monday - Friday) and may be viewed on the Town website, www.smithfieldri.com. Interested persons requiring special accommodations or assistance are requested to notify the Town Manager’s Office (401-233-1010) 48 hours in advance of the meeting.

BY ORDER OF THE TOWN COUNCIL,
Suzanna L. Alba, President
DATE: April 1, 2020

TO: Smithfield Town Council

FROM: Carol Banville – License Coordinator

SUBJECT: Annual renewal of fourteen (14) Holiday Sales Licenses for the April 7th Town Council Meeting

BACKGROUND:

Holiday Sales Licenses are due for renewal the first week in April. The businesses listed below have filed their application for renewal.

TOWN REVENUE:

The cost to renew the Holiday Sales License is $50.00 per year.

APPROVAL STATUS:

Applications are complete for approval by the Town Council.

RECOMMENDED MOTION:

Move that the Smithfield Town Council approve the annual renewal of fourteen (14) Holiday Sales Licenses, as listed, as applied, subject to compliance with all State regulations and local ordinances.

1. A & L Liquors, LLC d/b/a “B & C Liquor”, 253 Putnam Pike
2. Botan, LLC d/b/a “Wise Guys Deli”, 1201 Douglas Pike
3. Cellco Partnership d/b/a “Verizon Wireless #161132”, 371 Putnam Pike
4. Cumberland Farms, Inc. d/b/a “Cumberland Farms #1251”, 353 Waterman Avenue
5. Mattress Firm, Inc. d/b/a “Mattress Firm #170005”, 445 Putnam Pike
7. Parker’s Vinyl Creations, LTD. d/b/a “Scoops”, 265 Putnam Pike
8. Pleasant View Nails, Inc. d/b/a “Pleasant View Nails”, 115 Pleasant View Avenue, Unit 5
9. Prince & Sons Pizza, Inc. d/b/a “Depetrillo’s Pizza & Bakery”, 105 Pleasant View Avenue
10. Quicket’s, Inc. d/b/a “Quicket’s”, 285 George Washington Highway
11. Rocky’s Ace Hardware, Inc. d/b/a “Rocky’s Ace Hardware”, 633 Putnam Pike
12. Target Corporation d/b/a “Target Store T-1404”, 371 Putnam Pike
13. The Sevigny Group, LLC d/b/a “Smithfield Fitness”, 970 Douglas Pike
14. Walgreen Eastern Co., Inc. d/b/a “Walgreens #18259”, 452 Putnam Pike
MEMORANDUM

Date: April 7, 2020
To: Honorable Town Council
From: Gene Allen, Public Works Director

RE: DPW Design Services - RFQ Award

Background:

A Request for Qualification (RFQ) was received for the Design Services for the Department of Public Works facility upgrades. Five proposals were received. The five firms submitting proposals were;

1. DiGiorgio Associates Inc. of Boston, MA
2. Aharonian & Associates Inc. of Smithfield, RI
3. Saccoccio & Associates Inc. of Cranston, RI
4. Edward Rowse Architects Inc. of East Providence, RI
5. ATAINE Engineers, P.C. of Providence, RI

An evaluation committee was assembled consisting of the Town Planner, the Town Building Inspector (at the time of review), and myself. The selection committee reviewed the qualification statements and scored the firms according to the evaluation criterion identified in the RFQ. The scoring indicated unanimously, with a total possible score of 300, that Aharonian & Associates, scoring 289 points, was the most qualified firm to conduct the inspection services. The scoring summary is attached for reference.

The price proposal was then opened and negotiated with Aharonian & Associates, coming to agreement as follows.

The project is envisioned to be designed and constructed in three phases.

1. Phase 1 design will consist of extending the existing main garage facility to create a vehicle maintenance bay.
2. Phase 2 design will consist of modifying the existing building to bring the facilities up to current code and provide facilities appropriate for existing and future programs.
3. Phase 3 design will consist of expanding the existing building to create administrative offices that will better serve the public.
Financial Impact:

The proposed design fees for the three phases are broken down as follows;

Phase 1
- Design: $32,500
- Bidding and Construction: $11,500
- Total: $44,000

Phase 2
- Design: $17,200
- Bidding and Construction: $6,000
- Total: $23,200

Phase 3
- Design: $37,500
- Bidding and Construction: $11,500
- Total: $49,000

The Phase 1 design funding, $32,500, is contained within the Department of Public Works capital budget.

Recommendation:

That the Smithfield Town Council authorizes the Town Manager to enter into contract with Aharonian & Associates, Inc., of 310 George Washington Highway, Smithfield, RI, 02917, for the DPW Renovation Design Services for $32,500.00.

Moved: That the Smithfield Town Council authorizes the Town Manager to enter into contract with Aharonian & Associates, Inc., of 310 George Washington Highway, Smithfield, RI, 02917, for the DPW Renovation Design Services for $32,500.00.
# Town of Smithfield

## Bid Tab

### Design Services
Smithfield Department of Public Works

**Bid Opening:** October 11, 2019 at 10:00AM

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<th>Vendor</th>
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<td>DiGiorgio Associates Inc.</td>
<td>529 Main Street, Suite 3303</td>
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<td>Boston, MA 02129</td>
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<td>Aharonian &amp; Associates</td>
<td>310 George Washington Highway, Suite 100</td>
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<td>ATANE Engineers, P.C.</td>
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*Referred to the Evaluation Committee and future recommendation will be forwarded to the Town Council for approval.*
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March 10, 2020

Mr. Gene Allen
Director of Public Works
Smithfield Department of Public Works
3 Spragueville Road
Smithfield, RI 02917

RE: Architectural and Engineering Design Services for Smithfield Department of Public Works

Dear Mr. Allen,

We are very pleased to have the opportunity to provide this Fee Proposal for Architectural and Engineering Services for the Smithfield Department of Public Works (DPW). Our proposed fee that follows has been determined with the assumptions, which we have indicated in the following proposed scope.

Project Scope:

Our goal is to provide Design Services for future DPW equipment and machinery being maintained at this facility, adding men's and women's toilet and locker rooms and the redesign and coordination of a new administration area which will safely be accessed by the public. All the modifications and additions will meet applicable ADA and building code requirements.

The Program Scope will be as follows:

Phase 1:

- Extend the length of the existing end bay and add an addition of new wider oversized bay to provide additional space for parking and vehicle maintenance. Each of the last 2 bays will incorporate drive thru access.
- Provide mobile truck lifts to the new and renovated truck bays.
- Install new fixed elevated catwalk and ships ladder to improve worker safety while washing trucks. This will be located on the exterior of the building along the new truck bay addition.
- Patch and repair existing damaged and spalling floor slab in all maintenance bays.
- Modify or replace existing ventilation system in the vehicle bays.
Phase 2:

- Re-configuring the existing staff work space area into a new kitchen, training room, restrooms, and locker rooms.
- Existing HVAC System to be evaluated and reconfigured or replaced to accommodate new program.

Phase 3:

- Construct new addition to the rear of the building. This space will provide a new public entry as well as administrative staff work spaces, offices and a conference room. This addition will also minimize the amount of pedestrian and large truck vehicular traffic crossing on the site. The relocation of the employee work space and integration of new HVAC and ventilation equipment will help to limit employee exposure to vehicle exhaust fumes, welding and grinding fumes, and paint fumes in the administrative area.
- Construct a new dedicated welding area.
- Reconfigure the building site to accommodate new public parking and recycling areas from large truck and staff access.

In conclusion, the modifications and additions described as Phase 1 through Phase 3 address safety issues and access control/traffic flow concerns creating a safer working environment for municipal employees as well as the visiting public. These updates will correct accessibility issues, reconfigure circulation paths for both pedestrians and vehicles and add new administrative areas. The proposed addition to the maintenance bays will help to organize equipment and parts as well as provide better access to service larger vehicles. The proposed addition to the administrative areas will provide additional space for the staff and provide a pleasant and welcoming experience for the visiting public. Of utmost importance is the separation of the public areas from the private areas.

We propose to provide the following scope of Architectural Services for this Project:

A) **Schematic Design Phase**

1) **Schematic Design:** We have provided a schematic building floor plans and elevations to date as approved. Such plans will be the basis for developing and finalizing the Design Development and Construction / Permit Documents.

B) **Design Development**

1) **Floor Plan & Elevations:** We will review with you and will provide any minor modifications to you before finalizing the Construction and Bid Drawings.

C) **Construction Document Phase**

1) **Existing Conditions Survey and Documentation:** We will prepare Existing Condition Documents for the proposed facility. These documents will provide all existing code related issues, entry point architectural aesthetics, ADA requirements and administrative areas creating an accurate base plan.

2) **Code Review:** We will perform a formal review of the State and Town codes applicable to the work being contemplated for this Project for use in preparing the Construction Documents. We will meet with the Towns' Officials as we develop the design.
3) **Meetings:** We will meet with you and/or your representative at the Project site or at a mutual location as required for overall Project coordination during the development of the Construction Documents. We anticipate five meetings will be required.

4) **Construction Documents:** Once final design developed concepts are accepted we will prepare Construction Documents for the proposed facility outlined in each Phased Project Scope above, consisting of plans, interior/exterior elevations, details and specifications as required to thoroughly describe the Work of the Project. The specifications will be noted with a separate manual.

6) **Consultants:** We will include Structural and MEP Engineers as required to develop the Construction Documents relative to the Project Scope outlined above. All Civil engineering will be provided by the Town Engineer.

**B) Bidding Each Phase**

1) **Bid Administration:** We will provide general assistance in your solicitation of Bids from General Contractors for the Work shown in the Construction Documents, including:

- Answer Bidders' questions relative to the information contained in the Construction Documents.
- Pre bid meeting at site with potential bidders and owner's representative.
- Issue clarification sketches, if required, relative to the information contained in the Construction Documents.
- Review and comment on the Bids received to aid in your awarding of the Contract for Construction.
- Coordination of bid opening.
- Preparation of the Contract for Construction for owners review and execution.

**C) Contract Administration for Each Phase**

1) **Construction Observation:** We will make bi-weekly field inspections to observe and report on the progress of the Work in order to verify compliance with the Construction Documents. At the final inspection, we will prepare a "Punch List" of items requiring remedial work by the Contractor prior to final payment on the Contract for Construction.

2) **Submittal Review:** We will review and process product data and shop drawing submittals from the General Contractor to ensure compliance with the Construction Documents.

3) **Applications for Payment and general administrative work:** We will review and process the General Contractor's Applications for Payment to verify that the monetary amounts requisitioned are in accordance with the Work completed for the time period indicated. We will also process general administrative paperwork, such as Change Orders, correspondence, etc. as required facilitating the progress of the Contract for Construction.

We propose to provide the Architectural Services as outlined above on a Not To Exceed fee, as indicated below.
The following is a breakdown of our Fee for the Architectural Services outlined above:

**Phase I**
- Design Development Code Review & 2 Town Meetings $2,500.00  
- Construction Documents $18,000.00  
- Structural Engineering Consultant (Construction Documents) $4,500.00  
- Mechanical/Plumbing Eng. Consultant (Construction Documents) $4,500.00  
- Electrical Engineering Consultant (Construction Documents) $3,000.00  
- Bidding & Negotiations $1,500.00  
- Construction Administration $10,000.00  
  
  **Total** $44,000.00

**Phase II**
- Design Development Code Review & 2 Town Meetings $1,500.00  
- Architectural Construction Documents $9,500.00  
- Mechanical / Plumbing Eng. Consultant (Construction Documents) $3,200.00  
- Electrical Engineering Consultant (Construction Documents) $3,000.00  
- Bidding & Negotiations $1,000.00  
- Construction Administration $5,000.00  
  
  **Total** $23,200.00

**Phase III**
- Design Development Code Review & 2 Town Meetings $2,500.00  
- Architectural Construction Documents $20,000.00  
- Structural Engineering Consultant (Construction Documents) $4,500.00  
- Mechanical / Plumbing Eng. Consultant (Construction Documents) $4,500.00  
- Electrical Engineering Consultant (Construction Documents) $6,000.00  
- Bidding & Negotiations $1,500.00  
- Construction Administration $10,000.00  
  
  **Total** $49,000.00
Optional and/or Additional Service Fee: We may provide these services on a time and materials basis, as requested, at the rate of $110.00 per hour. Optional services consist of changes to the scope of the project after the design has been accepted.

Our fee is based on the following assumptions:

- Reimbursable expenses include reprographic costs and shipping will be billed to the Owner at our cost plus ten percent (10%). Travel mileage will be billed at the rate of 50 cents per mile.

Our scope of services does not include:

- Security and surveillance.
- Site Civil Public Meetings & Meetings with State and Local Offices
- On-site storm water infiltration, including soil evaluation, infiltration system design and RIDEM UIC permitting. (if storm water mitigation is requested by the town)
- Environmental investigation and abatement.
- Optional Services described above.

We look forward to working with you on this very exciting project. Please don't hesitate to call if you have any questions or if you need any additional information regarding this Proposal.

Thank you again for the opportunity to provide this proposal and be part of your team.

Sincerely,
Aharonian & Associates, Inc.

[Signature]
John A. Aharonian, RA
President

Accepted by: ___________________________ Authorized Signature

Date: ___________________________
TOWN OF SMITHFIELD
Department of Public Works Building Renovations

Terms and Requirements for Request for Qualifications

Item Description: DESIGN SERVICES – SMITHFIELD DEPARTMENT OF PUBLIC WORKS
Date and Time to be OPENED: October 11, 2019

Qualification Statements may be submitted up to 10:00 AM on the above meeting date at the office of the Town Purchasing Agent, 64 Farnum Pike, Smithfield, RI 02917, during normal business hours, 8:30 AM through 4:30 PM. All Qualification Statements will be publicly opened and read at the Town Hall Council Chambers, second floor, Town Hall.

INSTRUCTIONS

1. Qualified Statements must be sealed in an envelope clearly labeled with the above captioned item or work. The Qualification Statement envelope and any information relative to the Qualification Statement must be addressed to the Purchasing Agent, 64 Farnum Pike, Smithfield, RI 02917.

2. Qualification Statements must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.

3. Qualification Statement responses must be in ink or typewritten.

4. Each Proposer is required to state in their Qualification Statement their full name and place of residence; and must state the names of persons or firms with whom he/she is submitting a joint Qualification Statement. All Qualification Statements SHOULD BE SIGNED IN INK.
NOTICE TO QUALIFIED VENDORS

1. The Town of Smithfield, Rhode Island (hereinafter referred to as the “Town”) reserves the right to waive any and all informalities and to award the contract on the basis of the most qualified proposal in the best interest of the Town.

2. No Qualification Statement will be accepted if made in collusion with any other responder.

3. A Proposer who is an out-of-state corporation, shall qualify or register to transact business in this State, in accordance with R.I. Gen. Laws, as amended, Sections 7-1.1-99, 7-1.1-105, 7-1.1-106.

4. The Town of Smithfield reserves the right to reject any and all Qualification Statements.

5. The Town of Smithfield reserves the right to award to one Proposer or to split the award.

6. All Qualification Statements will be disclosed at the formal opening.

7. As the Town of Smithfield is exempt from the payment of Federal Excise Taxes and Rhode Island Sales Tax, prices quoted are not to include these taxes.

8. The Proposer will not be permitted to either assign or underlet the contract, nor assign legally or equitably any moneys hereunder or its claim thereto, without the previous written consent of the Town Manager.

9. Delivery dates must be shown on your Qualification Statement. If no delivery date is specified, it will be assumed that an immediate delivery from stock will be made.

10. Qualification Statements may be submitted on an “equal” in quality basis. The Town reserves the right to decide equality. Proposers must indicate brand or make offered and submit detailed specifications, if other than the brand requested.

11. For contracts involving construction, alteration and/or repair work, the provisions of State Labor Law concerning payment of prevailing wage rates apply (See R.I. General Law Sec. 37-13-1 et seq. as amended).

12. No goods may be delivered or work started without Notice from the Town.
TOWN OF SMITHFIELD
Department of Public Works Building Renovations

PROFESSIONAL SERVICE QUALIFICATION STATEMENT TERMS

1. It is hereby mutually understood and agreed, that no payment for extra work shall or will be claimed or made, unless ordered in writing by the Town Manager or his designee.

2. Awards will be made within sixty (60) days of the Qualification Statement opening.

3. Failure to deliver within the time quoted or failure to meet specifications, may result in default action, in accordance with the general specifications. It is agreed that deliveries and/or completion are subject to strikes, lockouts, accidents and Acts of God.

4. The successful Proposer shall, prior to commencing performance under the contract, attach and submit evidence that they have complied with the provisions of the Rhode Island Worker’s Compensation Act Title 28, Section 1, et seq (R.I.G.L.). If the successful Proposer is exempt from compliance under the Worker’s Compensation Act, an officer of the successful Proposer shall so state by way of sworn Affidavit, which shall accompany the signed contract.

5. The successful Proposer shall, prior to commencing performance under the contract, attach and submit a certificate of insurance, in a form satisfactory to the Town, by which the successful Proposer will indemnify and hold harmless the Town, during the term of the contract, from claims for personal injury or damages to property sustained by third person or their agents, servants and/or claimed under them.

SECTION 1. INTRODUCTION

The Town of Smithfield is soliciting qualifications from qualified firms to provide professional design services for the Smithfield Department of Public Works building renovation projects.

The contract period will begin approximately November 1, 2019.

This is a Request for Qualifications, not a Request for Quotes. Responses will be evaluated on the basis of the relative merits of the submission and firms will be ranked in order of responsiveness. The top firm will be selected and enter into fee negotiations with the Town of Smithfield. If an agreement cannot be reached between these parties, the Town of Smithfield may elect to enter into negotiations with the next highest ranked firm.

Instructions and Notifications to Offerors

1. Potential vendors are advised to review all sections of this RFQ carefully and to follow instructions completely, as failure to make a complete submission as described elsewhere herein, may result in rejection of the submission.
2. Alternative approaches and/or methodologies to accomplish the desired or intended results of this RFQ are solicited. However, submissions which depart from or materially alter the terms, requirements or scope of work defined by this RFQ, may be rejected as being non-responsive.

3. All costs associated with developing or submitting in response to this RFQ or for providing oral or written clarification of its content, shall be borne by the vendor. The Town of Smithfield assumes no responsibility for these costs, even if the RFQ is cancelled or continued.

4. Submissions are considered to be irrevocable for a period of not less than 90 days following the opening date and may not be withdrawn, except with the express written permission of the Town of Smithfield.

5. It is intended that an award pursuant to this RFQ, will be made to a prime vendor, who will assume responsibility for all aspects of the work. Subcontracts are permitted, provided that their use is clearly indicated in the vendor's submission and the subcontractor(s) to be used is identified in the submission.

6. Vendors are advised that all materials submitted to the Town of Smithfield for consideration, in response to this RFQ, may be considered to be public records as defined in R. I. Gen. Laws § 38-2-1, et seq. and may be released for inspection, upon request, once an award has been made.

7. In accordance with R. I. Gen. Laws § 7-1.2-1401, no foreign corporation has the right to transact business in Rhode Island, until it has procured a certificate of authority to do so from the Secretary of State. This is a requirement only of the successful vendor(s). For further information, contact the Secretary of State at (401-222-3040).

8. In accordance with RI Gen. Law § 37-14.1-1, it is the policy of the State of Rhode Island to support the fullest possible participation of firms owned and controlled by minorities (MBEs) and women (WBEs). Pursuant to §§ 37-14.1-2 and 37-14.1-6, MBEs and WBEs shall be included in all state purchasing, including but not limited to, the procurement of goods, services, construction projects or contracts funded in whole or in part with state funds or funds which, in accordance with a federal grant or otherwise, the state expends or administers. MBEs and WBEs shall be awarded a minimum of ten percent (10%) of the dollar value of the entire procurement or project. MBE participation credit shall only be granted for firms duly certified as MBEs or WBEs by the State of Rhode Island, Department of Administration, Office of Diversity, Equity and Opportunity, MBE Compliance Office (MBECO).

The current directory of firms certified as MBEs or WBEs may be accessed at http://odeo.ri.gov/offices/mbeco/mbe-wbe.php or by contacting Dorinda Keene at the MBECO at (401) 574-8670 or via email at Dorinda.Keene@doa.ri.gov

SECTION 2. BACKGROUND

The Town of Smithfield Department of Public Works is looking to design additions and renovations to the existing Public Works Department garage located at 3 Spragueville Road in Smithfield Rhode Island.
Background of the Project

The Smithfield Department of Public Works Maintenance Facility was built in 1955 as Masonry, Steel and Wood Structure located at 3 Spragueville Road in Smithfield, RI. The Exterior walls are primarily Masonry Bearing Wall Construction, while the roof structure is a Steel Beam superstructure, with wood joist and wood deck infill. The existing space is comprised of office space and nine (9) vehicle maintenance bays.

In March of 2019, the Department of Public Works contracted with Aharonian and Associates, Inc. of Smithfield RI, to complete an assessment and Feasibility Study of the existing main garage at 3 Spragueville Road. The intent of this feasibility study, was to evaluate the condition of the existing building and determine whether the existing structure can be utilized to provide the Town of Smithfield with a safe and cohesive space for staff, administration and the public. The goal is to make a safe working environment for the staff and visiting public, utilizing facilities such as recycling and administrative inquiries, while separating the Public Works daily operations and maintenance activities, providing a safer work site.

There were a number of design and operational deficiencies identified during the study. The existing facility has inadequate ventilation, causing fumes and odors from the vehicle maintenance bays to permeate throughout the building during the day. It was noted that this condition worsens over the course of the work day. The building currently does not meet ADA requirements. The maintenance staff does not have access to any vehicle lifts, making routine maintenance more time consuming and dangerous. The existing concrete floor in the work bays are starting to spall and erode from years of exposure to the salt and sand coming off the vehicles. There exists no clear separation between public access and operations space, allowing for potentially dangerous encounters between the visiting public and department vehicles and heavy machinery.

Finally, the Feasibility Study's goal was to provide a preliminary design for future DPW operations. These operations will include maintenance of the DPW equipment and machinery, and potentially other town vehicles, adding men's and women's restrooms / locker rooms and redesigning a new administration area which will safely be accessed by the public. The modifications and additions will need to provide applicable ADA and building code requirements.

SECTION 3: SCOPE OF WORK AND REQUIREMENTS

Comprehensive Design Services

The Owner intends to commission one firm to provide all design services necessary. This firm will have the responsibility to provide these comprehensive design services through the firm's own capabilities and sub-consultants as necessary. It should be noted, that this project will not only require the disciplines traditionally included in architectural contracts, i.e. architectural, structural, mechanical and electrical, but also those associated with design of the site and building specialties of this project. Personnel with appropriate expertise will be required, including a civil engineer. Other areas of expertise, such as a planner, cost estimator, code research, lighting design, acoustical analysis, security and interior design, as needed for the complete design of the project, may also be required. This expertise must be provided by in-house personnel or through engaging sub-consultants, as part of basic design services.
Bidding and Construction Contracting Process

The Owner is currently evaluating options for construction procurement. It is possible that a General Contractor or Construction Manager may be utilized to complete the projects.

Scope of Work: Respondents should expect the scope to consist of architectural and engineering services, including but not limited to the following:

A. Programming and Schematic Design Phase:
   • Meeting and collaborating with the Public Works Department staff and Town personnel to review the goals and requirements of the project.
   • Work with the Public Works Department to develop designs to meet the departments operational requirements, site utilization, planning and zoning requirements, site and surrounding neighborhood context and restraints, utilities, environmental impacts, functional and budgetary needs and fully comply with all applicable building codes, laws, statutes, regulations, ordinances and governmental requirements, while maximizing efficiency. Staying within budget is mandatory.
   • Preparation of multiple Conceptual Design options, including preliminary programming, floor plans, elevations, site plans and potential three dimensional (3D) studies, if required. The initial designs from the Feasibility Study (attached as a component of this RFQ), shall serve as a starting point for schematic designs, as well as the design and construction phasing.
   • Prepare Schematic Designs to define and address all the requirements determined from the conceptual designs and as required, to communicate the scope and intent of the work. Prepare Schematic Design cost estimates.

B. Design Development Phase:
   • Upon selection of the building design, prepare Design Development plans and prepare specifications to further define the details of the project and as required, update the cost estimates.

C. Construction Documents Phase:
   • Prepare Construction Documents, including details, plans and final specifications for all trades for all materials, equipment, labor and other requirements, as well as bidding documents, that clearly define the character, quality and quantity of work to be constructed for all disciplines, including updating of the cost estimates. A professional architect and/or engineer, who is licensed in the State of Rhode Island, shall oversee the drafting and preparation of all construction documents. The design team will be responsible for all printed sets of construction documents for the design, local and state reviews (if required), bid phase and construction phase. Include and adhere to all requirements of other state agencies, as applicable (flood management, hazardous materials testing and remediation, etc.)
   • Coordinates compilation of the bid spec manual, integrating Town of Smithfield forms, standards and general and special conditions into the manual.

D. Bid Phase:
   • Provide bidding assistance to the owner, including but not limited to: Attend/participate in all pre-bid meetings and conferences; responding to requests for information and requests for clarification concerning the plans and specifications; assisting in pre-bid site inspections; issuing addenda; assisting the Town's Purchasing Agent in bid opening and tabulations of bid results; performing scope reviews with the apparent low bidder(s); make recommendations to the Town of Smithfield and the Smithfield
TOWN OF SMITHFIELD  
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Department of Public Works, regarding award/rejection of bid(s).

E. Construction Administration:
• Provide Construction Administration services as customarily expected and provided for public building projects of this scope in Rhode Island for the entire duration of construction, including but not limited to, review of shop drawings and submittals, material samples, reviewing and opining as to requests for substitution, answering RFFs, review of contractor applications for payment, review of proposed change orders, field observation meetings, overseeing the work and preparation of punch lists. The design team shall also document as-built information provided by the trade contractors, providing the Town with as-built drawings.

F. Other General Requirements:
• Provide project closeout services, in accordance with the standard practices of the construction industry on public works projects.
• Attendance at meetings as required by the Town and/or Department of Public Works, including meetings with any agencies having jurisdiction over the project, meetings with the end user, public information meetings that are required to obtain all Town and State approvals and meetings to discuss the status of design and construction.

G. Project Phasing:
• It is anticipated that this project will be completed in three (3) phases over multiple years depending on funding availability. The proponents shall submit their bids by phase.

Phase 1:
• Extend the length of the existing end bay and add an addition of new wider oversized bay, to provide additional space for parking and vehicle maintenance. Each of the last 2 bays will incorporate drive thru access.
• Provide infrastructure for mobile truck lifts to the new and renovated truck bays.
• Install new fixed elevated catwalk and ships ladder, to improve worker safety while washing trucks. This will be located on the exterior of the building along the new truck bay addition.
• Patch and repair existing damaged and spalling floor slab in all maintenance bays.
• Modify or replace existing ventilation system in the vehicle bays.
• Modify or replace existing fire alarm to be code compliant

Phase 2:
• Re-configuring the existing staff work space area into a new kitchen, training room, restrooms and locker rooms.
• Existing HVAC System to be evaluated and reconfigured or replaced, to accommodate new program.

Phase 3:
• Construct new addition to the rear of the building. This space will provide a new public entry, as well as administrative staff work spaces, offices and a conference room. This addition will also
minimize the amount of pedestrian and large truck vehicular traffic crossing on the site. The relocation of the employee work space and integration of new HVAC and ventilation equipment will help to limit employee exposure to vehicle exhaust fumes, welding and grinding fumes and paint fumes in the administrative area.
- Construct a new dedicated welding area.
- Reconfigure the building site to accommodate new public parking and recycling areas from large truck and staff access.

SECTION 4: SUBMISSION

A. Technical Submission

Narrative and format: The submission should address specifically each of the following elements:

1. **Staff Qualifications**: Provide staff resumes/CV and describe qualifications and experience of key staff who will be involved in this project.

2. **Capability, Capacity, and Qualifications of the Offeror**: Please provide a firm profile that includes office size, detailing relevant experience and areas of expertise. Please also include a list of projects currently underway that will overlap with this project and if any scheduling conflicts may exist. A list of at least three current client references must be provided, to include client names, addresses, phone numbers, dates of service and type(s) of service(s) provided.

3. **Approach/Methodology**: Please describe your project approach, highlighting any key differentiators that may set your firm apart.

4. **Insurance**: List all insurance coverage currently carried by the firm, including professional liability and general liability as a minimum.

5. **Political Contributions**: The prime vendor shall provide a list of all political contributions, made directly or indirectly to any candidate for municipal office in the Town of Smithfield, by the Vendor, its principals, its subcontractors and their principals for the last five (5) years.

6. **Legal Proceedings**: Interested prime vendors must list and explain any and all legal proceeding or administrative proceeding or arbitration, currently pending, involving your firm or to which your firm of any of its principals, members or employees are a party.

7. **Financial Statement**: Please submit a reviewed financial statement for the most recent fiscal year. The financial information submitted shall remain confidential and shall not be public record.

Interested vendors must submit responses to provide the goods and/or services covered by this RFQ on or before the date and time listed on the cover page of this solicitation. Responses received after this date and time shall not be accepted.
TOWN OF SMITHFIELD
Department of Public Works Building Renovations

Submissions should be mailed or hand-delivered in a sealed envelope marked "DESIGN SERVICES – SMITHFIELD DEPARTMENT OF PUBLIC WORKS" to:

Office of the Purchasing Agent
Town of Smithfield
64 Farnum Pike
Smithfield, RI 02917

NOTE: Submissions misdirected to other locations or those not presented to the Office of the Purchasing Agent by the scheduled due date and time, shall be determined to be late and shall not be accepted. Submissions faxed or emailed to the Town of Smithfield shall not be accepted.

B. Cost Submission

Fees for professional services shall be negotiated, following vendor rankings.

Responses will be evaluated on the basis of the relative merits of the submission and firms will be ranked in order of responsiveness. The top firm will be selected and enter into fee negotiations with the Town of Smithfield. If an agreement cannot be reached between these parties, the Town of Smithfield may elect to enter into negotiations with the next highest ranked firm.

C. MBE/WBE Participation

See Exhibit A for the MBE/WBE Participation Plan. All respondents must complete this form and are expected to identify a minimum of 10% MBE/WBE participation.

D. Familial Relationship Affidavit

See Exhibit B for the Familial Relationship Affidavit. All respondents must complete this form.

E. Certificate of Non-Collusion

See Exhibit C for the Certificate of Non-Collusion. All respondents must complete this form.

SECTION 5: EVALUATION AND SELECTION

Submissions shall be reviewed by a technical evaluation committee comprised of members of the Department of Public Works Building Committee.

The technical evaluation committee first shall consider technical submissions.
TOWN OF SMITHFIELD
Department of Public Works Building Renovations

The Town of Smithfield reserves the right to select the vendor(s) or firm(s) that it deems to be most qualified to provide the goods and/or services as specified herein; and conversely reserve, the right to cancel the solicitation in its entirety in its sole discretion.

Submission shall be reviewed and scored based upon the following criteria:

<table>
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<tr>
<th>Criteria</th>
<th>Possible Points</th>
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<tbody>
<tr>
<td>Staff Qualifications</td>
<td>25 Points</td>
</tr>
<tr>
<td>Capability, Capacity and Qualifications of the Offeror</td>
<td>25 Points</td>
</tr>
<tr>
<td>Work Plan</td>
<td>25 Points</td>
</tr>
<tr>
<td>Approach Proposed</td>
<td>25 Points</td>
</tr>
<tr>
<td><strong>Total Possible Technical Points</strong></td>
<td><strong>100 Points</strong></td>
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General Evaluation:

Points shall be assigned based on the vendor’s clear demonstration of the ability to provide the requested goods and/or services. Vendors may be required to submit additional written information or be asked to make an oral presentation before the technical evaluation committee, as part of the selection process.

The top firm will be selected and enter into fee negotiations with the Town of Smithfield. If an agreement cannot be reached between these parties, the Town may elect to enter into negotiations with the next highest ranked firm.

SECTION 6. QUESTIONS

All questions concerning this solicitation must be in writing e-mailed to Gene Allen, Director of Public Works at gallen@smithfieldri.com

SECTION 7. SUBMISSION CONTENTS

Submissions shall include the following:

A. Technical Submission - describing the qualifications and background of the applicant and experience with and for similar projects and all information described earlier in this solicitation.
   a. One (1) Electronic copy on a USB Flash Drive
   b. One (1) printed paper copy, marked “Technical Submission - Original"
   c. Four (4) printed paper copies

B. MBE/WBE Utilization Plan Form

C. Familial Relationship Affidavit

D. Certificate of Non-Collusion
TOWN OF SMITHFIELD
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Notwithstanding the above, the Town of Smithfield reserves the right to accept or reject any or all submissions, to waive any formalities and to award in the Town's best interest.

Submissions found to be technically or substantially non-responsive, at any point in the evaluation process, will be rejected and not considered further.
TOWN OF SMITHFIELD
Department of Public Works Building Renovations

EXHIBIT A

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE, RHODE ISLAND 02903

MBE/WBE PARTICIPATION PLAN - DESIGNER SELECTION RFP

Bidder's Name:
Bidder's Address:
Point of Contact:
Telephone:
Email:
Solicitation No.:
Project Name:

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 MBE Compliance Office at time of bid, and that MBE/WBE subcontractors must self-perform 100% of the work or subcontract to another RI certified MBE in order to receive participation credit. Vendors may count 50% of expenditures for materials and supplies obtained from an MBE certified as a regular dealer/supplier, and 100% of such expenditures obtained from an MBE certified as a manufacturer. This form must be completed in its entirety and submitted at time of bid. Please complete separate forms for each MBE/WBE contractor/supplier to be utilized on the solicitation, including one for the prime vendor if the prime is, itself, a certified MBE/WBE.

<table>
<thead>
<tr>
<th>Name of Subcontractor/Supplier:</th>
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<tr>
<td>Type of RI Certification:</td>
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<tr>
<td>MBE □ WBE □</td>
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<td>Address:</td>
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<td>Telephone:</td>
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<td>Email:</td>
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<tr>
<td>Detailed Description of Work To Be Performed by Subcontractor or Materials to be Supplied by Supplier:</td>
</tr>
<tr>
<td>Participation Percentage (%):</td>
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<td>Anticipated Date of Performance:</td>
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[Signature and Title]

Certify under penalty of perjury that the forgoing statements are true and correct.

Prime Contractor/Vendor Signature  Title  Date

Subcontractor/Supplier Signature  Title  Date

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AFFIDAVIT AS TO DISCLOSURE OF FAMILIAL RELATIONSHIPS FOR COMPETITIVE BIDS

Rhode Island State Law requires any Competitive Bid to be accompanied by a sworn and notarized statement that discloses any familial relationship that exists between the owner or any employee of the bidder and any member of the Department of Public Works, the Town and/or members of the Town Council. The Town may require same sworn and notarized statement to accompany any bid for goods or services, as deemed necessary.

INSTRUCTIONS: This report must be completed either in ink or typewritten. Attach pages of this size if additional space is needed on any response and identify each response by the part to which it relates.

NAME OF BIDDER: __________________________________________

Address: ________________________________________________

Period of Proposed Work: __________________________________

Question #1: Does the owner or any employee of the bidder have any familial relationship with any employee of the Smithfield Department of Public Works; or members of the Smithfield Town Council?

Yes ___ No ___

If the answer to #1 is yes, complete the following:

a) Name of Employee: ____________________________________

b) Home Address of Employee: _____________________________

c) Position Held: _________________________________________

d) Name of Department of Public Works or Town Council Member: ________________________________

Question #2: Does the owner or any employee of the bidder have any familial relationship with the current or former Smithfield Town Manager? Yes ___ ___ No _____

If the answer to #2 is yes, complete the following:

a) Name of Employee: ____________________________________

b) Home Address of Employee: _____________________________

c) Position Held: _________________________________________
TOWN OF SMITHFIELD
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d) Name of Town Manager or former Town Manager: ________________________________

I, ___________________________ having been duly sworn on oath, say that I am the above named, that I have personally prepared the foregoing affidavit and that the same is true to the best of my knowledge and belief.

__________________________
[signature of affiant]

Subscribed and sworn to before me this _____ day of __________________, 2019.

__________________________   __________________________
[signature of Notary Public]   [printed name of Notary Public]

NOTARY PUBLIC
My commission expires: ___________20__.
EXHIBIT C
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury, that this bid, proposal or qualifications has been made and submitted in good faith, without collusion or fraud with any other person.

ANTI-COLLUSION DECLARATION

The Bidder, by virtue of issuing a Bid, certifies that Bidder has not divulged, discussed or compared the Bid with other Bidders and has not colluded with any other Bidder of parties to a Bid whomsoever. Bidder further certifies and agrees, that premiums, rebates or gratuities are prohibited whether with, prior to, or after any delivery of material or services. Any such violation, will result in the cancellation of this contract.

CONFLICT OF INTEREST

The Bidder shall disclose, in writing, as part of their Bid, any possible or potential conflicts of interest, which are known to or reasonably should be known to the Bidder or subcontractors, which may exist between their firm and the Town of Smithfield and Smithfield Department of Public Works.

All Bidders and their subcontractors and business partners must disclose with their Bid, the name of any officer, director, agent or employee, who is also an employee or family member of an employee of the Town of Smithfield and Smithfield Department of Public Works.

Further, the Bidder must disclose the name of any Town of Smithfield and Smithfield Department of Public Works employee or family member or any elected official who owns, directly or indirectly, an investment or other proprietary interest in the firm or any of its parent company, subsidiaries or affiliates.

The Bidder shall disclose, in writing, as part of their Bid, any familial, personal or business relationships between members of Bidders, sub-contractor's or business partner's firms and members of the Town of Smithfield and Smithfield Department of Public Works, whether or not there is any belief that the relationship might constitute a possible conflict of interests.

Name of person signing bid or proposal                      Name of Business Entity (if any)

1As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, Committee or other organization, entity or group or individuals.
MEMORANDUM
Date: April 7, 2020
To: Honorable Town Council
From: Gene Allen, Public Works Director / Water Commissioner

RE: Recommendation of Award to Pare Corporation, for Engineering Services for the Review and Analysis of the GWD High Service Tank/Burlingame Tank Compatibility Study

BACKGROUND:
As you are aware, we are currently in the process of recoating and rehabilitation work on the Island Woods and Rocky Hill water storage tanks. This work is anticipated to be completed this calendar year.

As part of the bidding process, we obtained pricing for the 300,000 gallon Burlingame storage tank as well. These costs, if we decide to move forward, would be;

_Burlingame Tank_

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor</td>
<td>$492,000.00</td>
</tr>
<tr>
<td>Engineering</td>
<td>$18,000.00</td>
</tr>
<tr>
<td>Inspection Services</td>
<td>$80,980.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$590,980.00</strong></td>
</tr>
</tbody>
</table>

The location of the Burlingame tank is adjacent to the 1,000,000 gallon water storage tank owned by the Greenville Water District (see Image 1). This tank was designed with certain capacity considerations for the surrounding area, including an emergency connection with the SWSB neighboring system. There is, in fact, a physical connection between the two systems in place, along with SCADA monitoring equipment.

I believe it would be prudent to conduct a total buildout analysis of the surrounding service area, under existing and potential zoning scenarios, along with the current max day demands and fire flow requirements of both water systems, to determine if two tanks are required to service the future needs of the area.

If the analysis results show that the 1,000,000 gallon GWD can service the area, it may make financial sense to enter into a mutual agreement between the GWD and the SWSB for the supply of water to this area. This agreement could be in many forms, but the physical costs
to change the infrastructure would be minimal in comparison to the cost to rehabilitation the SWSB tank.

The attached proposal from Pare Corporation, who is the primary consultant for the GWD as well as the SWSB, outlines the scope of services to conduct the study.

FINANCIAL IMPACT:

Funding for this proposal will be through the Smithfield Water Supply Board operating budget.

RECOMMENDATION:

That the Smithfield Town Council, sitting as the Smithfield Water Supply Board, authorizes the Town Manager to enter into contract for the Burlingame Water Storage Tank evaluation, with Pare Corporation, for a total price not to exceed of $14,915.00.

MOVED: That the Smithfield Town Council, sitting as the Smithfield Water Supply Board, authorizes the Town Manager to enter into contract for the Burlingame Water Storage Tank evaluation, with Pare Corporation, for a total price not to exceed of $14,915.00.
April 1, 2020

Mr. Gene Allen, Director  
Department of Public Works  
Town of Smithfield  
3 Spragueville Road  
Smithfield, RI 02917

Re: GWD High Service Tank/Burlingame Tank Compatibility Study  
Smithfield Water Supply Board  
Smithfield, Rhode Island  
(Pare Proposal No.: EP174.20)

Dear Mr. Allen:

Pare Corporation (Pare) is pleased to have the opportunity to submit this Proposal and Agreement for Professional Services for your project. Outlined herein is the description of your project, our Scope of Services, and the method and basis of compensation for our services. The terms and conditions of the engagement shall be in accordance with the State of Rhode Island’s Master Price Agreement CR-45 (formerly MPA 494).

PROJECT DESCRIPTION

It is our understanding that the Smithfield Water Supply Board (SWSB) would like to evaluate the technical feasibility of utilizing the emergency interconnection with Greenville Water District on Burlingame Road in a more permanent capacity. Specifically, SWSB would like to evaluate the feasibility of eliminating SWSB’s 300,000-gallon Burlingame Road storage tank, feeding the Log Road service area from GWD’s 1-million gallon high service tank (which is located on the same site as the Burlingame Road tank), and filling GWD’s tank from SWSB’s Log Road Pump Station.

The purpose of this project is to perform an engineering evaluation of the existing emergency interconnection. The engineering evaluation will include an estimate of current and future demand in GWD’s high service area and SWSB’s Log Road service area. The estimated combined demand of both service areas will be compared to the capacity of the GWD high service area tank. In addition, the estimated demand will be added to the SWSB computerized hydraulic model, which will be utilized to evaluate system pressure and available fire flow in the Log Road service area. Finally, the engineering evaluation will include an assessment of the SWSB’s Log Road station and its ability to fill the GWD high service area tank.
SCOPE OF SERVICES

Basic Services

The specific tasks involved with the project include the following:

Task 1: Demand Estimate Development/Storage Assessment

Pare will perform the following tasks to make an estimate of current and future demand in SWSB’s Log Road service area and GWD’s high service area:

- Review 3 most recent years of customer meter records for both service areas, and 3 most recent years of pump station flow meter records.
- Review zoning in both service areas.
- Interview the Town Planner regarding build-out projections for those two areas of Town.
- Utilize the Town Planner’s build-out projections to develop estimated future demands.

Once the estimated demand is established, Pare will compare the existing and future demand to the size of the GWD storage tank. Pare will review the demand relative to the usable storage component of the storage tank and make an assessment as to the suitability of the usable storage for meeting current and future demands. As part of this analysis, Pare will review the original sizing calculations for the GWD high service tank.

Task 2: Hydraulic Model Evaluation

Pare will add the future estimated demand to SWSB’s hydraulic model and will add the GWD high service tank and high service area pump station to SWSB’s hydraulic model. Pare will create 2 new steady state scenarios in the model, 1) Future Average Day Demand, and 2) Future Maximum Day Demand. Pare will then run the hydraulic model for existing conditions under an average and maximum day demand scenario with the system supplied by the existing Burlingame Road tank. Pare will then run the model under the two new demand scenarios with the system supplied by the GWD high service area tank. The models will be run for pressure and available fire flow (fire flow on maximum day demand only). The results of the two model runs will be compared to evaluate how the level of service would change if the Log Road service area is supplied by GWD high service area tank.

Pare will also utilize the model to evaluate the ability of the Log Road pump station to fill the GWD high service area tank under existing and future demand scenarios. From that evaluation, Pare will develop a list of potential pump station upgrades that would need to be performed in order to utilize the Log Road station in the future if it is needed to fill the GWD high service area tank.

Task 3: Report Preparation

Upon completion of the evaluation, Pare will prepare a report that summarizes Pare’s methodology, findings, and recommendations. Pare will provide a draft report to SWSB and GWD for review and comment and will attend one joint meeting with SWSB and GWD staff to review comments. Pare will incorporate one round of comments into the report and will issue a final draft of the report to SWSB and GWD.
Mr. Gene Allen, SWSB  
April 1, 2020

SERVICES PROVIDED BY THE SWSB

The SWSB shall provide Pare with the following:

- The most recent 3 years of customer meter records and pump station flow meter records for SWSB’s Log Road service area (Pare will request the same of GWD for their high service area).
- As-built drawings of the Log Road pump station.
- Assistance coordinating this evaluation with GWD and the Town Planner.

PERIOD OF SERVICE

The time period to complete the scope of services as described shall be approximately 60 days from receipt of a written authorization to proceed. Additional services may materially add to the time required to complete the work of the Project. Pare Corporation will be entitled to an equitable adjustment in the Period of Service as a result of services added.

BASIS OF COMPENSATION

The Smithfield Water Supply Board shall pay Pare Corporation for Basic Services rendered as described above, a Not-to-Exceed Fee of Fourteen Thousand Nine Hundred Fifteen Dollars and Zero Cents ($14,915.00). A breakdown of Pare’s fee is provided below.

<table>
<thead>
<tr>
<th>Task</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task 1 – Demand Estimate Development</td>
<td>$4,500.00</td>
</tr>
<tr>
<td>Task 2 – Hydraulic Model Evaluation</td>
<td>$6,300.00</td>
</tr>
<tr>
<td>Task 3 – Report Preparation</td>
<td>$4,115.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$14,915.00</strong></td>
</tr>
</tbody>
</table>

ADDITIONAL SERVICES

Services required by the SWSB, which are not part of the Scope of Services as described above, shall be considered Additional Services. Additional Services shall be furnished by Pare or obtained from others by Pare if requested in writing by the SWSB. The SWSB shall pay Pare for Additional Services in accordance with rates and charges agreed to in writing prior to authorization by Pare.

Oral directives by the SWSB authorizing Additional Services will be confirmed in writing by Pare. The SWSB shall pay Pare for orally directed Additional Services furnished by Pare in accordance with rates and charges agreed to in writing subsequent to completion of authorized Additional Services.

Pare Corporation reserves the right to renegotiate or adjust the fee accordingly if its Proposal for Service is not accepted within a sixty (60) day period.

This represents our best judgement at this time as to the effort required to achieve the stated objectives. It should be recognized that should the Scope of Services or corresponding level of effort upon which this Proposal is based change, an increase or decrease in charges may result. You will be notified of any change regarding an increase in charges, and we will not exceed the recommended budget without your approval, nor will we be required to work beyond the approved budget.
Mr. Gene Allen, SWSB

(4)

April 1, 2020

ACCEPTANCE

This Proposal may be accepted by signing in the appropriate spaces below and returning one copy to us. Your signing of this letter constitutes your acceptance of all the paragraphs included within the Statement of Terms and Conditions of CR-45.

Thank you for the opportunity to submit this Proposal. If you have any questions, please contact us at your convenience.

Sincerely,

[Signature]

Timothy P. Thies, P.E.
Senior Vice President

TPT/abv

This Proposal for Services and Statement of Terms and Conditions are hereby accepted and executed by a duly authorized signatory who, by execution hereof, warrants that he/she has full authority to act for, in the name of, and on behalf of the Smithfield Water Supply Board.

SMITHFIELD WATER SUPPLY BOARD

By __________________________ Title __________________________

Typed Name __________________________ Date __________________________
## Smithfield Water Supply Board
### GWD-BURLINGAME TANK STUDY

<table>
<thead>
<tr>
<th>MANHOURS</th>
<th>EXPENSES</th>
<th>Subtotal Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civil Project Manager</td>
<td>Civil Project Engineer</td>
<td>Civil Engineer</td>
</tr>
<tr>
<td>$150</td>
<td>$125</td>
<td>$100</td>
</tr>
</tbody>
</table>

### Task 1 - Demand Estimate Development
- A. Collect and Review Data
  - Civil Project Manager: 2
  - Civil Project Engineer: 12
  - Expense: $1,500.00

- B. Demand Estimates
  - Civil Project Manager: 2
  - Civil Project Engineer: 12
  - Expense: $1,500.00

- B. Tank Size Evaluation
  - Civil Project Manager: 2
  - Civil Project Engineer: 12
  - Expense: $1,500.00

**Subtotal Task**
- Total Manhours: 6, 9, 36, 0, 0, 0
- Total Expense: $0, $0, $0, $0, $0, $0
- Subtotal Fee: $4,500.00

### Task 2 - Hydraulic Evaluation
- A. Create Model Scenarios
  - Civil Project Manager: 2
  - Civil Project Engineer: 16
  - Expense: $1,000.00

- B. Perform Existing and Proposed Model Runs
  - Civil Project Manager: 1
  - Civil Project Engineer: 12
  - Expense: $1,350.00

- C. Tabulate Results
  - Civil Project Manager: 1
  - Civil Project Engineer: 4
  - Expense: $500.00

- D. Log Road PS Evaluation
  - Civil Project Manager: 2
  - Civil Project Engineer: 6
  - Expense: $2,500.00

- E. 
  - Expense: $0

**Subtotal Task**
- Total Manhours: 6, 8, 44, 0, 0, 0
- Total Expense: $0, $0, $0, $0, $0, $0
- Subtotal Fee: $6,300.00

### Task 3 - Report Preparation
- A. Draft Report Preparation
  - Civil Project Manager: 2
  - Civil Project Engineer: 24
  - Expense: $25

- B. Coordination Meeting
  - Civil Project Manager: 2
  - Civil Project Engineer: 3
  - Expense: $725.00

- C. Final Report Preparation
  - Civil Project Manager: 1
  - Civil Project Engineer: 6
  - Expense: $775.00

**Subtotal Task**
- Total Manhours: 5, 0, 33, 0, 0, 0
- Total Expense: $15, $50, $0, $0, $0, $0
- Subtotal Fee: $4,115.00

**TOTAL**
- Total Manhours: 17, 0, 113, 0, 0, 0
- Total Expense: $15.00, $50.00, $0.00, $0.00, $0.00, $14,915.00

**Subtotal Fee**
- Total: $14,915.00
**Proposed Motion:**

That the Smithfield Town Council hereby adopts a resolution in support of House Bill H-7557 Relating to Alcoholic Beverages – Class A Liquor Licenses.
AN ACT

RELATING TO ALCOHOLIC BEVERAGES - CLASS A LIQUOR LICENSES

Introduced By: Representatives Shekarchi, Phillips, O'Brien, Millea, and Hawkins

Date Introduced: February 12, 2020

Referred To: House Municipal Government

It is enacted by the General Assembly as follows:

SECTION 1. Section 3-5-16 of the General Laws in Chapter 3-5 entitled "Licenses Generally" is hereby amended to read as follows:

3-5-16. Maximum number of licenses.

(a)(1) The department of business regulation shall have the right and power to limit the number of licenses of each class. The limit shall not exceed the maximum number, if any, of any class of license that is fixed by the licensing boards within their respective towns or cities.

(2) The number of Class C licenses in any town or city shall not exceed one for each one thousand (1,000) of its inhabitants.

(3) Every city and town may grant in any year renewals of any license of Class A in operation prior to April 28, 1969, except when renewal of that license is refused for cause, but no further new and original licenses of Class A shall be granted until the number of licenses of Class A outstanding in any city or town has been reduced to less than one for each six thousand (6,000) of its inhabitants (one for each four thousand (4,000) of its inhabitants in any city or town with less than twenty thousand (20,000) inhabitants), as determined by the last census taken under the authority of the United States or the state, by cancellation, revocation, or the failure of holders of those licenses to apply for renewals. After that reduction to less than one for each six thousand (6,000) inhabitants (one for each four thousand (4,000) inhabitants in any town or city with less than twenty thousand (20,000) inhabitants), licenses of Class A may be granted in any year by any city or town only up to a total not exceeding one for each six thousand (6,000) of its inhabitants.
inhabitants (one for each four thousand (4,000) of its inhabitants in any town or city with less than twenty thousand (20,000) inhabitants) as determined by census as required in this subsection. However, two (2) Class A licenses may be issued by every city or town of the state irrespective of population and, until the qualified electors of any city or town shall vote to the contrary, one Class A license may be issued in every city or town in this state unless otherwise ordered by the city or town council.

Any Class A license issued to or held by a Class E licensee pursuant to the provisions of § 3-7-5 shall be included in the total of, and subject to the limit upon the number of, Class A licenses which may be granted by any city or town under this section.

(b) The transfer of any existing license from the holder of this license to another person shall not be considered as the issuance of a new license under this section.

(c) The several cities and towns, except those cities and towns that had in effect on June 1, 1971, a limit on the number of retailers' Class B or D licenses, shall not issue any new retailers' Class B or D licenses until May 1, 1972. The provisions of this section shall not apply to any application filed on or before May 30, 1971.

(d) Notwithstanding the provisions of subsection (a) of this section, irrespective of the population of the town of Smithfield, it is expressly authorized to issue a total of five (5) Class A liquor licenses.

SECTION 2. This act shall take effect upon passage.

========
LC003944
========
EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
A N A C T
RELATING TO ALCOHOLIC BEVERAGES - CLASS A LIQUOR LICENSES

***

1 This act would authorize the town of Smithfield to issue a total of five (5) Class A liquor
2 store licenses.
3 This act would take effect upon passage.

=========
LC003944
=========
MEMO

TO: Smithfield Town Council
FROM: Derek Osterman, Colliers Project Leaders
DATE: April 1, 2020
RE: General Contractor – Bid Award

The Smithfield School Building Committee is requesting that the Town Council consider, discuss, and act upon the award of General Contractor (GC) services to Ahlborg Construction, for the Smithfield capital improvement projects at McCabe, LaPerche and Old County Road Elementary Schools. The General Contractor will work for Town in the construction of these projects, as approved by the voters during the passage of the $45M School Bond.

In addition, the Smithfield School Building Committee recommends that all Alternates included within the bid be accepted.

Bids for this work were received from Ahlborg Construction and Maron Construction. Ahlborg Construction was found to be the highest ranked bidder. Review of the bids was completed by the Steering Committee and a formal scope review was conducted with Ahlborg Construction on Monday, March 30th.

The following additional documents have been included for reference:
- Project Budget
- Project Schedule
- General Contractor (GC) Bid Comparison
- Ahlborg Construction Bid
- Maron Construction Bid

RECOMMENDED MOTION: That the Smithfield Town Council hereby award GC Services for the Smithfield capital improvement projects at McCabe, LaPerche and Old County Road Elementary Schools to Ahlborg Construction in the amount of Thirty-Two Million Four Hundred Fifty Thousand Dollars ($32,450,000)
### Smithfield Public Schools
#### Capital Improvement Projects
#### Draft Total Project Budget

**March 10, 2020**

- **$0000** except $/GSF

<table>
<thead>
<tr>
<th>McCabe</th>
<th>LaPerche</th>
<th>Old County</th>
<th>TOTAL</th>
</tr>
</thead>
</table>

#### I. Building Construction

<table>
<thead>
<tr>
<th>A. New Building Construction</th>
<th>$9,029.6</th>
<th>$4,997.1</th>
<th>$3,206.6</th>
<th>$17,233.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>B. Existing Building Renovations</td>
<td>$5,196.5</td>
<td>$3,589.2</td>
<td>$3,170.7</td>
<td>$11,956.5</td>
</tr>
</tbody>
</table>

**Total Building Construction** $14,226.2 $8,586.4 $6,377.3 $30,435.9

#### II. Related Construction

| A. Sitework | $1,943.3 | $1,872.5 | $1,629.0 | $5,444.7 |

**Total Related Construction** $1,943.3 $1,872.5 $1,629.0 $5,444.7

**Total Construction** $16,169.4 $10,459.8 $8,006.3 $31,845.5

#### III. Furniture, Fixtures & Equipment (FF&E)

| A. Sitework | $1,943.3 | $1,872.5 | $1,629.0 | $5,444.7 |

**Total FF&E** $275.0 $275.0 $250.0 $800.0

#### IV. Fees and Expenses

<table>
<thead>
<tr>
<th>A. Fees</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Existing Conditions &amp; Space Program</td>
<td>$1,193.5</td>
</tr>
<tr>
<td>a. Structural Eng.</td>
<td>$</td>
</tr>
<tr>
<td>b. MEP Eng.</td>
<td>$</td>
</tr>
<tr>
<td>c. Civil Eng.</td>
<td>$</td>
</tr>
<tr>
<td>d. Landscape Arch.</td>
<td>$</td>
</tr>
<tr>
<td>e. Interior/Furniture Designer</td>
<td>$</td>
</tr>
<tr>
<td>f. Code</td>
<td>$</td>
</tr>
<tr>
<td>g. Lighting</td>
<td>$</td>
</tr>
<tr>
<td>h. Acoustical</td>
<td>$</td>
</tr>
<tr>
<td>i. Signage</td>
<td>$</td>
</tr>
<tr>
<td>j. Referendum Services</td>
<td>$</td>
</tr>
<tr>
<td>k. LEED Designer</td>
<td>$</td>
</tr>
<tr>
<td>3. Special Consultants</td>
<td>$</td>
</tr>
<tr>
<td>a. Haz. Mat. Consultant</td>
<td>$50.0</td>
</tr>
<tr>
<td>b. Audio/Visual</td>
<td>$</td>
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<tr>
<td>c. Computer/Info. Systems</td>
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<tr>
<td>d. Geo-Tech</td>
<td>$73.8</td>
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<tr>
<td>e. Traffic</td>
<td>$</td>
</tr>
<tr>
<td>f. Ecologist/Soil Sample</td>
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<tr>
<td>g. Peer Review</td>
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<tr>
<td>h. Green Building Consultant</td>
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<tr>
<td>4. Project Management</td>
<td>$796.9</td>
</tr>
<tr>
<td>5. Building Commissioning</td>
<td>$65.9</td>
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<tr>
<td>6. Owner's Cost Estimator</td>
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<td>7. Owner's Legal Fees</td>
<td>$30.0</td>
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<tr>
<td>8. Site Survey</td>
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<tr>
<td>9. Utility Assessment</td>
<td>$30.0</td>
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<tr>
<td>11. Misc. Expenses</td>
<td>$</td>
</tr>
<tr>
<td>12. Advertising</td>
<td>$2.0</td>
</tr>
<tr>
<td>13. Temporary Space/Operations</td>
<td>$</td>
</tr>
<tr>
<td>14. Financing Costs/Bond Origination</td>
<td>$</td>
</tr>
<tr>
<td>15. Site Acquisition</td>
<td>$</td>
</tr>
</tbody>
</table>

**Sub-total Fees** $2,277.6 $1,533.3 $1,217.8 $5,028.7

<table>
<thead>
<tr>
<th>B. Expenses</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>1. Owner's Insurance</td>
<td>$24.3</td>
</tr>
<tr>
<td>2. Permits (ADA Only)</td>
<td>$16.2</td>
</tr>
<tr>
<td>3. Printing</td>
<td>$</td>
</tr>
<tr>
<td>4. Construction Utilities Use</td>
<td>$</td>
</tr>
<tr>
<td>5. Site Borings</td>
<td>$</td>
</tr>
<tr>
<td>6. Materials Testing</td>
<td>$40.4</td>
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<tr>
<td>7. Special Inspections</td>
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<td>8. Consultant Reimbursables</td>
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<td>9. Moving/Relocation</td>
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<td>10. Physical Plant Expenses</td>
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<tr>
<td>11. Misc. Expenses</td>
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<td>13. Temporary Space/Operations</td>
<td>$</td>
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<td>14. Financing Costs/Bond Origination</td>
<td>$</td>
</tr>
<tr>
<td>15. Site Acquisition</td>
<td>$</td>
</tr>
</tbody>
</table>

**Sub-total Expenses** $210.9 $154.5 $130.4 $485.8

**Total Fees and Expenses** $2,488.5 $1,687.8 $1,348.2 $5,524.5

#### V. Contingency

<table>
<thead>
<tr>
<th>A. Construction</th>
<th>$485.1</th>
<th>$313.6</th>
<th>$240.2</th>
<th>$1,039.0</th>
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<tr>
<td>B. Owner's Project</td>
<td>$1,380.1</td>
<td>$914.7</td>
<td>$707.2</td>
<td>$3,002.0</td>
</tr>
</tbody>
</table>

**Total Contingency** $1,865.2 $1,228.3 $947.4 $4,041.0

#### VI. Value Engineering Target

|  |  |
|-----------------|--------|--------|--------|---------|
| **Total Project** | $20,798.1 | $13,649.9 | $10,551.9 | $45,000.0 |
## Town of Smithfield
### Capital Projects Schedule
Mar-20

### Capital Projects - Smithfield Schools

<table>
<thead>
<tr>
<th>Projects by School</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
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</thead>
<tbody>
<tr>
<td><strong>OPM and Designer Selection</strong></td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
<td>[ ]</td>
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<td><strong>McCabe Elementary School</strong></td>
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<td>Current Schedule</td>
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<td><strong>LaPerche Elementary School</strong></td>
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<td>Current Schedule</td>
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<td><strong>Old County Road Elementary School</strong></td>
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<td>Current Schedule</td>
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### Key:
- **Planning / Consultant Selection**
- **Design**
- **Bidding**
- **Construction**
- **Occupancy & Closeout**
- **Meetings/Submissions/Contracts**
<table>
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<tr>
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<th>AHLBORG</th>
<th>MARON</th>
<th>60% CD COST ESTIMATE</th>
<th>DELEGATION OF AUTHORITY</th>
<th>BOND</th>
<th>Addendum</th>
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<td>Breakdown by School</td>
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<td>McCabe</td>
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<td>MC1 - Roof Replacement</td>
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</table>
Table of Contents

Smithfield Town Hall – Purchasing Agent
64 Farnum Pike, Smithfield, RI 02917

SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS

March 26, 2020 at 10:00AM

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Tab 2 – Proposed Project Team & Organizational Chart
Tab 3 – ACC Preliminary Project Construction Schedule & Approach
Tab 4 – Bid Form & Certifications/Appendix A
Tab 5 – Bid Bond
Tab 6 – ACC Commercial Contractors License
Tab 7 – Certificate of Insurance
SMITHFIELD SCHOOL DEPARTMENT
CAPITAL IMPROVEMENTS

Cover Letter
March 26, 2020

Town of Smithfield
c/o Purchasing Agent
Smithfield Town Hall
64 Farnum Pike
Smithfield, RI 02917

Re: Smithfield School Department – Capital Improvements Projects at Elementary Schools
Contractor's Bid Proposal Response

To Whom it May Concern,

Pursuant to your RFP #002-2020 issued on February 14, 2020, Ahlborg Construction Corporation (ACC) is pleased to submit our competitive bid proposal, bid bond, project staffing information and credentials for your review and consideration.

The Capital Improvements Projects prepared and presented by your consulting firms as the basis for our bid proposal is a great fit for us and is very well suited within our managerial, bonding and backlog capacity. We also have previous experience with the Anna McCabe, LaPerche and Old County Road Elementary Schools and accordingly we are very familiar with the existing structures and site conditions.

We also believe that combined with our previous experience with the Town of Smithfield and many other public and private agencies throughout the State of RI, ACC is most qualified to compete for this work along with our proven track record of successfully completing similar projects.

In addition to many school districts we have served, ACC recently and most successfully completed construction of the new state of the art $16M Blackstone Valley Community Health Center in Central Falls, RI along with the new $27M North Providence Public Safety Complex, both of which were completed on time and on budget while maintaining the highest standards in our industry.

Should you have any questions or need additional information relative to our proposal package, please feel free to contact me anytime.

Sincerely,

Ahlborg Construction Corporation

Glenn R. Ahlborg
Vice President & Director of Construction Operations

GRA:gra
SMITHFIELD SCHOOL DEPARTMENT
CAPITAL IMPROVEMENTS

Proposed Project Team & Organizational Chart
GLENN R. AHLBORG
VICE PRESIDENT

EDUCATION

UNIVERSITY OF DENVER, DENVER, COLORADO
Bachelor of Science - Business Administration, 1978; Majored in Real Estate and Construction Management

ASSOCIATED GENERAL CONTRACTORS (AGC)
Various Supervisory Training Program Courses and seminars

PROFESSIONAL QUALIFICATIONS

Glenn R. Ahlborg has over thirty years experience in the construction industry including over a billion dollars of GC, CM & Design Build experience in commercial, hospitality, government, institutional, industrial and multi-residential construction.

Glenn began his construction career at the age of 16 working for his family construction firm, O. Ahlborg and Sons, Inc., on commercial projects as a laborer and carpenter. Joining the firm after graduation from college, Glenn worked as Project Manager, and in 1985 was promoted to Vice President and General Manager and later President. During his tenure O. Ahlborg & Sons was ranked as a National “Top 100” Design Build firm and “Top 400” General Contracting firm and received many local and national awards for excellence in new construction and historical renovation projects.

Completing his tenure as President of O. Ahlborg in 2004, he later merged his affiliate business – Austin Ross Construction, Inc with the Procaccianti Group, a national hotel developer and operator to spearhead their construction division, TPG Construction, Inc. While with TPG, Glenn presided over the modernization and renovation of many significant hotel projects throughout the country in collaboration with Marriott, Hilton, IHG and Starwood brands and many national and international design firms. In August 2007, Glenn was profiled in the current issue of Hospitality Construction Magazine, a national publication.

Glenn joined Ahlborg Construction Corporation in 2010 as Director of Estimating and Project Development and has provided estimating and project management for many of the projects completed since that time.

TECHNICAL SKILLS AND ABILITIES

• PRECONSTRUCTION SERVICES & DESIGN DEVELOPMENT - Collaborates with planners, architects, engineers, and developers during the schematic and design development stage of commercial building design. Involved in meeting with state and local building, health and fire department officials for purposes of maintaining compliance with all codes and regulations.

• COST ESTIMATING - Oversees and/or develops all company in-house conceptual, budgets, negotiated, and hard bid estimating. Skilled at reviewing plans and specifications and providing value engineering consultation toward project feasibility.

• PROJECT SCHEDULING AND RESOURCE CONTROL - Skilled in preliminary bar graph and detailed computerized network scheduling; development, monitoring and updating resource control systems for all projects.
EXECUTIVE CONSTRUCTION MANAGEMENT – Project Director on numerous complex projects ranging from $100,000 to projects in excess of $50,000,000 per project. Integrates long and short range plans, develops goals and sets priorities. Consistently completes projects on time within budget guidelines and within quality standards.

REPRESENTATIVE PROJECT EXPERIENCE

- **Hyatt Place Hotel, Warwick RI**
  The Hyatt Place Hotel Project is a new six-story, 80,660-square-foot, 125 guest room hotel with hotel amenities supporting guest meetings, lounge, eating, fitness and pool activities as well as associated site work and parking.

- **Chariho Alternative Learning Academy, Wood River Junction RI**
  This new school building replaces the District’s RYSE School providing individualized educational and mental health supports for both middle and high school students. The building will be completely sprinklered, comprised of gym/cafeteria, classrooms and specialized classrooms, meeting spaces, and administrative suite.

- **Potter Burns Elementary School, Pawtucket RI**
  The Potter Burns Elementary School Project was comprised of the complete renovation of the existing building. Work included the complete rehabilitation of the building envelope including new roofing, new windows, new entrance stairs, ramp and canopy. The project also included new electrical systems, lighting, hydraulic elevator, new HVAC, plumbing, fire protection systems, and new technology.

- **South Kingstown Recreation Center, South Kingstown (Wakefield) RI**
  The facility is a 28,250-square foot pre-engineered metal building featuring a 2-lane walking track, 2 full-size basketball/multi-sport courts each with six adjustable baskets (basketball, volleyball, and electronic scoreboard); retractable bleacher seating, 2 multi-purpose activity rooms; locker rooms, restrooms, reception/lobby area and administrative offices. Extensive site work was included in this project linking this facility to other town recreation areas and the Senior Center.

- **Lincoln Woods State Park – New Beach Pavilion Complex, Lincoln RI**
  Three new buildings, connected by a central plaza to house concessions, office space, restroom and shower facilities, and a nature center for educational programming.

- **CVS Caremark Digital Experience Center, Cumberland RI**
  CVS Caremark’s New Digital Experience Center features 29,400 square feet of space on two floors featuring an open plan with a focus on collaborative space and integrated technology.

- **Rhode Island College – Fogarty Life Science Building – School of Nursing Addition, Providence RI**
  The 9,000-square-foot addition to the existing building includes a fundamentals lab, a health assessment lab, a human patient simulator room and a debriefing room; it also included a new administrative suite and a lobby/lobby area.

- **Amos House New Community Center, Providence RI**
  A new four-level, 29,000-square-foot structure which includes a new soup kitchen with a larger dining hall, classrooms, community rooms, training centers and consolidated staff offices.

- **Smithfield Schools Capital Improvements**
  Roof replacements, asbestos abatement, and ADA renovation projects - various locations.

- **Potowomut Fire Station – Warwick Fire Station #10, Warwick RI**
  A new 9,542 square foot two-bay fire station which includes space for a community police substation and a community meeting room for public events.

- **Veterans Memorial Auditorium – Phase III, Providence RI**
  The final phase of the VETS project included renovations to the Office Tower and Administration suite and included renovations and refurbishment of the Auditorium, Lobbies and Vestibules along with the restoration of the original ceiling artwork.
• **Coventry High School Outdoor Athletic Facility, Coventry RI**  
New Field & Track, Bleachers, Concession/Pressbox

• **Coventry Schools Renovations 2013**  
Boiler replacements, site improvements, and roof replacement projects - various schools

• **University Of Rhode Island – Multiple Projects**  
  o Dormitory Renovations – 2016 Fayerweather & Gorham Halls - Kingston Campus - Plumbing & Heating Renovations  
  o Kitchen and bath renovations at various residence halls – Summer of 2015  
  o Resident Hall Door And Lock Replacement – 2014/2015 – Two separate contracts for includes door replacement and electronic hardware installation at Barlow, Weldin, Bressler, Butterfield, Browning, Adams, Hillside, Fayerweather, Gorham, Heathman, and Gateway Halls  
  o Dormitory Renovations – 2013 - this project involved the complete renovation of the dormitory bathrooms renovations and door replacements and electronic hardware at Aldrich, Burnside, Dorr and Ellery Halls.

• **The Met School Entrepreneurship Center, Providence RI**  
The first high school facility of its kind in the United States, the 3,900 square foot post and beam building houses student workrooms, a conference room, offices, an art gallery at the entrance and a common “business incubator” space to serve student groups as they conceptualize their own small businesses.

• **Eaton Aeronautics/10 New Road, East Providence RI**  
Comprised the complete renovation of an existing manufacturing facility to provide 33,000 of Administrative and R&D Offices and 110,000 feet of manufacturing spaces. The Project Scope included and is not limited to Building, ADA and Fire Code upgrades; new Mechanical, Electrical, Plumbing, Fire Protection, and Security Systems.

• **Denison Pharmaceuticals, Lincoln RI**  
This Project comprised a major expansion and complete renovation of Denison Lincoln Facility providing for the relocation of operations into one location. The work included and is not limited to Building, ADA and Fire Code upgrades; new Mechanical, Electrical, Plumbing, Fire Protection, Process Water, Process Waste and Security Systems.

**REPRESENTATIVE PROJECT EXPERIENCE – OTHER FIRMS**

• **Coventry Public Schools, Coventry RI**  
$ 34,000,000.00 - Comprises Coventry High School Addition/Renovation, Knotty Oak Middle School Addition/ Renovation; Coventry Vocational Technical School, and a new 70,000 sq ft Washington Elementary School

• **West Warwick Public Schools, West Warwick RI**  
$ 10,275,000.00 – Comprises the new 66,000 s.f. Wakefield Hills Elementary School, and additions and renovations to two other elementary schools

• **Metropolitan Regional Career & Technical School, Providence, RI**  
$ 19,320,000 - This educational complex consists of consist of four design coordinated two-story educational buildings and one maintenance facility totaling 120,000 square feet and 10 acres of grounds located on two sites.

• **Springfield Street Elementary & Middle Schools, Providence, RI**  
$ 27,000,000.00 – This project provided for a new 70,000 square foot two-story elementary school, and new 120,000 square foot middle school sharing the same site.

• **The Bailey School, Providence, Rhode Island**  
$ 9,000,000.00 – This Project was a new 65,000 square foot elementary school included classrooms and administrative area, a media/computer center, full-size gymnasium and cafeteria. This fast-track design-build project was completed in less than 6 months

• **Roger Williams University Recreation Center, Bristol, RI**  
Completed in 2004, project value $13,000,000. Project Architect, Ganteaume & McMullen, Boston, MA
• Jefferson Place Apartments, Providence, RI
  Completed in 2004, project value $55,000,000. Developer, JPI Development, Southborough, MA

• Rocky Hill School New Upper School Building, Warwick, RI

• Roger Williams University Stonewall Dorms, Bristol, RI
  Completed in September 2001, project value, $8,500,000. Project Architect, Ganteaume & McMullen, Boston, MA

• Courtyard Marriott Addition and Renovation, New Haven, CT
  Completed July, 2009. Owners representative and program manager, project value $8,500,000. Project Architect, Group One Partners, Boston, MA

• The Regal Sun Hotel Renovations and Major Site Improvements, Disney World, FL
  Completed in 2008, project value $35,000,000. Project Architect, Group One Partners, Boston, MA

• Intercontinental Hotel, Kansas City, MO
  Completed in August 2008, project value, $17,500,000. Project Architect, DiLeonardo International

• Westin Hotel Renovations, Ft. Lauderdale, FL
  Completed in 2008, project value $12,000,000. Project Architect, DiLeonardo International

• Hilton Hotel Renovations and Conversion, Providence, RI
  Completed December 2007, project value $38,000,000. Project Architect/Engineer, DiLeonardo International and The Maguire Group, Providence, RI

PROFESSIONAL ORGANIZATIONS
• President’s Advisory Council, Roger Williams University
• Board of Trustees, Rocky Hill School
• Chairman of the Board, Fundraising, Scalabrini Villa
• Member, The Bishop’s Council
• Advisory Board of Trustees and Development Chairperson, Scalabrini Villa
• Board Member, Scandinavian Home for the Aged
• Secretary, Associated General Contractors (AGC)
• Former Member, St. Joseph’s Hospital Board of Trustees
• Former Member, Joint Apprenticeship Committee and Education Committee
• Member, Construction Specifications Institute
• Member, Providence Chamber of Commerce
• Former Member, Rhode Island Builders Association
• Former Board of Directors, Greater Providence YMCA
• Former Board Member, Associated Builders and Contractors (ABC)
JAMES R. PLANTE  
SENIOR ESTIMATOR, PLANNING & PURCHASING

EDUCATION  
University of Rhode Island, Kingston, Rhode Island, Bachelor of Science in Civil Engineering

PROFESSIONAL ORIGINATIONS AND TRAINING  
- Member of: American Society of Professional Estimators since 1976
- OSHA 10 Hour Safety Training
- OSHA 30 Hour Safety Training

PROFESSIONAL EXPERIENCE  

AHLBORG CONSTRUCTION COMPANY, Warwick, Rhode Island 2014 - Present  
Senior Estimator

NEW ENGLAND CONSTRUCTION COMPANY, Rumford, RI 2012 -2014  
Senior Estimator  
Assisted the Director of Estimating in estimating the construction costs for hard bid, negotiated, and design-build projects. Interfaced designers on various projects in order to keep project costs within budget. Suggested different types of building systems (Value Engineering) necessary to meet budgets and owner’s needs.

Self Employed 2010-2012  
Provided estimating services for various clients.

H. V. COLLINS COMPANY, INC. Providence, RI 2007- 2010  
Senior Estimator  
Estimated construction costs for hard bid, design-build, and negotiated projects. Interfaced with owners and designers on various projects in order to keep projects within budget. Suggested different types of building systems and products necessary to meet budgets and owner’s needs. Negotiated subcontracts and material purchases for various projects.

AUSTIN ROSS CONSTRUCTION, INC. Fall River, Mass. 2005-2007  
Chief Estimator and Planner  
Managed estimating department, estimated construction costs for hard bid and negotiated projects. Interfaced with owners and designers on various projects in order to keep projects within budget. Suggested different types of building systems and products necessary to meet budgets and owner’s needs. Negotiated subcontracts and material purchases for various projects and wrote contracts and purchase orders.

O. AHLBORG & Sons, Inc. Cranston, RI 1988-2005  
Senior Estimator and Planner  
Estimated construction costs for hard bid and negotiated projects. Interfaced with owners and designers on various projects in order to keep projects within budget. Suggested different types of building systems and products necessary to meet budgets and owner’s needs. Negotiated subcontracts and material purchases for various projects.
DIMEO CONSTRUCTION COMPANY, INC. Providence, RI      1971-1988
Estimator and Planner

Estimated various project costs, interfaced with owners & designers during the planning & design phases to keep costs within budget. Worked on estimates for various bid projects.

REPRESENTATIVE PROJECT EXPERIENCE

- Pawtucket Boys & Girls Club, Pawtucket, RI - $5,000,000; Renovations and additions to existing facility
- Mallory Ridge Apartments, Bloomfield, CT - $11,000,000; New 4 building wood framed apartment complex
- Bayside YMCA, Barrington, RI - $6,000,000; Renovations and additions to existing facility, including new pool
- The Yena Center at Johnson and Wales University, Providence, RI - $2,000,000; Renovations and replacement of HVAC systems
- Maritime Subsurface Operations Facility; Design-Build Project, Newport, RI - $11,900,000; Steel frame building at the Naval Undersea Warfare Center
- Ponaganset High School Energy Lab, Glocester, RI - $800,000; Technology center for fuel efficient vehicles
- RIPTA Para-Transit Facility, Providence, RI - $32,000,000; Steel frame Office, Bus Storage & Bus Maintenance Facility
- Navy Supply Corps School; Design-Build Project, Newport, RI - $25,000,000; Steel frame building, plus renovations to a second building
- Ponaganset High School; Additions & Renovations, Glocester, RI - $20,000,000; New Gymnasium & connector building, plus renovations to the existing facility
- MacIntosh Estates Elderly Housing, Smithfield, RI - $5,175,000; Wood frame two story building
- Forest Ponds Condominiums, Warwick, RI - $8,000,000; Wood frame two story buildings
- Valley Country Club, Warwick, RI - $3,300,000; Renovation and addition to clubhouse
- The Seasons Assisted living, East Greenwich, RI - $9,750,000; Steel frame assisted living facility
- Tamarisk House, Warwick, RI - $8,500,000; Steel frame upscale assisted living facility
- River Court Assisted Living, Groton, MA - $1,700,000; Historic renovation of an old mill building into assisted living
- Moses Brown School Maintenance Facility/Offices, Providence, RI - $1,900,000; New masonry bearing wall and steel facility
- Franklin Court, Bristol, RI - $5,300,000; Historic Renovation of a mill building into an assisted living facility
- Emerald Bay Manor, Cumberland, RI - $9,000,000; New assisted living and nursing facility
- Riverview Place – Assisted Living, Pharmacy, and Retail, Providence, RI - $8,700,000; New assisted living facility, Brooks pharmacy, bank and retail space
- Slade Garr Office Building (RIHMFC Headquarters), Providence, RI - $3,600,000; Historic renovations to existing six story building
- Warwick Public Library, Warwick, RI - $4,200,000; Two additions and extensive renovations of existing library
- Westerly-Pawcatuck YMCA, Westerly, RI - $2,000,000; Additions and renovations, including new natatorium and gym
- Mount Hope High School, Bristol, RI - $5,900,000; Additions & renovations to an existing fully occupied high school
- WJAR Channel 10, Cranston, RI - $2,800,000; Renovations and additions of a former manufacturing facility into new offices and television studio space. A first place award was received in the Associated Builders and Contractors Excellence in Construction Competition.
- Mount Hope High School, Bristol, RI - $5,900,000; Additions & renovations to an existing fully occupied high school
- Inn at Middletown, Middletown, CT – $7,000,000; 60,000 s.f., 100 guestroom – Block & Planck Construction
DONNA J. PROUT  
DIRECTOR OF ADMINISTRATION - CONTRACTS

EDUCATION

ANNE ARRUNDEL COMMUNITY COLLEGE, Arnold, Maryland
Continuing Education Program - Project Management Applications

COMMUNITY COLLEGE OF RHODE ISLAND, Warwick, Rhode Island
Certification Courses in Microsoft Office Applications - Word, Excel, Access, PowerPoint, FrontPage, Visio, MS Project

RHODE ISLAND COLLEGE, Providence, Rhode Island - Bachelor of Liberal Arts - 1978
PLYMOUTH STATE COLLEGE, Plymouth, New Hampshire - Associate Degree – 1977

OSHA - 10 Hour Training Program

PROFESSIONAL EXPERIENCE

Donna Prout has over 30 years’ experience in the construction industry. Prior to joining Ahlborg, Donna was the Office/Business Manager of Donald Prout Associates for over 20 years. Donna is highly adept at Contract Documentation and Administration and is active in all aspects of ACC’s day-to-day operations as well as assists the President in monitoring projects under construction, project closeout, development of new business, as well as any special task or project that needs to be addressed.

AHLBORG CONSTRUCTION CORPORATION, Warwick Rhode Island 2008 - Present
Director of Administration/Contracts
• Responsible for drafting of Owner-Contractor Agreements and related contractual obligations including procurement of Bonds and Insurances
• Review of all proposed Owner-Contractor Agreements developed by outside parties (i.e. Division 0 General Requirements Documents)
• Responsible for the timely processing of all subcontractor agreements and associated documentation
• Monitor/control through direction of on-site contractors and subcontractors to ensure that the proper contract requirements are being fulfilled
• Manage financial aspects of the contract (i.e., fee payment, general conditions, income/expenses, etc.) to protect the company’s interest and simultaneously maintaining good relationships with client
• Prepare/submit for approval change proposals and requisitions and follow-through through receipt of payment
• Handle contract closeout working with Subcontractors, Architects and the Owner to ensure all contractual requirements have been met and all punch list items are resolved
• Work with Firm’s Legal Counsel to help in claim resolution
• Interface with all Senior Staff, Estimating Staff, and the Project Managers

ACCOMPLISHMENTS
• Developed means of tracking Subcontractors’ adherence to Contractual and Insurance Obligations used by all Departments to minimize Company’s exposure to Claims
• Developed Contract Agreements now used for Design/Build Consultants (Architects and Engineers), Subcontractors and Vendors
• Developed procedures used by Project Management Staff to develop subcontractor agreements
• Developed master project scope documents for Divisions 2 through 16 used as the basis of subcontractor scope of work as well as procedures to finalize subcontractor agreements
O. AHLBORG & SONS, INC., Cranston, Rhode Island  
Contracts Administrator  
January 2005 – 2008

PROUT ROBERT & ELIAS ARCHITECTS, Cranston, Rhode Island  
(Formerly known as Donald Prout Associates)  
Office Manager/Business Administrator  

CONTRACT ADMINISTRATION
• Contractual and Legal Documentation for Owner/Architect/Engineer Agreements
• Construction Project Documentation - Drafting and Processing of Owner/Contractor Contracts and Legal Documentation, Prepare Change Orders, Verify Contractor’s Requisitions for Various Projects under Construction

MARKETING
• Proposal and RFP Preparation
• Development of Promotional Information/Brochures for Clients

INTERIOR DESIGN
• In-House Project Manager for all Furniture/Equipment Projects
• Interior Design (Finish Selection) Services for various clients, from concept development through client meetings, preparation of presentation boards, and final finish schedule development

ACCOUNTING/BUSINESS FUNCTIONS
• Income/Expense Forecasting - monthly, quarterly and yearly basis
• Preparation of Firm’s Monthly Asset/Liability/Income & Expense Statements & Partner Equity Reports
• Preparation of weekly payroll, payroll taxes, quarterly and yearly payroll tax returns
• Payments to Outside Consultants, through year-end returns (1096 & 1099)

AWARDS AND COMMENDATIONS
RHODE ISLAND CHAPTER AMERICAN INSTITUTE OF ARCHITECTS
Professional Service Award

PROFESSIONAL ORGANIZATIONS
NATIONAL COUNCIL OF ARCHITECTURAL REGISTRATION BOARDS (NCARB)
• Member – Members Board Administrators Committee - 1986 - 1989
• Regional One Representative – NCARB Member Board Administrators Committee
Administrative Liaison to Architect Registration Exam Committee – 1988-1989

ASSOCIATED BUILDERS & CONTRACTORS – RI CHAPTER
• Member – Education & Safety Committee

WOMEN IN CONSTRUCTION (WIC)
KRISTEN BEECROFT MIRANDA
PROJECT ADMINISTRATOR

EDUCATION
North Texas State University
University of Maine - Orono
OSHA - 10 Hour Training Program

PROFESSIONAL EXPERIENCE
Kristen Miranda has over 20 years’ experience in the construction industry as a Bookkeeper, Controller, HR administration, and Estimating.

Kristen’s responsibilities at ACC include accounts payable/accounts receivable functions as well as project cost reporting utilizing FOUNDATION Project Management/Accounting software.

As a project administrator, Kristen collects and organizes all project documentation such as Submittals, RFIs, PCOs, Subcontractor Change Orders, etc.; through organization of closeout documentation on all projects.

Utilizing her Estimating background Kristen’s assistance is invaluable in the preparation and organization of all bid documents through preparation and submission of pre-qual statements.

AHLBORG CONSTRUCTION CORPORATION, Warwick RI
Project Administrator/Bookkeeping March 2014 – Present

THE PARADIGM GROUP, Warwick RI
Daily Accounting/Analysis April 2012 – March 2014

DELTA MECHANICAL CONTRACTORS, LLC, Warwick RI
Bookkeeping/Human Resources/Estimating August 1990 – April 2012

SOFTWARE SKILLS/EXPERTISE
• Microsoft Office Suite, MS Project, MS Outlook
• Adobe Creative Suite
• FOUNDATION Project Management Software
LEE M. MATTHEWS
PROJECT MANAGER

PROFESSIONAL QUALIFICATIONS

AHLBORG CONSTRUCTION CORPORATION 2014 – Present
PROJECT MANAGER
- Manage all aspects of a construction contracts including negotiating contract language, creating the schedule of values, preparing monthly requisitions and preparing change orders
- Negotiating and preparing subcontracts for all divisions of construction
- Responsible for meeting with architects, engineers and owners to discuss and resolve all issues that arise during the construction of a project
- Responsible for purchasing material needed to complete a construction project
- Supervise daily construction as needed
- Project Experience: Amos House, Potter Burns Elementary School, Chariho Elementary School

TOWER CONSTRUCTION, Cranston, RI 2010 - 2014
PROJECT MANAGER
- Managed all aspects of a construction contract including negotiating contract language, creating the schedule of values, preparing monthly requisitions and preparing change orders
- Negotiated, and prepared subcontracts for all divisions of construction
- Responsible for meeting with architects, engineers and owners to discuss and resolve all issues that arose during the construction of a project
- Responsible for purchasing all material needed to complete a construction project
- Supervised daily construction as needed

AUSTIN ROSS CONSTRUCTION, INC. Cranston, RI 2004 - 2010
PROJECT MANAGER
- Managed all aspects of a construction contract including negotiating contract language, creating the schedule of values, preparing monthly requisitions and preparing change orders
- Negotiated, prepared and signed subcontracts for all divisions of construction
- Responsible for meeting with architects, engineers and owners to discuss and resolve all issues that arise during the construction of a project
- Responsible for purchasing all material needed to complete a construction project
- Supervised daily construction as needed
- Managed HUD financed construction projects. Familiar with HUD funding requirements and prevailing wage

OTHER PROFESSIONAL EXPERIENCE

MAYOR, CITY OF CENTRAL FALLS, RI 1996 – 2004
- Responsible for creating and managing eight (8) municipal budgets, approximately 15 million dollars each
- Developed and implemented comprehensive multi-million dollar commercial and residential revitalization program
• Supervised all aspects of design and construction of more than 12 million dollars in new school buildings and renovations
• Responsible for lease purchasing, bonding, and refinancing municipal debt
• Negotiated numerous police, fire, and municipal employee contracts
• Extensive experience in all aspects of employer and employee relations
• Developed employee policies and procedures
• Knowledge of arbitration process
• Experienced in the process of creating state and municipal law
• Proficient with state and local purchasing requirements
• Extensive knowledge of zoning, planning, and land use
• Interacted with numerous state and federal agencies

FIBERGLASS REPAIR BUSINESS, CENTRAL FALLS, RI 1985-1995
(OWNER/OPERATOR)
• Operated successful fiberglass repair business servicing NH, MA, RI, and CT.
• Personally managed all operations including customer service, scheduling, and finance

CIVIC POSITIONS
• Mayor and Public Safety Director, City of Central Falls, RI (1996-2004)
• Purchasing Board, City of Central Falls, RI (1996-2003)
• Liquor Board, City of Central Falls, RI (1992-2003)
• Councilman, City of Central Falls, RI (1992-1995)
• Claims Committee, City of Central Falls, RI (1992-1995)
• Zoning Board of Review, City of Central Falls, RI (1990-1992)

PROFESSIONAL AFFILIATIONS AND LICENSES
• Rhode Island Real Estate Sales
DREW SERDAKOWSKI
PROJECT MANAGER

EDUCATION

UNIVERSITY OF MAINE AT FARMINGTON
Bachelor of Arts, Business Economics, May 2015

OSHA - 10 Hour Training Program

PROFESSIONAL QUALIFICATIONS

• Completing project management duties such as project document control, lead/attend and write meeting minutes for progress meetings, develop and maintain progress schedules & quality control.
• Negotiate and develop subcontractor agreements and scope documents.
• Perform estimating activities such of quantity take offs, subcontractor bid invitations & compiling subcontractor pricing.
• Assist in the management of all aspects of construction contracts including negotiating contract language, creating the schedule of values, preparing monthly requisitions and preparing change orders
• Review submittals

PROFESSIONAL EXPERIENCE

AHLBORG CONSTRUCTION CORPORATION, Warwick RI June 2016 - Present
Project Manager
• URI – Dorm Renovations 2016
• Inskip Auto Mall – Misc. Renovations and Improvements
• Warwick Veterans Memorial Junior High School Upgrades and Improvements
• Tiverton HS and Tiverton MS Upgrades and Renovations
• Norad Porsche New Processing Facility
• URI Fine Arts Center Renovations

AUTOSOFT SYSTEMS, East Greenwich, RI August-December 2015
Analyst
Analyzed data through Microsoft Excel to come to conclusions and help clients improve their manufacturing processes

SOFTWARE SKILLS/EXPERTISE
Microsoft Office Suite, MS Project, MS Outlook
PATRICIA GARCIA
PROJECT MANAGEMENT ASSISTANT

EDUCATION

University of Massachusetts - Dartmouth
Bachelor of Business and Industry – Business Management and HR Development

Bryant University
Project Management Certificate

OSHA - 10 Hour & OSHA-30 Training Program

LEAN Coach Implementing, Six Sigma Processes, Green Belt Certificate of Completion

PROFESSIONAL QUALIFICATIONS

• Provide business development, estimating, purchasing, pre-construction and construction project management support
• Project management duties such as project document control, lead/attend and write meeting minutes for progress meetings, develop and maintain progress schedules & quality control.
• Perform estimating activities such of quantity take offs, subcontractor bid invitations & compiling subcontractor pricing.
• Assist in the management of all aspects of construction contracts including negotiating contract language, creating the schedule of values, preparing monthly requisitions and preparing change orders
• Review submittals

PROFESSIONAL EXPERIENCE

AHLBORG CONSTRUCTION CORPORATION, Warwick RI November 2019 - Present
Project Assistant
- Norad Porsche New Processing Facility
- Rhode Island Air National Guard – Quonset Point Facility
- Blackstone Valley Mayoral Academy

INTEGRA LIFE SCIENCES/JOHNSON & JOHNSON DEPUY SYNTHES 2015 – November 2019
Interim Government Program Manager

NEW DIRECTIONS SOUTHCOST INC. 2003 – 2015
Project/Program Manager

FLEET BOSTON (Bank of America) 1995 to 2003
Senior HR Operations Coordinator and Relationship Administrator

SOFTWARE SKILLS/EXPERTISE
Microsoft Office Suite, MS Project, MS Outlook
JAIME SENRA
PROJECT SUPERINTENDENT

PROFESSIONAL QUALIFICATIONS

Jaime Senra is a licensed construction superintendent/project manager with more than 35 years of years of commercial/industrial construction experience including public and private, union and non-union projects with extensive qualifications across all essential project management functions including subcontractor coordination, cost control, and client relations.

Jaime has a demonstrated success in providing operational oversight for new commercial construction projects and renovations; scope of responsibilities has included the coordination and monitoring of construction operations at all levels with a focus on ensuring adherence to quality standards, exacting design specifications, budgetary constraints, and mission-critical deadlines. Highlights and responsibilities include:

- Direct interface with client representatives, architects/engineering-design representatives, subcontractors, and vendors to ensure the alignment of collaborative efforts. Coordinate subcontractors’ work schedules to avoid conflicts and ensure adherence to critical deadlines.
- Resolution of emerging construction problems as necessary to expedite daily operations, contain expenditures, and maintain adherence to project plans and design specifications.
- Serve as the main focal point to conduct ongoing safety meetings. Monitor on-site operations throughout all construction phases to ensure compliance with safety standards and OSHA mandates.
- Able to provide the decisive leadership necessary to optimize workflow, mitigate the escalation of problems, and ensure client satisfaction for high-end commercial projects.
- Industry reputation for being dedicated, resourceful in resolving on-site problems, attentive to essential business details, and effective at maintaining positive subcontractor relations.

TECHNICAL SKILLS AND ABILITIES

- Project Plan Interpretation and Execution
- Quality Standards Maintenance
- Safety Compliance Assurance
- Schedule Coordination

PROFESSIONAL EXPERIENCE

AHLOBORG CONSTRUCTION CORPORATION, Warwick, RI 2011 to present
Project Superintendent

DIMEO CONSTRUCTION, Providence, RI 2008 to 2010
Project Superintendent

O. AHLOBORG & SONS, INC., Cranston, RI 1998 – 2008
Project Superintendent

ATLAS DRYWALL, New Bedford, MA 1990 to 1998
Owner
REPRESENTATIVE PROJECT EXPERIENCE - AHLBORG CONSTRUCTION & O. AHLBORG & SONS

- **North Providence Public Safety Complex, North Providence RI** - new 58,000 sf 2-story steel-framed brick face public safety facility (police/fire) $ 22M

- **Hyatt Place Hotel, Warwick RI** - The Hyatt Place Hotel Project is a new six-story, 80,660 -square foot, 125 guest room hotel with hotel amenities supporting guest meetings, lounge, eating, fitness and pool activities as well as associated site work and parking $14.615M

- **RHODE ISLAND COLLEGE – FOGARTY SCHOOL OF NURSING, Providence RI** – The 9,000-square-foot addition to the existing building includes a fundamentals lab, a health assessment lab, a human patient simulator room and a debriefing room; it also will include a new administrative suite and a lobby/lounge area. $5M

- **AMOS HOUSE – NEW COMMUNITY CENTER, Providence RI** - This steel-framed four-level, 29,000-square-foot structure includes a new soup kitchen with a larger dining hall, classrooms, community rooms, training centers and consolidated staff offices. A full-scale carpentry shop and a classroom for the culinary program replaced the existing offsite locations. $4.8M

- **CVS CAREMARK NEW DIGITAL EXPERIENCE CENTER, Cumberland RI** - 29,400 square feet of space on two floors featuring an open plan with a focus on collaborative space and integrated technology. The open concept working areas have a Mezzanine Level overlooking the Administrative Areas and include three conference rooms with full video conferencing, five smaller conference/meeting rooms, three project rooms, two labs and a variety seating and collaborative areas throughout the building. Individual work stations have been installed in the main area with management office pods and conference areas looking out into the area. $9.9M

- **VETERANS MEMORIAL AUDITORIUM – PHASE III, Providence RI** – The final phase of the VETS project included renovations to the Office Tower and Administration suite and included renovations and refurbishment of the Auditorium, Lobbies and Vestibules along with the restoration of the original ceiling artwork. $5.5M

- **UNIVERSITY OF RHODE ISLAND – DORM RENOVATIONS – 2013** - this project involved the complete renovation of the dormitory bathrooms renovations and door replacements and electronic hardware at Aldrich, Burnside, Dorr and Ellery Halls. $ 6.4M

- **EATON AERONAUTICS NEW CORPORATE HEADQUARTERS, East Providence RI** - comprised the complete renovation of an existing manufacturing facility to provide 33,000 of Administrative and R&D Offices and 110,000 feet of manufacturing spaces. The Project Scope included and is not limited to Building, ADA and Fire Code upgrades; new Mechanical, Electrical, Plumbing, Fire Protection, and Security Systems. $7.1M

- **DENISON PHARMACEUTICALS, Lincoln RI** – This Project comprised a major expansion and complete renovation of Denison Lincoln Facility providing for the relocation of operations into one location. The work included and is not limited to Building, ADA and Fire Code upgrades; new Mechanical, Electrical, Plumbing, Fire Protection, Process Water, Process Waste and Security Systems. $4.5M

- **MET SCHOOL ENTREPRENEURIAL CENTER, Providence RI** – This new 3,900 square foot post and beam building houses student workrooms, a conference room, offices, an art gallery at the entrance and a common “business incubator” space to serve student groups as they conceptualize their own small businesses. $1.2M

- **ROGER WILLIAMS UNIVERSITY DINING HALL & BOOKSTORE, Bristol, RI** - New, 45,000 sf dining hall and bookstore. The two story facility with basement will be structural steel with a brick veneer and curtainwall construction. $10.6M

- **ROGER WILLIAMS UNIVERSITY PARKING DECK, Bristol, RI** - Single level precast concrete parking structure over existing parking lot. Approximate area of deck and ramp is 87,000 SF. Structural provisions were made for a future second deck. $4.2M

- **CARRIAGE HOUSE, New Bedford, MA** - 34-unit, 65,000 s.f. apartment complex offering affordable senior housing. Three existing buildings were renovated and a new wood frame building was constructed. $3.8M
• **ROCKY HILL SCHOOL – UPPER SCHOOL, East Greenwich, RI** - New, 12,000 s.f. structural steel with red cedar siding upper school building. The two story building includes classrooms, lecture halls and high tech/media systems throughout. $4.4M

• **ROGER WILLIAMS UNIVERSITY RECREATION CENTER ADDITION, Bristol, RI** - 70,000 s.f. steel framed addition with brick and EIFS veneer. The two story facility includes a swimming pool, basketball court, fitness center, racquetball and squash courts. $11.5M

• **OCEAN STATE ASSISTED LIVING – THE SEASONS, East Greenwich, RI** - New, 75,000 s.f., 84 unit assisted living facility. $9.7M

• **RIVERCOURT ASSISTED LIVING, Groton, MA** - Renovations to former 88,000 s.f. mill into 74 units of assisted living. $8.3M

• **FRANKLIN COURT, BRISTOL, RI** - Renovations of 97,400 s.f. mill building to 92 units of assisted living and adult day care center. $8.6M

• **DAYS HOTEL, Providence, RI** – 65,000 s.f., new 6 story, 120 guestroom hotel – Block & Planck Construction; Contract Value - $7.5 Million

• **THE INN AT MIDDLETOWN, Middletown, CT** – 60 s.f., 100 guestroom hotel – Block & Plank Construction; Contract Value $7.0 Million

**PROFESSIONAL REGISTRATIONS AND AFFILIATIONS**

OSHA - 30 Hour Training Program

**Massachusetts Construction Supervisor’s License # 074433**
JUDE FAIRBANKS
PROJECT SUPERINTENDENT

PROFESSIONAL QUALIFICATIONS

Jude Fairbanks is an experienced construction superintendent with 20+ years of commercial/industrial construction experience including public and private, with extensive qualifications across all essential project management functions including subcontractor coordination, cost control, and client relations.

As ACC’s Project Superintendent, Jude duties involve

- Serve as a main focal point to manage workflow, troubleshoot emerging problems, and facilitate communications with subcontractors, architects/engineering-design representatives, and client representatives.
- Mitigate the occurrence of subcontractor conflicts by providing daily review and coordination of schedules for all interior and exterior work. Ensure the timely and accurate execution of evolving change orders.
- Plan and conduct safety meetings to address site issues, convey project-specific directives, and to ensure crew compliance with company policies/procedures and OSHA mandates. Monitor crew operations throughout all construction phases.
- Prepare and submit detailed reports to document daily progress by all subcontractors and to supply updates on issues with the potential to impact corporate cost exposure.

CERTIFICATIONS & SKILL SETS

- Project Plan Interpretation and Execution
- Schedule Coordination
- Well Versed in Computer Applications
- OSHA 10 and OSHA 30

PROFESSIONAL EXPERIENCE

AHLBORG CONSTRUCTION CORPORATION
Project Superintendent September 2016 - Present
- Potter-Burns Elementary School
- Warwick Veterans Memorial Junior High School
- Tiverton HS and Tiverton MS Renovations

TOWER CONSTRUCTION COMPANY
Project Superintendent
- Rhode Island State Police Barracks
- Jenks Middle School Renovations, Pawtucket
DAVID J. DAUKSIS
PROJECT SUPERINTENDENT

PROFESSIONAL QUALIFICATIONS

David Dauksis is an experienced construction superintendent with 30+ years of years of commercial/industrial construction experience including public and private, union and non-union projects with extensive qualifications across all essential project management functions including subcontractor coordination, cost control, and client relations.

Dave has a demonstrated success in providing operational oversight for new commercial construction projects and renovations; scope of responsibilities has included the coordination and monitoring of construction operations at all levels with a focus on ensuring adherence to quality standards, exacting design specifications, budgetary constraints, and mission-critical deadlines. Highlights and responsibilities include:

- Direct interface with client representatives, architects/engineering-design representatives, subcontractors, and vendors to ensure the alignment of collaborative efforts. Coordinate subcontractors’ work schedules to avoid conflicts and ensure adherence to critical deadlines.
- Resolution of emerging construction problems as necessary to expedite daily operations, contain expenditures, and maintain adherence to project plans and design specifications.
- Serve as the main focal point to conduct ongoing safety meetings. Monitor on-site operations throughout all construction phases to ensure compliance with safety standards and OSHA mandates.
- Able to provide the decisive leadership necessary to optimize workflow, mitigate the escalation of problems, and ensure client satisfaction for high-end commercial projects.

As ACC’s Project Superintendent, Dave’s duties involve

- Coordinate and oversee all site activities. Duties include: pricing jobs; supervising and scheduling laborers and field personnel; laying out site, grades, elevations and foundation; ordering concrete and other materials; placing structural steel; coordinating subcontractors including plumbers, electricians, HVAC, mechanical; laying out petitions; inspecting work; maintaining quality assurance; coordinating inspections with various trades; working closely with project manager, architects and engineers; completing jobs on time and within budget.
- Mitigate the occurrence of subcontractor conflicts by providing daily review and coordination of schedules for all interior and exterior work. Ensure the timely and accurate execution of evolving change orders.
- Plan and conduct safety meetings to address site issues, convey project-specific directives, and to ensure crew compliance with company policies/procedures and OSHA mandates. Monitor crew operations throughout all construction phases.
PROFESSIONAL EXPERIENCE

AHLBORG CONSTRUCTION CORPORATION, Warwick, Rhode Island
Project Superintendent

2015 to present

Projects:

- Chariho Alternative Learning Academy, Wood River Junction, RI
- New South Kingstown Recreation Center, Wakefield, RI
- Slater Park’s New Recreation Pavilion, Pawtucket RI
- North Kingstown High School New Athletic Complex, North Kingston RI
- Harbor Lights Country Club, Warwick RI – New Grill & Bar Pavilion and Maintenance/Pro Shop Building

ALHAMBRA BUILDING, Warwick, Rhode Island
Project Superintendent

2008 - 2015

Projects Included: Quonset Development Corporation-office and maintenance; Quonset Airport-terminal and hangars; Kingstown Liquors; Thundermist Medical Center at Old Royal Mills; American Renal Dialysis Centers.

J. L. GIUDICI, East Providence, Rhode Island
Project Superintendent

1989 - 2007

Projects Included: Cardi’s Furniture-Swansea location; Toray Plastics-structural steel and metal building; Castellucci Granite; Rhode Island Resource Recovery-structural steel in metal building; Olin Chemical, MRT Jewelry; Local 51 Plumbers and Pipefitters; Green Airport-temporary terminal; Mono-Die; Wood’s Oil.

CERTIFICATIONS & SKILL SETS

- Project Plan Interpretation and Execution
- Quality Standards Maintenance
- Safety Compliance Assurance
- Schedule Coordination
- OSHA 10 and OSHA 30
SMITHFIELD SCHOOL DEPARTMENT
CAPITAL IMPROVEMENTS

ACC Preliminary Construction Schedule
& Approach per School
### McCabe School - SMITHFIELD ELEMENTARY SCHOOL IMPROVEMENTS

#### PRELIMINARY CONSTRUCTION SCHEDULE & PROJECT APPROACH

<table>
<thead>
<tr>
<th>ID</th>
<th>Task Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
<th>Pred's</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ACC Preconstruction &amp; Planning</td>
<td>61 days</td>
<td>Fri 4/10/20</td>
<td>Fri 7/3/20</td>
<td>Mar 1st Quarter, Apr 2nd Quarter, May 3rd Quarter, Jun 4th Quarter</td>
</tr>
<tr>
<td>2</td>
<td>Town Award - Notice to Proceed</td>
<td>1 day</td>
<td>Fri 4/10/20</td>
<td>Fri 4/10/20</td>
<td>Apr 2nd Quarter</td>
</tr>
<tr>
<td>3</td>
<td>Approvals &amp; Permitting</td>
<td>2 wks</td>
<td>Mon 4/13/20</td>
<td>Fri 4/24/20</td>
<td>May 3rd Quarter</td>
</tr>
<tr>
<td>4</td>
<td>Long Lead Critical Submittals</td>
<td>2 wks</td>
<td>Mon 4/27/20</td>
<td>Fri 5/8/20</td>
<td>Jun 4th Quarter</td>
</tr>
<tr>
<td>5</td>
<td>Procure Critical Long Lead Materials</td>
<td>8 wks</td>
<td>Mon 5/11/20</td>
<td>Fri 7/3/20</td>
<td>Jul 3rd Quarter</td>
</tr>
<tr>
<td>6</td>
<td>Mobilize Projects, Temp Fencing &amp; Facilities</td>
<td>2 wks</td>
<td>Mon 4/13/20</td>
<td>Fri 4/24/20</td>
<td>Aug 3rd Quarter</td>
</tr>
<tr>
<td>7</td>
<td>Remaining Submittals &amp; Procurement</td>
<td>8 wks</td>
<td>Mon 5/11/20</td>
<td>Fri 7/3/20</td>
<td>Sep 3rd Quarter</td>
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<tr>
<td>8</td>
<td>McCabe School Construction - PHASE I</td>
<td></td>
<td></td>
<td></td>
<td>Oct 3rd Quarter, Nov 4th Quarter</td>
</tr>
<tr>
<td>9</td>
<td>Site Preparation, Demo &amp; Erosion Controls</td>
<td>3 wks</td>
<td>Mon 4/13/20</td>
<td>Fri 5/1/20</td>
<td>Nov 4th Quarter</td>
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<tr>
<td>10</td>
<td>Earthwork &amp; Foundation</td>
<td>6 wks</td>
<td>Mon 5/4/20</td>
<td>Fri 6/12/20</td>
<td>Dec 4th Quarter</td>
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<tr>
<td>11</td>
<td>Site Utilities &amp; Improvements</td>
<td>11 wks</td>
<td>Mon 6/15/20</td>
<td>Fri 8/28/20</td>
<td>Jan 1st Quarter</td>
</tr>
<tr>
<td>12</td>
<td>Structural Steel Procurement &amp; Erection</td>
<td>8 wks</td>
<td>Mon 5/11/20</td>
<td>Fri 7/3/20</td>
<td>Jan 1st Quarter, Feb 2nd Quarter</td>
</tr>
<tr>
<td>13</td>
<td>Masonry &amp; AVB</td>
<td>24 wks</td>
<td>Mon 6/22/20</td>
<td>Fri 12/4/20</td>
<td>Jan 1st Quarter, Feb 2nd Quarter, Mar 3rd Quarter</td>
</tr>
<tr>
<td>14</td>
<td>Slabs on Grade</td>
<td>8 wks</td>
<td>Mon 6/15/20</td>
<td>Fri 8/7/20</td>
<td>Jan 1st Quarter, Feb 2nd Quarter, Mar 3rd Quarter</td>
</tr>
<tr>
<td>15</td>
<td>Roof Trusses / Framing</td>
<td>2 wks</td>
<td>Mon 7/6/20</td>
<td>Fri 7/17/20</td>
<td>Mar 2nd Quarter</td>
</tr>
<tr>
<td>16</td>
<td>Roofing, Sheet Metal &amp; Panels</td>
<td>4 wks</td>
<td>Mon 8/10/20</td>
<td>Fri 9/4/20</td>
<td>Mar 2nd Quarter</td>
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<tr>
<td>17</td>
<td>Windows, Curtainwall, Glass &amp; Glazing</td>
<td>6 wks</td>
<td>Mon 9/7/20</td>
<td>Fri 10/16/20</td>
<td>Apr 3rd Quarter</td>
</tr>
<tr>
<td>18</td>
<td>Existing School Phase I Modifications</td>
<td>10 wks</td>
<td>Mon 6/22/20</td>
<td>Fri 8/28/20</td>
<td>Apr 3rd Quarter</td>
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<tr>
<td>19</td>
<td>Light Gauge Interior Metal Framing &amp; Door Frames</td>
<td>12 wks</td>
<td>Mon 9/7/20</td>
<td>Fri 11/27/20</td>
<td>May 4th Quarter</td>
</tr>
<tr>
<td>20</td>
<td>Fireproofing, Rough MEP’s &amp; Inspections</td>
<td>12 wks</td>
<td>Mon 10/5/20</td>
<td>Fri 12/25/20</td>
<td>Jun 4th Quarter</td>
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<tr>
<td>21</td>
<td>Insulation &amp; Blocking, Inspections</td>
<td>2 wks</td>
<td>Mon 12/28/20</td>
<td>Fri 1/8/21</td>
<td>Jul 3rd Quarter</td>
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<tr>
<td>22</td>
<td>Gypsum Board &amp; Taping</td>
<td>6 wks</td>
<td>Mon 1/11/21</td>
<td>Fri 2/19/21</td>
<td>Aug 3rd Quarter</td>
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<tr>
<td>23</td>
<td>Ceramic Tile</td>
<td>6 wks</td>
<td>Mon 1/25/21</td>
<td>Fri 3/5/21</td>
<td>Sep 3rd Quarter</td>
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<tr>
<td>24</td>
<td>Painting &amp; ACT Ceiling Grid</td>
<td>6 wks</td>
<td>Mon 1/25/21</td>
<td>Fri 3/5/21</td>
<td>Sep 3rd Quarter</td>
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<tr>
<td>25</td>
<td>Finish Flooring</td>
<td>7 wks</td>
<td>Mon 2/8/21</td>
<td>Fri 3/26/21</td>
<td>Oct 4th Quarter</td>
</tr>
<tr>
<td>26</td>
<td>Millwork, Doors &amp; Hardware</td>
<td>8 wks</td>
<td>Mon 2/8/21</td>
<td>Fri 4/2/21</td>
<td>Oct 4th Quarter</td>
</tr>
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**AHLBORG CONSTRUCTION CORPORATION**

Preliminary Bid Submission Plan (Ver1)
McCabe School - March 26, 2020
<table>
<thead>
<tr>
<th>ID</th>
<th>Task Name</th>
<th>Duration</th>
<th>Start</th>
<th>Finish</th>
<th>Pred's</th>
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<th>3rd Quarter</th>
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<th>3rd Quarter</th>
<th>4th Quarter</th>
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<tr>
<td>28</td>
<td>Finish MEP’s</td>
<td>8 wks</td>
<td>Mon 2/8/21</td>
<td>Fri 4/2/21</td>
<td>2455+2 wks</td>
<td>Mar</td>
<td>Apr</td>
<td>May</td>
<td>Jun</td>
<td>Jul</td>
<td>Aug</td>
<td>Sep</td>
<td>Oct</td>
</tr>
<tr>
<td>29</td>
<td>Finish &amp; Test Low Voltage Systems</td>
<td>8 wks</td>
<td>Mon 2/15/21</td>
<td>Fri 4/9/21</td>
<td>2455+3 wks</td>
<td>Apr</td>
<td>May</td>
<td>Jun</td>
<td>Jul</td>
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<td>Oct</td>
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<tr>
<td>30</td>
<td>Final Cleaning</td>
<td>Window Treatments</td>
<td>Signage</td>
<td>1 wk</td>
<td>Mon 4/5/21</td>
<td>Fri 4/9/21</td>
<td>2835+1 wks</td>
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<td>31</td>
<td>Final Inspections &amp; Commissioning</td>
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<td>Mon 3/8/21</td>
<td>Fri 4/9/21</td>
<td>2835+1 wks</td>
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<td>May</td>
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<td>Jul</td>
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<td>32</td>
<td>Substantial Completion - McCabe Phase I Addition</td>
<td>1 day</td>
<td>Mon 4/12/21</td>
<td>Mon 4/12/21</td>
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<td>33</td>
<td>McCabe School Construction - PHASE II</td>
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<tr>
<td>34</td>
<td>Site Mobilization &amp; Protection</td>
<td>1 wk</td>
<td>Mon 6/14/21</td>
<td>Fri 6/18/21</td>
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<td>35</td>
<td>Final Site Improvements, Paving &amp; Walks</td>
<td>6 wks</td>
<td>Mon 6/21/21</td>
<td>Fri 7/30/21</td>
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<tr>
<td>36</td>
<td>Initial Landscaping, Finish Pave, Striping &amp; Signage</td>
<td>2 wks</td>
<td>Mon 8/2/21</td>
<td>Fri 8/13/21</td>
<td>36</td>
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<td>37</td>
<td>Interior Demolition &amp; Abatement</td>
<td>2 wks</td>
<td>Mon 6/14/21</td>
<td>Fri 6/25/21</td>
<td>3455</td>
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<td>38</td>
<td>Light Gauge Interior Metal Framing &amp; Door Frames</td>
<td>1 wk</td>
<td>Mon 6/28/21</td>
<td>Fri 7/2/21</td>
<td>37</td>
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<td>39</td>
<td>Rough MEP’s &amp; Inspections</td>
<td>2 wks</td>
<td>Mon 7/5/21</td>
<td>Fri 7/16/21</td>
<td>38</td>
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<td>40</td>
<td>Insulation &amp; Blocking, Inspections</td>
<td>1 wk</td>
<td>Mon 6/28/21</td>
<td>Fri 7/2/21</td>
<td>37</td>
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<td>41</td>
<td>Gypsum Board &amp; Taping</td>
<td>1 wk</td>
<td>Mon 7/19/21</td>
<td>Fri 7/23/21</td>
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<td>42</td>
<td>Ceramic Tile</td>
<td>2 wks</td>
<td>Mon 7/26/21</td>
<td>Fri 8/6/21</td>
<td>41</td>
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<td>43</td>
<td>Painting &amp; ACT Ceiling Grid</td>
<td>1 wk</td>
<td>Mon 7/26/21</td>
<td>Fri 7/30/21</td>
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<td>44</td>
<td>Finish Flooring</td>
<td>1 wk</td>
<td>Mon 8/2/21</td>
<td>Fri 8/6/21</td>
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<td>45</td>
<td>Millwork, Doors &amp; Hardware</td>
<td>1 wk</td>
<td>Wed 8/4/21</td>
<td>Tue 8/10/21</td>
<td>4455+2 days</td>
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<td>46</td>
<td>Specialties &amp; Equipment</td>
<td>1 wk</td>
<td>Wed 8/4/21</td>
<td>Tue 8/10/21</td>
<td>4455+2 days</td>
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<td>Food Service Equipment</td>
<td>2 wks</td>
<td>Mon 8/2/21</td>
<td>Fri 8/13/21</td>
<td>4255+1 wk</td>
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<td>Finish MEP’s</td>
<td>2 wks</td>
<td>Mon 8/2/21</td>
<td>Fri 8/13/21</td>
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<td>2 wks</td>
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<td>Window Treatments</td>
<td>Signage</td>
<td>1 wk</td>
<td>Mon 8/9/21</td>
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<td>51</td>
<td>Final Inspections &amp; Commissioning</td>
<td>1 wk</td>
<td>Mon 8/9/21</td>
<td>Fri 8/13/21</td>
<td>4855+1 wk</td>
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<td>52</td>
<td>Substantial Completion - McCabe Phase II Renovations</td>
<td>1 day</td>
<td>Sat 8/14/21</td>
<td>Sat 8/14/21</td>
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<td>53</td>
<td>McCabe Landscaping, Final Completion &amp; Closeout</td>
<td>9 wks</td>
<td>Mon 8/16/21</td>
<td>Fri 10/15/21</td>
<td>52</td>
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<td>ACC Preconstruction &amp; Planning</td>
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<td>Town Award - Notice to Proceed</td>
<td>1 day</td>
<td>Fri 4/10/20</td>
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<td>Approvals &amp; Permitting</td>
<td>2 wks</td>
<td>Mon 4/13/20</td>
<td>Fri 4/24/20</td>
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<td>Long Lead Critical Submittals</td>
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<td>Fri 5/8/20</td>
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<td>Fri 7/3/20</td>
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<td>Mobilize Projects, Temp Fencing &amp; Facilities</td>
<td>2 wks</td>
<td>Mon 4/13/20</td>
<td>Fri 4/24/20</td>
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<td>Remaining Submittals &amp; Procurement</td>
<td>8 wks</td>
<td>Mon 5/11/20</td>
<td>Fri 7/3/20</td>
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<td>8</td>
<td>LaPerche School Construction - PHASE I</td>
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<td>Site Preparation, Demo &amp; Erosion Controls</td>
<td>3 wks</td>
<td>Mon 4/13/20</td>
<td>Fri 5/1/20</td>
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<tr>
<td>10</td>
<td>Earthwork &amp; Foundation</td>
<td>6 wks</td>
<td>Mon 5/4/20</td>
<td>Fri 6/12/20</td>
<td>9</td>
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<td>Site Utilities &amp; Improvements</td>
<td>11 wks</td>
<td>Mon 6/15/20</td>
<td>Fri 8/28/20</td>
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<td>Mon 5/11/20</td>
<td>Fri 7/3/20</td>
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<td>13</td>
<td>Masonry &amp; AVB</td>
<td>24 wks</td>
<td>Mon 6/22/20</td>
<td>Fri 12/4/20</td>
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<td>Slabs on Grade</td>
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<td>Mon 6/15/20</td>
<td>Fri 8/7/20</td>
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<td>15</td>
<td>Roof Trusses / Framing</td>
<td>2 wks</td>
<td>Mon 7/6/20</td>
<td>Fri 7/17/20</td>
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<td>16</td>
<td>Roofing, Sheet Metal &amp; Panels</td>
<td>4 wks</td>
<td>Mon 8/10/20</td>
<td>Fri 9/4/20</td>
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<td>Windows, Curtainwall, Glass &amp; Glazing</td>
<td>6 wks</td>
<td>Mon 9/7/20</td>
<td>Fri 10/16/20</td>
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<td>Fri 8/28/20</td>
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<td>12 wks</td>
<td>Mon 9/7/20</td>
<td>Fri 11/27/20</td>
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<td>Fireproofing, Rough MEP's &amp; Inspections</td>
<td>12 wks</td>
<td>Mon 10/5/20</td>
<td>Fri 12/25/20</td>
<td>1955+4 wks</td>
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<td>Insulation &amp; Blocking, Inspections</td>
<td>2 wks</td>
<td>Mon 12/28/20</td>
<td>Fri 1/8/21</td>
<td>20</td>
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<td>Gypsum Board &amp; Taping</td>
<td>6 wks</td>
<td>Mon 1/11/21</td>
<td>Fri 2/19/21</td>
<td>2155+2 wks</td>
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<td>Ceramic Tile</td>
<td>6 wks</td>
<td>Mon 1/25/21</td>
<td>Fri 3/5/21</td>
<td>2255+2 wks</td>
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<td>Painting &amp; ACT Ceiling Grid</td>
<td>6 wks</td>
<td>Mon 1/25/21</td>
<td>Fri 3/5/21</td>
<td>2255+2 wks</td>
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<td>Fri 3/26/21</td>
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<td>26</td>
<td>Millwork, Doors &amp; Hardware</td>
<td>8 wks</td>
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<td>Fri 4/2/21</td>
<td>2455+2 wks</td>
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<td>8 wks</td>
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<td>24SS+3 wks</td>
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<td>Final Cleaning</td>
<td>Window Treatments</td>
<td>Signage</td>
<td>1 wk</td>
<td>Mon 4/5/21</td>
<td>Fri 4/9/21</td>
<td>24SS+2 wks</td>
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<td>31</td>
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LaPerche School - SMITHFIELD ELEMENTARY SCHOOL IMPROVEMENTS
PRELIMINARY CONSTRUCTION SCHEDULE & PROJECT APPROACH

AHLBORG CONSTRUCTION CORPORATION
Preliminary Bid Submission Plan (Ver1)
LaPerche School - March 26, 2020
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<td>Fri 4/2/21</td>
<td>25SS+2 wks</td>
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</table>

**Note:**
- **AC**: Critical Activity
- **P**: Predecessor
- **M**: Milestone
- **SS**: Start/Start
- **SM**: Start/Finish
- **F**: Finish/Finish
- **CS**: Critical Start
- **CF**: Critical Finish
- **MS**: Manual Start
- **MF**: Manual Finish
- **MP**: Manual Progress
- **SP**: Non-Critical Start/Start
- **SF**: Non-Critical Start/Finish
- **FF**: Non-Critical Finish/Finish

**Legend:**
- **Critical**
- **Manual**
- **Progress**

**Project Summary:**
- **Start Date:** April 10, 2020
- **Finish Date:** November 30, 2020

**Additional Notes:**
- **Preparation of Bid Submission Plan:** March 13, 2020
- **Construction Schedule:** Preliminary

**Contact:**
- **AHLBORG CONSTRUCTION CORPORATION**
- **Old County Road School - SMITHFIELD ELEMENTARY SCHOOL IMPROVEMENTS**

**Date:** March 26, 2020
## Preliminary Construction Schedule & Project Approach

### Old County Road School - Smithfield Elementary School Improvements

**Preliminary Bid Submission Plan (Ver1)**

Old County Road School - March 26, 2020

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<td>Millwork, Doors &amp; Hardware</td>
<td>1 wk</td>
<td>Wed 8/4/21</td>
<td>Tue 8/10/21</td>
<td>45</td>
<td></td>
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</tr>
<tr>
<td>46</td>
<td>Specialties &amp; Equipment</td>
<td>1 wk</td>
<td>Wed 8/4/21</td>
<td>Tue 8/10/21</td>
<td>45</td>
<td></td>
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<tr>
<td>47</td>
<td>Finish MEP's</td>
<td>2 wks</td>
<td>Mon 8/2/21</td>
<td>Fri 8/13/21</td>
<td>44</td>
<td></td>
<td></td>
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<tr>
<td>48</td>
<td>Finish &amp; Test Low Voltage Systems</td>
<td>2 wks</td>
<td>Mon 8/2/21</td>
<td>Fri 8/13/21</td>
<td>44</td>
<td></td>
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<tr>
<td>49</td>
<td>Final Cleaning</td>
<td>Window Treatments</td>
<td>1 wk</td>
<td>Mon 8/9/21</td>
<td>Fri 8/13/21</td>
<td>45</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>50</td>
<td>Final Inspections &amp; Commissioning</td>
<td>1 wk</td>
<td>Mon 8/9/21</td>
<td>Fri 8/13/21</td>
<td>48SS+1</td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>51</td>
<td>Substantial Completion - Old County Rd Phase II Renovations</td>
<td>1 day</td>
<td>Sat 8/14/21</td>
<td>Sat 8/14/21</td>
<td>51</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>52</td>
<td>Old County Rd Landscaping, Finish Completion &amp; Closeout</td>
<td>9 wks</td>
<td>Mon 8/16/21</td>
<td>Fri 10/15/21</td>
<td>52</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
SMITHFIELD SCHOOL DEPARTMENT
CAPITAL IMPROVEMENTS

Bid Form & Certifications/Appendix A
11.0 – Bid Form

002-2020: Smithfield School Department Capital Improvements

Date: 3-26-2020
Submitted By: Ahlborg Construction Corporation
(Include Name, Address and Telephone No.)
Ahlborg Construction Corporation
355 Centerville Road
Warwick, RI 02886
401-681-4949

Name and remittance address that will appear on invoices:
Ahlborg Construction Corporation
355 Centerville Road
Warwick, RI 02886

Physical address of business:

General Information
Is your firm a sole proprietorship doing business under a different name? __ Yes ___ X__ No
If yes, please indicate sole proprietorship, a name, and the name you are doing business under.

Is your firm incorporated? ___ X__ Yes _____ No
Will any of the work spelled out in this bid be outsourced? ___ X__ Yes _____ No
If so, please explain below:

ACC will subcontract to various subcontractors as required in the project documents.
Have you or your firm been subject to suspension, debarment or criminal conviction by the Smithfield School Department and/or Town of Smithfield, the State of Rhode Island, or any other jurisdiction?
Yes: _______    No:  X______

Have the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or another jurisdiction ever terminated contracts with your firm for cause?
Yes: _______    No:  X______

Has your firm ever withdrawn from a contract with the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or another jurisdiction during its performance?
Yes: _______    No:  X______

Have you or your firm been involved in litigation against the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or another jurisdiction.
Yes: _______    No:  X______

If you answered yes to any of the foregoing, please explain the circumstances below. If you or your firm has been involved in litigation against the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or any other jurisdiction, please include the case caption, case number and status. (If more space is needed, please attach separate sheet and submit with the bid.)

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Is your company bonded?    Yes  X___    No  ____

Please describe the nature and extent of all insurance coverage:

Please see the attached Certificate of Insurance for coverage limits.

________________________________________________________________________

________________________________________________________________________
**MBE Participation**

General Contractor MBE Certification # (MBCN #): N/A

Expiration Date: N/A

Sub-Contractor MBE Certification # (MBCN #): See MBE Form Attached

Expiration Date: ________

MBE 10% 

Project Total Value $ 30,000,000 est.__________

Amount going to MBE $ 3,000,000____________

**Smithfield Businesses Participation**

Company Name: Spino Bros. Masonry & Marsh & Long Surveying

Smithfield Businesses Participation 5%

Project Total Value $ 30,000,000 est.

Amount going to Smithfield Businesses $ 1,500,000
Pricing Proposal

002-2020

Having examined RFP # 002-2020, we propose to enter into a contract to perform services per the bid specifications for the costs listed below:

A. BASE BID:

Having carefully examined Contract Documents listed in The Project Manual, and consisting of Instructions to Bidders, all drawings, the entire project manual, all Addenda as specifically listed below, and having examined the site and being familiar with conditions affecting work, Undersigned proposes to furnish materials and labor and perform Construction work as indicated with a hundred 100% payment and performance bond to complete the Smithfield School Department 002-2020 Project work as called for by Bidding Documents for the Stipulated Sum of:

\[
\text{\$ 29,989,000.00}
\]

TWENTY NINE MILLION NINE HUNDRED EIGHTY NINE THOUSAND DOLLARS

Undersigned agrees above stipulated sum is firm price including applicable taxes and is not subject to extras or escalator clauses.

Additional Breakdown

McCabe: \$ 13,280,000 \hspace{1cm} \text{THIRTEEN MILLION TWO HUNDRED EIGHTY THOUSAND DOLLARS}

Cost per \hspace{1cm} \text{In words}

LaPerche: \$ 8,970,000 \hspace{1cm} \text{EIGHT MILLION NINE HUNDRED SEVENTY THOUSAND DOLLARS}

Cost per \hspace{1cm} \text{In words}

Old County: \$ 7,739,000 \hspace{1cm} \text{SEVEN MILLION SEVEN HUNDRED THIRTY NINE THOUSAND DOLLARS}

Cost per \hspace{1cm} \text{In words}
B. ALTERNATES:

A. Definition: An alternate is an amount proposed by Bidders and stated on the Bid Form that will be added or deleted to the Base Bid amount if the Owner decides to accept a corresponding change in either scope of work or in products, materials, equipment, systems or installation methods described in contract documents.

1. Owner acceptance of the change shall constitute the “exercise” of the alternate.
2. The Owner shall have sole discretion as to whether to exercise the alternate or not and shall bear no liability to the bidder for the exercise or non-exercise of the alternate.

B. Performance Period: Should the Owner exercise any or all the alternates, the work included in each alternate shall be performed concurrently with the base contract work. There shall be no extension in contract performance time with the exercise of any or all alternates.

C. Coordination:

1. Coordinate related work and modify or adjust adjacent work as required to ensure that work affected by each accepted alternate is complete and fully integrated into the project.
2. Each alternate description may include certain work which must be included in the Base Bid to make the work complete IF the particular alternates are NOT exercised. The work shown on the drawings and described below as part of the alternate shall be priced separately and listed in the appropriate place on the Bid Form and should NOT be included in the Base Bid. The option price is the difference between the work described in the alternate and the work included in the Base Bid.
3. All bidders shall provide a price for each alternate in the place provided on the Bid Form.

D. Notification: Immediately following award of contract, prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted or rejected.

E. Schedule: A "Schedule of Alternates" is included at the end of this section. Specification sections referenced in the schedule contain requirements for materials and methods necessary to achieve the work described under each alternate.

1. Include as part of each alternate, miscellaneous devices, appurtenances and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.
2. Include as part of the price of each alternate all costs attributable to project General Conditions, Supplementary Conditions, Division 1 Requirements, overhead and profit. No additional payments will be made by the Owner for the
work of any alternate which is exercised beyond the Alternate Price listed, except in accordance with contract provisions related to Changes in the Work.

3. Include as part of the base Bid all work identified in each description as Base Bid work. The items so designated constitute the work required to make the total project complete IF the alternate is Not exercised by the Owner.

F. Alternates:

**McCabe**

Alternate No. MC1 - Existing Roof Replacement: Replace the existing roof, remove the existing skylights; and replace all existing gutters, downspouts, and roof edges

ADD $442,000.00 Written FOUR HUNDRED FORTY TWO THOUSAND DOLLARS

Alternate No. MC2 - Existing Skylight Removal: Remove existing skylights, infill the openings, insulate, and cover with roof membrane to match existing. (Void if Alternate No. MC1 is accepted.)

ADD $22,000.00 Written TWENTY TWO THOUSAND DOLLARS

Alternate No. MC3 - Existing Toilet Core Renovation: Provide the demolition and new construction shown to renovate the existing toilet core as shown on the Drawings.

ADD $264,000.00 Written TWO HUNDRED SIXTY FOUR THOUSAND DOLLARS

Alternate No. MC4 - Existing Corridor Wall Tile Repair: Repair corners at classroom entrances and include field repairs of approximately 20% for all existing wall tile. New wall tile to match existing, verify in field.

ADD $37,000.00 Written THIRTY SEVEN THOUSAND DOLLARS

THIS ADD ASSUMES A COST PER SQ FT OF $74.00 / sf
LaPerche

Alternate No. LP1 - New Skylights: Add new skylights at the new music room.

ADD $46,000.00 Written FORTY SIX THOUSAND DOLLARS

Alternate No. LP2 - Existing Window Replacement: Remove existing windows, window stools and window treatments, replace with new exterior windows, solid surface window stools and window treatments. Insulate brick spandrel panel above ribbon windows with 3-inch thick mineral wool rigid board insulation.

ADD $447,000.00 Written FOUR HUNDRED FORTY SEVEN THOUSAND DOLLARS

Alternate No. LP3 - Existing Toilet Core Renovation: Provide the demolition and new construction shown to renovate the existing toilet core as shown on the Drawings.

ADD $218,000.00 Written TWO HUNDRED EIGHTEEN THOUSAND DOLLARS

Alternate No. LP4 – Existing Multipurpose Room/Gym Renovation: Remove and abate the existing resilient ACM flooring and mastic, provide a new resilient athletic floor with court striping as indicated, include two (2) new ceiling mounted basketball backstops and associated structural reinforcement of the existing roof trusses, and new wall pads as shown on the interior elevations.

ADD $211,000.00 Written TWO HUNDRED ELEVEN THOUSAND DOLLARS

Old County

Alternate No. OC1 - Existing Toilet Core Renovation: Provide the demolition and new construction shown to renovate the existing toilet core as shown on the Drawings.

ADD $298,000.00 Written TWO HUNDRED NINETY EIGHT THOUSAND DOLLARS

Alternate No. OC2 - Existing Ceiling Replacement: Replace the existing suspended ceilings as indicated.

ADD $159,000.00 Written ONE HUNDRED FIFTY NINE THOUSAND DOLLARS

Alternate No. OC3 - Existing Gym Glass Block Replacement: Remove the existing glass block and provide new insulated translucent wall panels at the gym.

ADD $146,000.00 Written ONE HUNDRED FORTY SIX THOUSAND DOLLARS
All Buildings

Alternate No. SM1 - Hands-Free Plumbing Fixtures: Provide automatic hands-free-sink faucets and flushometers at all new plumbing fixtures

ADD $39,000.00 Written THIRTY NINE THOUSAND DOLLARS

Alternate No. SM2 - Plantings: Provide plants as shown on the landscape drawings.

ADD $132,000.00 Written ONE HUNDRED THIRTY TWO THOUSAND DOLLARS

C. ALLOWANCES:

The following amounts will be included in the Bid:

A. Definition: An allowance where stipulated on the Drawings or the Bid Form is a sum of money which is to be used on the project at the discretion of the Owner’s Representative for purposes that are undefined due to unknown conditions at the time of the Contract date. At the completion of the project, the unused portion of the Allowance is to be deducted from the contract sum.

All allowances are in addition to work shown on the Drawings.

1. Allowance No. 1: Miscellaneous Interior Finish Repairs: $20,000.00 at each school. (Total Project: $60,000)

2. Allowance No. 2: Miscellaneous Exterior Masonry Repairs: $20,000.00 at each school. (Total Project: $60,000)

3. Allowance No. 3: Miscellaneous HVAC Repairs: $25,000.00 at each school. (Total Project: $75,000)

4. Allowance No. 4: Old County Road Locker ADA Modifications: $25,000.00

5. Allowance No. 5: Rock Excavation: Provide the following quantity allowances at each school beyond the base bid scope of work. Work includes all labor, equipment and materials required for removal of rock from site, hauling, disposal, and replacement with approved materials.
   a. McCabe:
      1) 50 cubic yards of bulk rock.
      2) 100 cubic yards of trench rock.
   b. LaPerche:
      1) 500 cubic yards of bulk rock.
      2) 1,000 cubic yards of trench rock.
   c. Old County Road:
      1) 500 cubic yards of bulk rock.
      2) 1,000 cubic yards of trench rock.
6. **Allowance No. 6: Unanticipated Unsuitable Soils**: Provide the following quantity allowances at each school beyond the base bid scope of work. Work includes all labor, equipment and materials required for removal of rock from site, hauling, disposal, and replacement with approved materials.
   a. McCabe: 1,000 cubic yards.
   b. LaPerche: 500 cubic yards.
   c. Old County Road: 500 cubic yards.

7. **Allowance No. 7: Contaminated Soil Disposal** (Quantity Allowance) Provide all labor, materials, and fees for the excavation, loading, transportation and disposal of soil quantities as indicated below. Contractor shall assume that the soil is impacted with arsenic at concentrations greater than 7 parts per million but less than 30 ppm. Contractor will be paid based on the actual tons of soil disposed. Phase I Site Assessments and soil sample data will be made available to the successful bidder after bid award.
   a. LaPerche: 15,000 tons
   b. Old County: 7,500 tons.

**D. UNIT PRICES:**

The following amounts will be included in the Bid:

A. **Definition**: A Unit Price where stipulated on the Bid Form is the cost of a material to be provided and installed on site and includes all costs of labor and material to be either added to or deducted from the Contract Sum. A summary of the material changes, their locations in sketch form will be submitted to the Architect for approval. Change Orders resulting from unit pricing will not be approved without the Owner’s prior approval in written form.

**Unit Price No. 1 - Additional Trench Earth Excavation:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost per CY</th>
<th>In words</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-500 CY</td>
<td>$30.00</td>
<td>THIRTY DOLLARS</td>
</tr>
<tr>
<td>501 CY and above</td>
<td>$27.00</td>
<td>TWENTY SEVEN DOLLARS</td>
</tr>
</tbody>
</table>

**Unit Price No. 2 - Additional Trench Rock Removal and Disposal:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost per CY</th>
<th>In words</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-500 CY</td>
<td>$125.00</td>
<td>ONE HUNDRED TWENTY FIVE DOLLARS</td>
</tr>
<tr>
<td>501 CY and above</td>
<td>$100.00</td>
<td>ONE HUNDRED DOLLARS</td>
</tr>
</tbody>
</table>

**Unit Price No. 3 - Additional Structural Fill Compacted at 95% density:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost per CY</th>
<th>In words</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-500 CY</td>
<td>$45.00</td>
<td>FORTY FIVE DOLLARS</td>
</tr>
</tbody>
</table>
Unit Price No. 4 - Additional General Fill:

$ 30.00  THIRTY DOLLARS  0-500 CY
Cost per  In words  Per CY

Unit Price No. 5 - Removal of Unsuitable Soils and Replacement with Structural Fill:

$ 30.00  THIRTY DOLLARS  0-500 CY
Cost per  In words  Per CY

$ 25.00  TWENTY FIVE DOLLARS  501 CY and above
Cost per  In words  Per CY

Unit Price No. 6 – Granite Curbing in Lieu of Concrete Curbing:

$ 45.00  FORTY FIVE DOLLARS  1 LF
Cost per  In words  Per

Unit Price No. 7 – Concrete Sidewalk in Lieu of Asphalt Sidewalk:

$ 75.00  SEVENTY FIVE DOLLARS  1 SQYD
Cost per  In words  Per

Unit Price No. 8 - Additional Concrete Sidewalk:

$ 115.00  ONE HUNDRED FIFTEEN DOLLARS  1 SQYD
Cost per  In words  Per

Unit Price No. 9 - Additional Asphalt Sidewalk:

$ 50.00  FIFTY DOLLARS  1 SQYD
Cost per  In words  Per

Unit Price No. 10 - Additional Loam and Seeding:

$ 15.00  FIFTEEN DOLLARS  1 SQYD
Cost per  In words  Per

Unit Price No. 11 - Additional Asphalt Parking Lot:

$ 40.00  FORTY DOLLARS  1 SQYD
Cost per  In words  Per

Unit Price No. 12 - Additional Electrical Duplex Receptacle:

$ 350.00  THREE HUNDRED FIFTY DOLLARS  1 Unit
Cost per  In words  Per Device

Unit Price No. 13 - Additional Data Outlet:

$ 300.00  THREE HUNDRED DOLLARS  1 Unit
Cost per  In words  Per Device
Unit Price No. 14 - Additional Exit Sign:

$650.00 SIX HUNDRED FIFTY DOLLARS

Cost per In words 1 Unit

Per Device

Unit Price No. 15 - Additional Fire Alarm Horn / Strobe:

$610.00 SIX HUNDRED TEN DOLLARS

Cost per In words 1 Unit

Per Device

Unit Price No. 16 - Additional Fire Alarm Smoke / Heat Detector:

$550.00 FIVE HUNDRED FIFTY DOLLARS

Cost per In words 1 Unit

Per Device

Unit Price No. 17 - Additional Standard Sprinkler Head:

$430.00 FOUR HUNDRED THIRTY DOLLARS

Cost per In words 1 Unit

Per Device

Unit Price No. 18 - Additional Sidewall Sprinkler Head:

$390.00 THREE HUNDRED NINETY DOLLARS

Cost per In words 1 Unit

Per Device

E. ADDENDA:
Undersigned certifies that the Base Bid includes Addenda listed below and they are hereby acknowledged as having been received and carefully reviewed by the Bid Due Date:

<table>
<thead>
<tr>
<th>Addendum No.</th>
<th>Dated</th>
</tr>
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<tbody>
<tr>
<td>No. 1</td>
<td>Feb. 28, 2020</td>
</tr>
<tr>
<td>No. 2</td>
<td>March 6, 2020</td>
</tr>
<tr>
<td>No. 3</td>
<td>March 16, 2020</td>
</tr>
<tr>
<td>No. 4</td>
<td>March 20, 2020</td>
</tr>
</tbody>
</table>

F. PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND:
Cost for providing Performance and Labor and Materials Payment Bond for the sum of the General Contractor’s change orders:

Add 1.5% of Total Construction Value from $0 to maximum of $500,000.
Add 1.0% of next Total Construction Value from $500k to maximum of $2.5M.
Add .8% of next Total Construction Value from $2.5M to maximum of $50M.
G. LABOR AND MATERIAL RATES:

Labor: Unit rates shall be listed for major trades such as, but not limited to, abatement, carpenters, laborers, masons, heavy equipment operators, operators, electricians, HVAC technicians, Foreman/Supervisor for each trade, site superintendent and any other major trade employed in the completion of the Work. Labor rates shall include all overhead, profit, insurance and supervision costs, and shall not be subject to any further markups when utilized in the computation of a Change Order amount. The Owner reserves the right to request additional labor rates. Use additional pages if space provided below is not enough.

<table>
<thead>
<tr>
<th>Trade</th>
<th>Rate</th>
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</thead>
<tbody>
<tr>
<td>Laborer Foreman Rate:</td>
<td>$102.00 per hour</td>
</tr>
<tr>
<td>Laborer Rate:</td>
<td>$97.00 per hour</td>
</tr>
<tr>
<td>Carpenter Foreman Rate:</td>
<td>$112.00 per hour</td>
</tr>
<tr>
<td>Carpenter Rate:</td>
<td>$107.00 per hour</td>
</tr>
<tr>
<td>Gypsum (Tape/ sand) Foreman Rate:</td>
<td>$112.00 per hour</td>
</tr>
<tr>
<td>Gypsum (Tape/ sand) Rate:</td>
<td>$107.00 per hour</td>
</tr>
<tr>
<td>Mason Rate:</td>
<td>$106.00 per hour</td>
</tr>
<tr>
<td>Electrical Foreman Rate:</td>
<td>$104.00 per hour</td>
</tr>
<tr>
<td>Electrical Journeyman Rate:</td>
<td>$99.00 per hour</td>
</tr>
<tr>
<td>Electrical Apprentice Rate:</td>
<td>$77.00 per hour</td>
</tr>
<tr>
<td>Fire Alarm Foreman Rate:</td>
<td>$104.00 per hour</td>
</tr>
<tr>
<td>Fire Alarm Rate:</td>
<td>$99.00 per hour</td>
</tr>
<tr>
<td>HVAC Foreman Rate:</td>
<td>$107.00 per hour</td>
</tr>
<tr>
<td>HVAC Rate:</td>
<td>$102.00 per hour</td>
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<tr>
<td>Plumbing Foreman Rate:</td>
<td>$107.00 per hour</td>
</tr>
<tr>
<td>Plumber Rate:</td>
<td>$102.00 per hour</td>
</tr>
<tr>
<td>ATC Foreman Rate:</td>
<td>$107.00 per hour</td>
</tr>
<tr>
<td>ATC Design Engineer Rate:</td>
<td>$125.00 per hour</td>
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<tr>
<td>ATC Programmer Rate:</td>
<td>$125.00 per hour</td>
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<tr>
<td>ATC Technician Rate:</td>
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<td>Pipe Fitter Rate:</td>
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<td>Sheet Metal Foreman Rate:</td>
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<tr>
<td>Sheet Metal Worker Rate:</td>
<td>$102.00 per hour</td>
</tr>
<tr>
<td>Insulator Foreman Rate:</td>
<td>$107.00 per hour</td>
</tr>
<tr>
<td>Insulator Rate:</td>
<td>$102.00 per hour</td>
</tr>
</tbody>
</table>
Trade: Flooring Foreman Rate: $112.00 per hour
Trade: Flooring Installer Rate: $107.00 per hour
Trade: Painting Foreman Rate: $102.00 per hour
Trade: Painter Rate: $95.00 per hour
Trade: Abatement Foreman Rate: $107.00 per hour
Trade: Abatement Laborer Rate: $102.00 per hour
Trade: Roofing Foreman Rate: $105.00 per hour
Trade: Roofer Rate: $100.00 per hour

Include additional trade labor rates below:
Trade: Operating Engineer Rate: $106.00 per hour
Trade: Truck Driver Rate: $95.00 per hour
Trade: _______________________ Rate: $______________ per hour
Trade: _______________________ Rate: $______________ per hour
Trade: _______________________ Rate: $______________ per hour
Trade: _______________________ Rate: $______________ per hour
Trade: _______________________ Rate: $______________ per hour
Trade: _______________________ Rate: $______________ per hour
Trade: _______________________ Rate: $______________ per hour

Material and Equipment: Material and equipment charges used to compute Contract Change Orders will be based on original supplier invoices and a standard markup of ten Percent (10%). These standard markups shall include all administrative and delivery and handling charges and shall not be subject to any further mark-up.
H. FEE FOR CHANGES IN THE WORK:

The total mark-up for each change shall not exceed 15% (10% for overhead + 5% for profit). For changes where the work is performed totally by the Undersigned Bidder’s direct forces, the 15% mark-up shall be assigned to the Undersigned Bidder as the prime contractor. For work performed by a subcontractor(s), a maximum of 10% mark-up will be assigned to all subcontractors and/or sub-subcontractors performing work and 5% will be assigned to the Undersigned Bidder and prime contractor. Unit labor costs are all-inclusive of all OH&P and shall not be subject to further mark-up. The change order mark-ups include all overhead, coordination, bond, insurance, profit and supervision costs, and these items shall not be subject to any further markups when utilized in the computation of a Change Order amount.

For changes which add additional time to the contract completion date, the General Conditions cost impact shall be as listed on the schedule of unit rates above. The unit rate for the general conditions associated with the time extension shall be inclusive of all direct and indirect costs and fees, including but not limited to all overhead, coordination, bond, insurance, cleaning, site support, management, profit and supervision costs, and shall not be subject to any further markups when utilized in the computation of a Change Order. Unit rate shall be for one (1) additional workday.
1. OTHER CERTIFICATIONS:

Undersigned agrees to execute Contract for above work for the above stipulated sum if he be notified of acceptance of bid within ninety (90) calendar days after time set for the receipt of bids. Undersigned agrees to execute contract and deliver it to the Owner.

Undersigned agrees by submission of this bid that the bidder is the only interested party submitting this bid, that the Contract Documents are incorporated herein, that there is no collusion, and the contract will not be assigned with written consent of the Owner.

Undersigned certifies that included within their bid are only employees and subcontractor employees that will be employed at the worksite that have successfully completed and obtained certification in a course in construction safety and health approved by the United States Occupational Safety and Health Administration as required by the laws of the state.

Undersigned certifies that it has provided the Bid Security Bond properly executed following items with this bid form.

Undersigned certifies, under penalty of perjury, that to the best of his knowledge and belief that:

The prices in this Bid have been arrived at independently without collusion, consultation, communication or agreement with any other Bidder or competition on any matter whatsoever for the purpose of restricting competition;

Except as may be required by law, prices quoted in this Bid have not been knowingly disclosed prior to the opening of Bids; and

No attempt has been made nor will be made by the Bidder to induce any other person, partnership, or corporation to submit or to refrain from submitting a Bid for this Project.

Undersigned represents to Owner that it has the labor, machinery, equipment, supplies, and credit to meet the schedule completion requirements more specifically enumerated in the Section 10000 – General Requirements.

Firm: Ahlborg Construction Corporation

Authorized Representative: Glenn R. Ahlborg - Vice President

Title: Vice President

Signature: [Signature]

Date: 3/26/2020

(Corp. Seal)
Appendix A

ANTI-KICKBACK ACKNOWLEDGMENT

ALL BIDDERS/OFFERORS MUST ATTEST TO THE FOLLOWING:

The vendor acknowledges, under the pains and penalties of perjury, that he/she has not been offered, paid, or solicited for any contribution or compensation, nor has he/she been granted a gift, gratuity, or other consideration, either directly or indirectly by any officer, employee or member of the governing body of the Smithfield School Department and/or Town of Smithfield who exercises any functions or responsibilities in connection with either the award or execution of the project to which this contract pertains.

Further, the vendor acknowledges, under the pains and penalties of perjury, that he/she has not offered, paid, or solicited by way of any contribution or compensation, nor has he/she granted a gift, gratuity or other consideration either directly or indirectly to any officer, employee, or member of the governing body of the Smithfield School Department and/or Town of Smithfield who exercises any functions or responsibilities in connection with either the award or execution of the project to which this project or contract pertains.

---

SIGNATURE OF OFFEROR 3/26/2020

DATE

Vice President

TITLE

Ahlborg Construction Corporation

COMPANY

Title of RFP:

SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS
Company Name: Ahlborg Construction Corporation

Representative’s Name who administers MBE Program: Glenn R. Ahlborg

Street Address: 355 Centerville Road

City, State, Zip: Warwick, RI 02886 Telephone: 401-265-7100

Email: gahlborg@ahlborg.com Project Location: Smithfield, RI

Bid or Project #: 002-2020 Date Bid Opened: 3-26-2020

Description of Work: Smithfield School Department Capital Improvements

Contract Value: $30,000,000 MBE % Assigned: 10% Minimum

Total # of All Subcontractors/Suppliers used: 25 # of MBE Subcontractors/Suppliers used: 5

Note: Firms and amounts listed below are subject to mutual review and acceptance of contract terms and subject to adjustment (total will be a minimum 10%).

<table>
<thead>
<tr>
<th>Subcontractor / Supplier</th>
<th>Dollar Award</th>
<th>Scope/Description of Work</th>
<th>RI Certified M/WBE</th>
<th>Yes/No</th>
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</thead>
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<tr>
<td>JMB Mechanical</td>
<td>$600,000</td>
<td>HVAC work sub to Delta Mechanical</td>
<td>Yes</td>
<td></td>
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<tr>
<td>American Tel Connect</td>
<td>$500,000</td>
<td>Low Voltage Systems</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>HB Welding</td>
<td>$500,000</td>
<td>Steel Erection</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

Please note that all MBE/WBE firms must be certified by the RI MBE Compliance Office, and that MBE/WBE firms must self-perform 100% of the work with their own forces or subcontract to another RI certified MBE/WBE in order to receive participation credit. Vendors may count 60% of expenditures for materials and supplies obtained from an MBE certified as a regular dealer/supplier, and 100% of such expenditures obtained from an MBE/WBE certified as a manufacturer. For firms certified as a broker, you may receive MBE participation credit only for the fees and commissions charged for the procurement of the good and materials, but not the cost of the materials themselves.

The above referenced contract will not be released until this plan has been approved by the Director of the Department of Administration or its designee.

For assistance and advice in identifying MBE/WBE firms, please call the Minority Business Enterprise Compliance Office at (401) 574-8670. The directory of all certified MBE firms is also located at http://odeo.ri.gov/.

Signature of Authorized Agent of Business: Glenn R. Ahlborg, Vice President Date: March 26, 2020

Send Completed Form to: Dorinda Keene, Assistant Administrator - MBE Office of Diversity, Equity and Opportunity (ODEO) Minority Business Enterprise Compliance Office One Capitol Hill, 3rd Floor Providence, RI 02908 Phone: (401) 574-8670 Dorinda.Keene@doa.ri.gov
SMITHFIELD SCHOOL DEPARTMENT
CAPITAL IMPROVEMENTS

Bid Bond
BID BOND

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

CONTRACTOR:
(Name, legal status and address)
AHLBORG CONSTRUCTION CORP.
355 CENTRELLVILLE ROAD
WARWICK, RI 02886

SURETY:
(Name, legal status and principal place of business):
PHILADELPHIA INDEMNITY INSURANCE COMPANY
ONE BALA PLAZA, SUITE 100
BALA CYNWYD, PA 19004-1403

OWNER:
(Name, legal status and address)
TOWN OF SMITHFIELD, RI
64 PARNUM PIKE
SMITHFIELD, RI 02917

BOND AMOUNT: $FIVE PERCENT (5%) OF THE ATTACHED BID DOLLARS

PROJECT: 002-2020
(Name, location or address, and Project number, if any)
SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS
SMITHFIELD, RI

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 requirements 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 19th day of March , 2020.

AHLBORG CONSTRUCTION CORP.
(Principal)
GLENN R. AHLBORG, VICE PRESIDENT
(Title)
PHILADELPHIA INDEMNITY INSURANCE COMPANY
(Surety)
BRIAN N. ROSSI
(Money-in-Fact)

The Company executing this bond vouches that this document conforms to American Institute of Architects Document A310 - 2010 Edition.
PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Brian M. Rossi; Christopher A. Iannotti; Elisa Cardone; Shannon L. Crowley OF THE CITY OF CRANSTON, STATE OF RHODE ISLAND, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed $50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY, that the seal affixed to said instrument is the Corporate seal of said Company, and that the said Corporate Seal and his signature were duly affixed.

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27th day of October, 2017, are true and correct and are still in full force and effect I do further certify that Robert D. O’Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 19th day of March, 2020.

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY
State of Rhode Island and Providence Plantations
Contractors' Registration and Licensing Board

BE IT KNOWN THAT

Ahlborg Construction Corporation
Glenn R Ahlborg

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

Commercial Contractor

IN THE STATE OF RHODE ISLAND

Registration No.: 32212  Issued: 10/30/18  Expires: 12/01/2020

Chairman

Building Code Commissioner
SMITHFIELD SCHOOL DEPARTMENT
CAPITAL IMPROVEMENTS

Certificate of Insurance
**CERTIFICATE OF LIABILITY INSURANCE**

**DATE (MM/DD/YYYY):** 03/03/2020

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFER 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 rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**
The Hilb Group of New England, LLC
16 Main Street
East Greenwich RI 02818

**INSURED**
Ahlborg Construction Corporation
355 Centerville Road
Warwick RI 02886

<table>
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<tr>
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<td>25615</td>
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<tr>
<td>Travelers Property Casualty Company of America</td>
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<tr>
<td>Beacon Mutual Insurance Company</td>
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<tr>
<td>Pacific Insurance Co, LTD</td>
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**COVERAGES**

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<tr>
<td>E</td>
<td>02 CPI AZ7838</td>
<td>Each Professional Inced</td>
</tr>
</tbody>
</table>

**CERTIFICATE HOLDER**

Ahlborg Construction Corporation
355 Centerville Road

Warwick RI 02886

**CANCELLATION**

**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**

[Signature]

© 1988-2015 ACORD CORPORATION. All rights reserved.
Dear Friends;

It is with great pleasure we provide this response per Item 8.0 per Section 000002 of the Bid Solicitation for the Smithfield Capital Improvements.

1. Experience & Qualifications

Maron Construction Company (MCC) is a full-service general construction and construction management firm that has celebrated over forty years of success throughout the southern New England region including Martha’s Vineyard. It is the family’s values and core ethics that have proved to make this success a reality and is allowing the company to enter its third generation of family members.

MCC has an integral team approach that means that every project, while fully staffed, falls under the direct oversight by a family member that is a member of the corporate hierarchy to ensure the company’s standards are always being met and exceeded. With this approach, every member of the team is a value-added asset whose opinion is considered in the charting of a project. MCC does not rule by executive fiat, but instead elicits and encourages all team members, regardless of experience and background, to provide their input in items that ultimately affect the project. This way, many of the subtle nuances that manifest themselves on complex projects, are not lost.

MCC has the unique company structure in that we have the capability to self-produce much of our work in-house. Some of these tasks to include concrete and flatwork, general and finish carpentry, light and heavy gauge framing and gypsum wallboard installation / finishing. By being able to produce this work in-house, MCC is extremely competitive in markets where sub-contractor bidding is not advantageous and, in those areas where it is; MCC has voluminous production data that allows them to accurately cross check prices received for accuracy.

As you can see in the organization chart attached to the end of this section, the project corporate member is Thomas Maron and the Project Executive is Christopher Velleca. Together, they bring over 55 years of construction experience to bear in ensuring your
project is completed on time, on budget and without the agita that has come to be the norm on most large municipal projects.

In addition to his experience as a construction executive, Christopher Velleca is also an anomaly in that he is an architect registered in Massachusetts and maintains his license in good standing through practice. This allows for the perfect symbiotic union of the design world and the construction world. By being fluent in the language of building codes, programming and other areas typical of architects – he is also equally fluent in the requirements of building schedules, budgets and the complicated world of construction. By understanding both disciplines extensively, it makes perfect sense to have him involved from the onset to review the designs as they are completed and provide guidance and value engineering input to both the design and the construction teams. In simple terms, the left hand finally knows what the right hand is doing and vice-versa.

Maron Construction has worked extensively throughout Southern New England and understands the challenges that are present when working on an island. Logistics, labor, supply chain sourcing, etc. are only a few of the hurdles that must be understood to be dealt with effectively. Through their experience on the island, MCC has established inter-company relationships that have withstood difficult projects and will be brought to bear in ensuring this project meets, and hopefully, exceeds the project’s expectations. Some recent projects include:

- Edgartown Public Library (2015) - $7.5 million
- USFPO Building (2016) - $20.2 million
- New Bedford Public Schools (2018) -
- Pawtucket School Department (2019) -
- Oak Bluffs Elementary School Roof & HVAC (2020) - $7.0 million
- Camp Fogarty Readiness Center (2020) – $27.4 million.

The keys to completing this project is all predicated on time – schedule is the key. Utilizing a professional firm, Project Controls, Inc. we can bring to bear the full weight of the Oracle suite of scheduling programs and interface it with Procore, the leading construction management production software to allow for real-time schedule projection and tracking and allowing staff, vendors and clients maximum time to produce their work. Schedule impacts can be explored in seconds which can allow for educated decisions to be made with maximum input. No decision gets made in the vacuum of ignorance and project benchmarks can be tracked and achieved with minimal chance at failure.

Project members are interconnected on and off site so that project team meetings can be held without fail and maximum inclusion is guaranteed. This inclusion is paramount to meet
the second point of a successful project, which is communication. Distance is no longer an obstacle, and MCC frequently conducts Skype and GoToMeeting virtual meeting sessions so all members can weigh in on the project progress and discuss any challenges while they are in their infancy versus allowing them to potentially balloon to larger issues.

We have reviewed the proposed schedule in-depth and the schedule is aggressive to the point where we feel that the project, while technically attainable, is in danger of not meeting the dates assigned. The schedule has actual boots on the ground for a period of just over eight months – with the entire winter season being a potential factor. In addition, we need to critically review and revisit these dates with the design team to ensure factors including, but not limited to, the current construction climate, material availability of long-lead items, sub-trade labor shortages and backlog, et al. are critically weighed prior to the completion of the construction documents. With that being stated, constant vigilance must be present so as not to intentionally allow the project goals slip, however the practical advice from MCC will be to look at the schedule critically and prepare for every option when establishing the final schedule and completion dates.

No matter what the final duration is determined to be, MCC is adept and capable of treating the schedule as a living document that is able to be modified as needed wherever possible to allow the project to capitalize on opportunities for time and cost savings. Complacency or a cavalier approach to the need to reach the project benchmarks can surely derail the project and MCC certainly knows that. Our commitment is to work towards ensuring that efficiency is maximized and be as proactive as possible to and when the unforeseen condition happen that could not be planned for occur, MCC will be ready to respond timely and effectively with solutions that will bring the project back into the fold.

MCC certainly understands the importance of creative and artful solutions to problems and serves as an ally to the design team while they are involved in the construction process so any value engineering suggestions can be made and tested expeditiously so the schedule proceeds apace and the vision of the design team is realized intact.

One important thing to point out on the organization chart is the missing element that is quite possibly the most important are those of the members of the Town of Oak Bluffs itself. At the end of what we know will be a successful project, the fact remains that we are not the ultimate end users. No one knows the requirements of the citizens of Oak Bluffs better than its citizens, so we encourage the input of the town administrator, its selectmen, and the users of the new town hall in assisting us in helping us with their insight to allow us to make this project a success.

2. Staffing Plan
Maron Construction Co., Inc. is fully committed to ensuring that this project is fully staffed and we have provided the individual organizational charts organized into the four individual phases.

a) Our on-site team of David Coppola, Richard LeRoux and Colin Hannagan are just completing a new Reserve Center for the Rhode Island National Guard and is valued at over $27 million. Based on the schedule that we have determined and are working towards; our on-site personnel can be brought into the project during the pre-construction phase to provide their insights on the project so when the time is right to mobilize there is a high level of efficiency and production.

b) MCC is well versed to working through the logistics of working in the region. MCC will be securing on accommodations for their on-site staff and subcontractors so they will have a constant presence on the project. Additionally, materials will be purchased in bulk lots wherever possible so materials and trucking can be completed en-masse so material deliveries will not be the cause of needless delays. On-site staff will have company vehicles and, as we have done in the past and we will have the opportunity to perform local logistics on an as-needed basis.

Corporate and project executives will be responsible for the final decision making on all matters and will have the task of contracting MCC to contracts and agreements. This however is not to be taken as being draconian as MCC ensures they surround their command and control that know exactly what is expected of them to make educated and informed decisions should the need arise and report their actions to their command and control staff.

The project site supervisors report to the project executive and corporate members and will be responsible for the daily running of the project on site along with their assistant project engineers and in concert with the site superintendent and their assistant site superintendent. The site superintendents and their assistants serve as the technical and production supervisors who manage the day to day operations of workers and the subcontractors on site.

All workers, regardless of their position and rank within the MCC hierarchy are cross trained to be able to work in other positions should the need arises. For example, the project executive (CV) is an experienced estimator and can perform those tasks as needed. The assistant site superintendent possesses numerous hazardous materials certifications and can serve the role of a site safety officer. It is these few examples of cross-training that has made MCC a company that can react to numerous unforeseen conditions without skipping a beat and can complete a wide variety of projects with minimal loss of productivity.
3. Resumes

Applicable resumes of key personnel have been attached at the end of this section. To ease the reference process, the following references can speak at length for the appropriate on-site and executive staff. As the team selected has worked together for many projects, these references will equate to no less than three references each.

- Lt. Col. Russell DeGraw - RIARNG
  401-275-4034
  Russell.j.mcgraw.mil@mail.mil

- Michael Donaroma – Town of Edgartown
  508-627-6180
  miked50@comcast.net

- Robert Whittenour – Town of Oak Bluffs
  508-693-3554 x. 208
  rwhittenour@oakbluffsma.gov

- Lt. Col. Kathleen Mahoney - RIANG
  401-267-3170
  kathleen.mahoney2.mil@mail.mil

- Mona Morin – Contracting Officer RIARNG / USFPO
  401-275-4248
  mona.morin.civ@mail.mil

- Brian McFadden – Sr. P/M – Pick-n-Pull
  916-858-6557
  bmcfadden@picknpull.com

- Suresh Bhatia – AO Construction
  508-639-9340
  sbhatia@aoconstructioninc.com
4. Self Performed Work
   As outlined earlier in this document, Maron Construction Co., Inc. self performs a number of trades utilizing in-house skilled labor. Some of these scopes of work may be utilized on this project if it makes the best fiscal and scheduling sense and are listed below;

   - Concrete forming, placement and flatwork
   - General construction labor
   - General Carpentry
   - Finish Carpentry
   - Painting
   - Light Gauge and Cold-Formed Metal Framing
   - Gypsum Wallboard & Finishing.

5. Legal Proceedings
   Please accept this entry as our notice that Maron Construction Co., Inc. (in a construction contract or as an interested party) is not currently nor in the past five years been involved in any legal proceedings, administrative proceedings or any other matters being investigated by the RI Attorney General.

END OF DOCUMENT
See attachments
C-130J Flight Simulator Facility
Quonset Air National Guard Station, North Kingstown, Rhode Island

Maron Construction served as the prime contractor, utilizing the design-bid-build delivery method, for the construction of the C-130J Flight Simulator Facility located Quonset Air National Guard Station for the Rhode Island Air National Guard. This high-profile structure serves as a regional training facility for the entire branch of the Air Force and serves as host to allied nations for their aircraft training needs.

The site for this structure is located at the end of the main avenue of approach to the station. While the site was level, the site was bordered by large areas that serve as drill and parade grounds for the entire personnel of the RI Air National Guard. Due to the fact that these parade grounds were to remain in use during the duration of the construction process, special care had to be given to work in the tight confines of the building site itself. Despite these confines, at no time was a drill cancelled or rescheduled due to our operations on site.

Utilizing a steel skeleton frame with an external envelope of brick masonry, the building met the requirements to be certified LEED Silver.

Close coordination needed to be maintained to allow the building to be converted into an addition / renovation project after the fact due to the time difference between the completion of the building and the installation of the flight simulator equipment itself. This equipment is large and complex so portions of the building were constructed with this renovation in mind.

Project Synopsis
- New Construction
- Renovation Phase
- Municipal (Federal) Facility
- Value: $5.9 million
- LEED Silver Certification
- Downtown (Campus Setting)
- Space Restrictive Site

Maron Construction
A Design-Build Corporation
RI USFPO New Warehouse & Office Building
Camp Fogarty, East Greenwich, Rhode Island

Maron Construction served as the prime contractor, utilizing the design-bid-build delivery method, for the construction of the new Warehouse and Office space for the United States Property and Fiscal Office for the Rhode Island National Guard. The building is located within the Camp Fogarty Military Base on the grounds of the East Greenwich, Rhode Island campus. This building serves as the main headquarters of the United States Property and Fiscal Offices, which is the purchasing and maintenance arm of the Rhode Island National Guard.

This 80,000 square foot administration and warehouse facility was constructed on a tract of land located within a secure National Guard Base. The scope included significant site work improvements and the construction of a new facility with many different which incorporated many unique exterior features and included energy-efficient, advanced HVAC, Electrical, Data, Security, Plumbing and Fire Protection systems.

Exterior work included the significant remediation of soils that were contaminated as a result of this site being a dumping ground during the Second World War. Acres of site improvements were made and included an extensive storm water drainage system and massive concrete pads to house the vehicles and equipment within the warehouse space. New parking was constructed along with exterior patios and sitting areas. Other site improvements included landscaping, concrete walks, ornamental and security fencing, and lighting.

The exterior building envelope was constructed of a variety of elements to include masonry, Exterior Insulation and Finishing System (EIFS), metal panels and large window walls. All elements of the exterior skin were installed to comply with LEED standards and include a fluid applied membrane air barrier system, rigid and batt insulation. The roof was constructed using a standing seam method and, together, the entire exterior envelope met all LEED exterior performance requirements.

The interior of the building consisted of two major elements. The majority of the first floor was utilized for Warehouse and Office space for warehouse personnel along with housing all the major MEP systems. The second floor is utilized by the USFPO purchasing department and includes multiple restroom facilities and conference rooms which incorporate advanced telecom and security systems. The MEP systems were highly technical and included all energy efficient equipment and are controlled by a fully integrates system by Siemens while the security system incorporates the Advantor system, which is the standard throughout the National Guard.

The project was designed and constructed per LEED standards. This included waste management, commissioning, LEED Accredited products, energy efficient lighting and HVAC equipment. Maron Construction a LEED Silver certification for the project through the USGBC.
Maron Construction served as the **prime contractor**, utilizing the **design-bid-build** delivery method, for the construction of the Edgartown Public Library located on the picturesque island of Martha’s Vineyard off the coast of Massachusetts. This **10,500 square foot** structure is a boutique custom building which is considered a local government landmark that also represents the civic pride of the people of Edgartown.

The exterior building envelope was built using brick masonry supported by a steel skeleton. Designed to meet the LEED Silver certification, many challenges were presented due in part, to the fact this project is located off the mainland where Local & Regional Materials are scarce and, in some instances, impossible to get. Additionally, being off the mainland presented many challenges in the way of logistics given the fact that materials and labor primarily had come in from off island. The site was **space restricted** and the storage of bulk ordered materials was not an option for most of the project duration, so special attention had to be paid to the careful ordering and receiving of goods when they were anticipated to be needed.

Coastal construction on the island of Martha’s Vineyard also presented challenges associated with the high winds that are omnipresent. The project site was secure at all times from the high winds and its abusive precipitation.

The interior spaces focused on large spaces where precise construction and installation techniques were to be observed consistently to create a seamless series of clean planar spaces. Behind these surfaces are the myriad of wiring and mechanical systems that allow the building to be functional and relevant in the 21st century. Only through the extensive coordination of the onsite trades would these important and critical systems be hidden away behind perfect surfaces that would not belie what is contained behind.
RESERVE CENTER HEADQUARTERS
RI Army National Guard, Camp Fogarty

- $27.4 million in value
- Completed February 2020

SAFEGUARDING THE NATION...
THOMAS J. MARON

PROFESSIONAL EXPERIENCE:
Maron Construction Co., Inc – Providence, Rhode Island
Corporate Vice President
(1983-Present)
- Duties include managing of the day to day operations.
- Quantity estimate take-off, pricing of jobs, and home office supervision of
  projects.
- Project Management of all IDIQ & MATOC contracts.

KWV Inc – Providence, Rhode Island
Corporate Vice President
(2008 – Present)
- Duties include project estimating.

Glomar, Inc – Providence, Rhode Island
Corporate Vice President
(1983-1992)
- Duties were similar to those held with Maron Construction Co., Inc.

JDT Builders – Providence, Rhode Island
Corporate Vice President
- Another construction company providing the same type of services as Glomar,
  Inc. and Maron Construction Co., Inc.

PROFESSIONAL AFFILIATION:
- Member of the Associated General Contractors of America
- Member of the Labor Board of Appeals of Rhode Island

EDUCATION
- Graduate North Providence High School – Honor Society, 1980
- Graduate Wentworth Institute of Technology, Boston, MA, 1980-1983
  Certificate of Completion – Civil Construction, Associates in Civil Engineering.
Christopher J. Velleca RA, NCARB

CURRICULUM VITAE

TEACHING
- New England Institute of Technology, Warwick, RI, 2003-Present with coursework in;

PROFESSIONAL EXPERIENCE
Maron Construction Co., Inc. – Providence, Rhode Island (Project Manager/Architect/Quality Control Officer)
(7/2011 to present)
  o Oversee the production of projects with a Design-Build delivery method.
  o Manage construction projects from award to close-out including financial oversight and acted as Corporate Quality Control representative)
  o Estimator for bid-build and design-build projects.
  o Oversee LEED and Green compliance on projects pursuing certification.

AAA Sprinkler Company, Inc. – Warwick, Rhode Island (Executive Vice-President)
AAA Fire Alarm & Life Safety, Inc. – Warwick, Rhode Island (Vice-President)
(9/2006 to 7/2011)
  o Responsible for the operations and regulatory requirements of a fire suppression installation and servicing corporation with a staff of 28 professional, clerical, and technical personnel.

Picernie Real Estate and Development Corp. – Warwick, Rhode Island (Director of Construction)
(8/2005 to 9/2006)
  o Director of Construction for a national development corporation with responsibility overseeing and setting policy for a division with a portfolio of assets valued over $600 million.

Federal Hill Group, LLC – Architects – Providence, Rhode Island (Principal)
(9/1999 to present)
  o Principal and Owner of a full-service architectural and interior design firm.
  o Personally contract with consultants and engineers as necessary and personally guide clients through the sometimes Byzantine process of permitting, variances, etc.

The following older entries have been listed for clarity but still allow the reader an understanding of experience which spans 1995-2006.
  o Davitt Design Build – West Kingstown, Rhode Island (Project Manager/Sales - Director of Design)
  o Landmark Building Corporation – Pawtucket, Rhode Island (Project Manager / Director of Design)

  o OMNYS, Inc. – East Greenwich, Rhode Island (Vice President and Partner)
Newport Collaborative Architects, Inc. / Keyes, Inc. / Munroe & Associates Architects – Newport/Providence, Rhode Island (Project Manager)

LEGAL
- Sworn in as an expert in the fields of Architecture and Construction in RI and MA.
- Wrote and researched opinions for both plaintiffs and defendants within the Construction and Architectural arena. Witness preparation, counter-argument preparation, etc. all completed for both expertise.
- Provided testimony under oath for Plaintiff and Defendants.
- Provided the research and opinion report that resulted in the largest Personal Injury compensation claim in Rhode Island history. (*Alice Monchand vs. Trinity Repertory Company*)

PUBLIC

EDUCATION
- Roger Williams University, Bristol, RI, 1995, B.Arch

CERTIFICATIONS
- Registered Architect, State of Rhode Island, Reg.# 2604
- Registered Architect, State of Connecticut, Reg. # 12058
- Registered Architect, State of Massachusetts, Reg. # 31681
- LEED Accredited Professional (BD+C) Cert# 10742780
- NCARB Certification for National Reciprocity, NCARB #53,196
- OSHA 10-hr Certification
Richard J. Leroux

PROFESSIONAL EXPERIENCE:
Maron Construction Co., Inc – Providence, Rhode Island
Site Supervisor
(2008 to Present)
  • Oversee and coordinate with Project Managers and Subcontractor to complete all projects under the allotted budget.

Maron Construction Co., Inc – Providence, Rhode Island
Apprentice
(2003 – 2007)
  • Worked as an apprentice performing various construction duties while obtaining my apprenticeship.

Education & Certificates:
NEW ENGLAND REGIONAL COUNCIL OF CARPENTERS APPRENTICESHIP PROGRAM 2003 - 2007
OSHA 30 Hour Certification, Scaffolding Certification, Drywall Certification
Michael D. Da Silva  
23 Woods Hill Road  
Brooklyn, CT 06234  
Cell (860) 377-2217  
Mddasilva7578@yahoo.com

EDUCATION

Central Connecticut State University - New Britain, CT  
VTE 113 and VTE 116  
2008

Central High School Diploma – Springfield, MA  
1995

PROFESSIONAL EXPERIENCE

Maron Construction – Providence, RI  
SITE SUPERVISOR / CARPENTER FOREMAN / JOURNEYMAN CARPENTER  
2011-present

- Independently ran and completed several projects which included job coordination with US government contractors and subcontractors. This includes accurately reading blueprints, ordering supplies, working and communicating with other trades and unions, to ensure the projects were completed on time.

Shepard Hill High School – Dudley, MA  
2009 – 2011

CARPENTER

- Construction of offices using metal studs, sheet rocking, acoustical ceilings, windows, doors and trim, repairs

Self Employed – Pomfret, CT  
1997 – present

CARPENTER

- Independently bid, ran and completed jobs in residential homes such as: framing, dry wall installation and taping, textured walls and ceilings, interior and exterior trim, hardwood flooring installation, ceramic tile installation, cabinet installation, door and window installation, repair exterior foundations, designed and built several decks, kitchen bathrooms and additions, furniture and cabinet maker

Sabo Construction – Marlboro, MA  
2004 – 2008

UNION STEWARD / JOB FOREMAN

- Residential framing, door and window installation, concrete forms, roof truss installation, exterior trim and siding, heavy equipment operator, interior trim, estimate jobs and order supplies
- Oversaw a crew of five union members for three years

Architectural Woodwork Installers – Ludlow, MA  
2001 – 2004

JOURNEYMAN CARPENTER

- Extensive interior trim work of antique homes, hardwood floor installation of commercial stores, cabinet installation

Northern Construction, Western Massachusetts Acoustics – Palmer, MA  
1998 – 2002

JOURNEYMAN CARPENTER

- Constructed the Superman Rollercoaster at Six Flags, concrete forms, wood framing
- Installation of acoustical ceiling tile and sound panels, dry wall installation, metal and wood stud framing

PROFESSIONAL AFFILIATIONS

Central and Eastern Connecticut Carpenter’s Local Union # 24 - Yalesville, CT  
2004 – present

Carpenters Union Local # 108 - Springfield, MA  
1998 – 2004

MILITARY EXPERIENCE

United States Air Force and Air Force Reserves  
1997 – 2005
Steven J. Lambert  
10 Fieldview Road, Hope, Rhode Island 02831  
(401) 261-2061  
lambertsteve87@yahoo.com

Education

New England Institute of Technology  
Bachelor of Science: Construction Management  
Minor: Building Construction  
Degree May 2011

Mount Saint Charles High School  
High School Diploma  
September 2003-May 2007

Work Experience

Maron Construction Company, Providence RI  
Construction Quality Control/SSH/O/Site Super  
October 2007-Present

- Review and send submittals to the owner for approval
- Check subcontractors work to make sure it complies with the specifications
- Update drawings as the project proceeds
- Review materials that enter the site and check to make sure the materials meet the submittal
- Make sure all work complies to code
- Closeout documents
- Gather Operation and Maintenance data from subcontractors to send to the owner
- Take photos of day-to-day progress of the project
- Make sure coordination is met between all subcontractors

Projects

1/18 to 5/19  
B148 Life Safety Improvements - NUWC, NAVAFC Newport  
Navy Base $1,627,000.00

8/17 to 1/18  
Repair to Subschool at Various Buildings - NAVFAC Groton  
Submarine Base $1,160,291.06

7/16 to 11/16  
GSA Roof Replacement Philbin Building  
Fitchburg, MA $983,755.54

4/15 to 7/16  
C130J Flight Simulator Training Facility Quonset Air National Guard Base - Quonset, RI $5,982,747.00

03/14 to 4/15  
Edgartown Public Library  
Edgartown, MA $7,500,00,00

10/13 to 2/14  
TFI- cNAAF Beddown Upgrade Facilities Otis Air National Guard Base - National Bourne, MA $7,918,800.00

11/10 to 4/13  
P-082 Unmanned AWS Support Facility - Newport Naval Base, RI $5,700,000.00

Training

AGC  
OSHA 10 Training  
October 2010

OSHA 30 Training  
December 2017

U.S. Army Corps of Engineers  
Construction Quality Management for Contractors  
March 1, 2011
Red Cross
Adult and Pediatric First Aid/CPR/AED

BCATTs (Rhode Island)

OSHA 3115 Fall Protection

NCSH #424 Hands-on Fall Protection

BCATTs (Connecticut)
TOWN OF SMITHFIELD
SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS

Schedule (Example)
Maron Construction believes strongly in the role scheduling has in a project and its power in making a good project successful. While there are many nuances that needs to be worked through in the field, Maron Construction felt it more prudent to go on the record to their commitment to contracting with a 3rd party scheduling firm so the schedule will always be in the Owner's best interests.

Therefore we have attached a copy of a representative Critical Path Schedule to demonstrate the type of material that are provided throughout the the project's progress and to make assumptions on the schedule would be doing do in a vacuum. We are aware of the multiple sites and the necessary requirements and challenges they present and have incorporated these values in our proposal.

END OF DOCUMENT
See attachments
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<tr>
<th>Activity ID</th>
<th>Activity Name</th>
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<th>% Comp</th>
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<th>Finish</th>
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Project ID: JM05 - use next
Data Date: 03-Jan-20
Run: 02-Jan-20

John McCormack / Floor 13 and 14
Schedule Update No.5 (as of 03-Jan-20)
### Activity ID | Activity Name | Start Date | Finish Date | TF | Procurement | Construction |
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<td>Installed Platforms</td>
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**1st Floor**

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<td>3510</td>
<td>Install signage</td>
<td>15-Jun-20</td>
<td>15-Jun-20</td>
<td>-88</td>
<td></td>
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<tr>
<td>3520</td>
<td>Install Elevator Guards</td>
<td>29-Jun-20</td>
<td>29-Jun-20</td>
<td>-88</td>
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<tr>
<td>3530</td>
<td>Install Cefi rails</td>
<td>01-Jul-20</td>
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<td>3560</td>
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<td>15-Jul-20</td>
<td>20-Jul-20</td>
<td>-88</td>
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<tr>
<td>3570</td>
<td>Install Hardware</td>
<td>21-Jul-20</td>
<td>30-Jul-20</td>
<td>-88</td>
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**Total Duration:** -88
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<tr>
<th>Activity ID</th>
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<th>Dur</th>
<th>% Comp</th>
<th>Start</th>
<th>Finish</th>
<th>TP</th>
<th>Date</th>
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<tbody>
<tr>
<td>3970</td>
<td>Install Millwork of Cubbies Area</td>
<td>3</td>
<td>0%</td>
<td>08-Apr-20</td>
<td>09-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
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<tr>
<td>4100</td>
<td>Install Plumbing Fixtures</td>
<td>3</td>
<td>0%</td>
<td>08-Apr-20</td>
<td>10-Apr-20</td>
<td>-7</td>
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<tr>
<td>3890</td>
<td>Install Millwork of Closets Area</td>
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<td>0%</td>
<td>10-Apr-20</td>
<td>13-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
</tr>
<tr>
<td>4070</td>
<td>Install Toilet Partitions</td>
<td>2</td>
<td>0%</td>
<td>13-Apr-20</td>
<td>14-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
</tr>
<tr>
<td>3980</td>
<td>Install Plastic Laminate on walls/trim/office and Reception area</td>
<td>3</td>
<td>0%</td>
<td>14-Apr-20</td>
<td>16-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
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<tr>
<td>4900</td>
<td>Install Chairs and doors</td>
<td>2</td>
<td>0%</td>
<td>15-Apr-20</td>
<td>16-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
</tr>
<tr>
<td>4000</td>
<td>Install Countertops/trim/furniture and Reception Area</td>
<td>2</td>
<td>0%</td>
<td>17-Apr-20</td>
<td>20-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
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<tr>
<td>4010</td>
<td>Install Laminated Glass Panel wall of Waiting Room</td>
<td>5</td>
<td>0%</td>
<td>21-Apr-20</td>
<td>27-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
</tr>
<tr>
<td>4020</td>
<td>Install Bookcase/trim/furniture and reception area</td>
<td>2</td>
<td>0%</td>
<td>28-Apr-20</td>
<td>29-Apr-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
</tr>
<tr>
<td>4030</td>
<td>Install Roll Up Door trim/furniture and Reception Area</td>
<td>1</td>
<td>0%</td>
<td>30-Apr-20</td>
<td>30-Apr-20</td>
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<td>Oct 1, 2020</td>
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<tr>
<td>4040</td>
<td>Install Rolling Door Doors</td>
<td>2</td>
<td>0%</td>
<td>01-May-20</td>
<td>04-May-20</td>
<td>-7</td>
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<tr>
<td>4050</td>
<td>Power rollup doors</td>
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<tr>
<td>4410</td>
<td>Install Carpet tile and base</td>
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<td>0%</td>
<td>08-May-20</td>
<td>20-May-20</td>
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<td>4120</td>
<td>Install vinyl tile and base</td>
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<tr>
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**Closeout**

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<tr>
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<th>TP</th>
<th>Date</th>
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<tr>
<td></td>
<td>94</td>
<td>0%</td>
<td>03-Sep-20</td>
<td>03-Sep-20</td>
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**Contractor Items**

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<tr>
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<th>Finish</th>
<th>TP</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>6000</td>
<td>Furniture Electrical/Whip Installation</td>
<td>10</td>
<td>0%</td>
<td>28-Apr-20</td>
<td>11-May-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
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<tr>
<td>6010</td>
<td>Frame &amp; Pole Installation</td>
<td>10</td>
<td>0%</td>
<td>12-Jun-20</td>
<td>23-Jun-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
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<tr>
<td>6020</td>
<td>Frame System Installation at 1319, 1408, 1449 &amp; 1452</td>
<td>5</td>
<td>0%</td>
<td>28-Jun-20</td>
<td>02-Jul-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
</tr>
<tr>
<td>6030</td>
<td>Frame System Installation at 1324, 1474 &amp; 1452</td>
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<td>0%</td>
<td>28-Jun-20</td>
<td>02-Jul-20</td>
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<td>Oct 1, 2020</td>
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<tr>
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<td>02-Jul-20</td>
<td>19-Jul-20</td>
<td>-7</td>
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<td>17-Jul-20</td>
<td>15-Aug-20</td>
<td>-7</td>
<td>Oct 1, 2020</td>
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In developing a viable work plan for this project, one would have to understand the constraints required with performing work within the existing structures during only two summer breaks (2020 and 2021). This will require strict coordination between trades and the ability for the General Contractor to self-perform an abundance of work in order to have that required control over the jobsite.

The specifications are very clear that the work will be phased to accommodate the large workload and we give the Town of Smithfield credit that they had the foresight to understand it would not be possible to complete all work within the existing building in one summer break. We understand that, in general, Maron construction will work simultaneously in each of the three schools performing all the interior renovations to those schools. In essence, we will be allowed to work on approximately one half of the school, completing those renovations, while undertaking the task of starting the additions to each school. We will be allowed to work continuously on the additions while school commences in Late August/early September of 2020.

While working continuously throughout the 2020-2021 school year on the addition, we will ultimately start the second half of the renovations during the 2021 summer break and be complete with all work in all three schools by the end of summer 2021.

The most critical time period for this project actually is the spring of 2020, where we must issue purchase orders and order material so we can hit the ground running when school officially closes for the 2020 summer break in June. There are two critical aspects of the project in 2020. The first and most obvious is the ability to complete all interior renovations on half the schools prior to September 2020 so they can be fully functional for school opening. The second critical aspect is to prepare the site and perform all major sitework on all three additions during the summer break in order to minimize the construction traffic in and around the school property. This will be dependent on how much ledge, unsuitable soil or contaminated soil actually exists (there are large allowances on these items). We would need to ensure (either way) that the site is properly protected to and from the students, facility and public by adding additional safeguards such as clear and delineated signage and temporary fence.
With regard to an actual schedule, we will work closely, upon award of this project, with Project Controls Inc. to provide a fully functional schedule which will integrate all the items mentioned above. They will work closely with our Project Manager, site super and administrative staff to weave through the many challenges this project will encounter.

In summary, Maron Construction has the staff and expertise to complete this project in a timely manner and on budget. Considering our company has already prequalified to be a bidder on this project, it would appear the OPM and the Town of Smithfield are in agreement with that assessment. We look forward to the challenge of bringing the Town of Smithfield's facilities into the twenty-first century.
11.0 - Bid Form

002-2020: Smithfield School Department Capital Improvements

Date: 3-19-20

Submitted By: Maron Construction Co., Inc.
(Include Name, Address and Telephone No.)
180 Buttonhole Drive
Providence RI 02909
401-272-4930

Name and remittance address that will appear on invoices:
Maron Construction Co., Inc.
180 Buttonhole Drive
Providence RI 02909

Physical address of business:

General Information
Is your firm a sole proprietorship doing business under a different name? _____ Yes ______ No
If yes, please indicate sole proprietorship, a name, and the name you are doing business under:

Is your firm incorporated? _____ Yes ______ No
Will any of the work spelled out in this bid be outsourced? _____ Yes ______ No
If so, please explain below:
masonry, sitework, electrical, HVAC
Have you or your firm been subject to suspension, debarment or criminal conviction by the Smithfield School Department and/or Town of Smithfield, the State of Rhode Island, or any other jurisdiction?
Yes: ________  No:  X

Have the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or another jurisdiction ever terminated contracts with your firm for cause?
Yes: ________  No:  X

Has your firm ever withdrawn from a contract with the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or another jurisdiction during its performance?
Yes: ________  No:  X

Have you or your firm been involved in litigation against the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or another jurisdiction.
Yes: ________  No:  X

If you answered yes to any of the foregoing, please explain the circumstances below. If you or your firm has been involved in litigation against the Smithfield School Department and/or Town of Smithfield and/or the State of Rhode Island and/or any other jurisdiction, please include the case caption, case number and status. (If more space is needed, please attach separate sheet and submit with the bid.)


Is your company bonded?  Yes  X  No

Please describe the nature and extent of all insurance coverage:

please see sample attached
MBE Participation

General Contractor MBE Certification # (MBCN #): N/A
Expiration Date: N/A

Sub-Contractor MBE Certification # (MBCN #): Custom Drywall, American Teledata, Jomar Painting, T&C Woodworking and Custom Iron
Expiration Date: 

MBE 10% 

Project Total Value $ 33,598,000.00
Amount going to MBE $ 3,400,000.00

Smithfield Businesses Participation

Company Name: none
Smithfield Businesses Participation 0%
Project Total Value $ 33,598,000.00
Amount going to Smithfield Businesses $ 0
Having examined RFP # 002-2020, we propose to enter into a contract to perform services per the bid specifications for the costs listed below:

A. BASE BID:

Having carefully examined Contract Documents listed in The Project Manual, and consisting of Instructions to Bidders, all drawings, the entire project manual, all Addenda as specifically listed below, and having examined the site and being familiar with conditions affecting work, Undersigned proposes to furnish materials and labor and perform Construction work as indicated with a hundred 100% payment and performance bond to complete the Smithfield School Department 002-2020 Project work as called for by Bidding Documents for the Stipulated Sum of:

\[ \$ 33,598,000.00 \]

\[ \text{Written} \]

Thirty three million five hundred ninety eight thousand dollars

Undersigned agrees above stipulated sum is firm price including applicable taxes and is not subject to extras or escalator clauses.

Additional Breakdown

McCabe: \[ \$ 14,500,000.00 \]  
Fourteen million five hundred thousand \[ \text{Cost per} \]  
In words

LaPerche: \[ \$ 10,445,000.00 \]  
Ten million four hundred forty five thousand \[ \text{Cost per} \]  
In words

Old County: \[ \$ 8,653,000.00 \]  
Eight million six hundred fifty three thousand \[ \text{Cost per} \]  
In words
B. ALTERNATES:

A. Definition: An alternate is an amount proposed by Bidders and stated on the Bid Form that will be added or deleted to the Base Bid amount if the Owner decides to accept a corresponding change in either scope of work or in products, materials, equipment, systems or installation methods described in contract documents.

1. Owner acceptance of the change shall constitute the “exercise” of the alternate.
2. The Owner shall have sole discretion as to whether to exercise the alternate or not and shall bear no liability to the bidder for the exercise or non-exercise of the alternate.

B. Performance Period: Should the Owner exercise any or all the alternates, the work included in each alternate shall be performed concurrently with the base contract work. There shall be no extension in contract performance time with the exercise of any or all alternates.

C. Coordination:

1. Coordinate related work and modify or adjust adjacent work as required to ensure that work affected by each accepted alternate is complete and fully integrated into the project.
2. Each alternate description may include certain work which must be included in the Base Bid to make the work complete if the particular alternates are NOT exercised. The work shown on the drawings and described below as part of the alternate shall be priced separately and listed in the appropriate place on the Bid Form and should NOT be included in the Base Bid. The option price is the difference between the work described in the alternate and the work included in the Base Bid.
3. All bidders shall provide a price for each alternate in the place provided on the Bid Form.

D. Notification: Immediately following award of contract, prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted or rejected.

E. Schedule: A "Schedule of Alternates" is included at the end of this section. Specification sections referenced in the schedule contain requirements for materials and methods necessary to achieve the work described under each alternate.

1. Include as part of each alternate, miscellaneous devices, appurtenances and similar items incidental to or required for a complete installation whether or not mentioned as part of the alternate.
2. Include as part of the price of each alternate all costs attributable to project General Conditions, Supplementary Conditions, Division 1 Requirements, overhead and profit. No additional payments will be made by the Owner for the
work of any alternate which is exercised beyond the Alternate Price listed, except in accordance with contract provisions related to Changes in the Work.

3. Include as part of the base Bid all work identified in each description as Base Bid work. The items so designated constitute the work required to make the total project complete IF the alternate is Not exercised by the Owner.

F. Alternates:

**McCabe**

Alternate No. MC1 - Existing Roof Replacement: Replace the existing roof, remove the existing skylights; and replace all existing gutters, downspouts, and roof edges

ADD $660,000.00 Written Six hundred sixty thousand dollars

Alternate No. MC2 - Existing Skylight Removal: Remove existing skylights, infill the openings, insulate, and cover with roof membrane to match existing.

(Void if Alternate No. MC1 is accepted.)

ADD $14,900.00 Written Fourteen thousand nine hundred dollars

Alternate No. MC3 - Existing Toilet Core Renovation: Provide the demolition and new construction shown to renovate the existing toilet core as shown on the Drawings.

ADD $250,000.00 Written Two hundred fifty thousand dollars

Alternate No. MC4 - Existing Corridor Wall Tile Repair: Repair corners at classroom entrances and include field repairs of approximately 20% for all existing wall tile. New wall tile to match existing, verify in field.

ADD $20,000.00 Written Twenty thousand dollars

THIS ADD ASSUMES A COST PER SQ FT OF $50.00/sf

Fifty dollars per sq foot
LaPerche

Alternate No. LP1 - New Skylights: Add new skylights at the new music room.

ADD $32,300.00                Written Thirty two thousand three hundred dollars

Alternate No. LP2 - Existing Window Replacement: Remove existing windows, window stools and window treatments, replace with new exterior windows, solid surface window stools and window treatments. Insulate brick spandrel panel above ribbon windows with 3-inch thick mineral wool rigid board insulation.

ADD $362,000.00                Written Three hundred sixty two thousand dollars

Alternate No. LP3 - Existing Toilet Core Renovation: Provide the demolition and new construction shown to renovate the existing toilet core as shown on the Drawings.

ADD $208,000.00                Written Two hundred eight thousand dollars

Alternate No. LP4 – Existing Multipurpose Room/Gym Renovation: Remove and abate the existing resilient ACM flooring and mastic, provide a new resilient athletic floor with court striping as indicated, include two (2) new ceiling mounted basketball backstops and associated structural reinforcement of the existing roof trusses, and new wall pads as shown on the interior elevations.

ADD $182,000.00                Written One hundred eighty two thousand dollars

Old County

Alternate No. OC1 - Existing Toilet Core Renovation: Provide the demolition and new construction shown to renovate the existing toilet core as shown on the Drawings.

ADD $289,000.00                Written Two hundred eighty nine thousand dollars

Alternate No. OC2 - Existing Ceiling Replacement: Replace the existing suspended ceilings as indicated.

ADD $110,000.00                Written One hundred ten thousand dollars

Alternate No. OC3 - Existing Gym Glass Block Replacement: Remove the existing glass block and provide new insulated translucent wall panels at the gym.

ADD $133,000.00                Written One hundred thirty three thousand dollars
All Buildings

Alternate No. SM1 - Hands-Free Plumbing Fixtures: Provide automatic hands-free-sink faucets and flushometers at all new plumbing fixtures.

ADD $62,700.00
Written Sixty two thousand seven hundred dollars

Alternate No. SM2 - Plantings: Provide plants as shown on the landscape drawings.

ADD $117,750.00
Written One hundred seventeen thousand seven hundred fifty dollars

C. ALLOWANCES:
The following amounts will be included in the Bid:

A. Definition: An allowance where stipulated on the Drawings or the Bid Form is a sum of money which is to be used on the project at the discretion of the Owner's Representative for purposes that are undefined due to unknown conditions at the time of the Contract date. At the completion of the project, the unused portion of the Allowance is to be deducted from the contract sum.

All allowances are in addition to work shown on the Drawings.

1. Allowance No. 1: Miscellaneous Interior Finish Repairs: $20,000.00 at each school. (Total Project: $60,000)

2. Allowance No. 2: Miscellaneous Exterior Masonry Repairs: $20,000.00 at each school. (Total Project: $60,000)

3. Allowance No. 3: Miscellaneous HVAC Repairs: $25,000.00 at each school. (Total Project: $75,000)

4. Allowance No. 4: Old County Road Locker ADA Modifications: $25,000.00

5. Allowance No. 5: Rock Excavation: Provide the following quantity allowances at each school beyond the base bid scope of work. Work includes all labor, equipment and materials required for removal of rock from site, hauling, disposal, and replacement with approved materials.
   a. McCabe:
      1) 50 cubic yards of bulk rock.
      2) 100 cubic yards of trench rock.
   b. LaPerche:
      1) 500 cubic yards of bulk rock.
      2) 1,000 cubic yards of trench rock.
   c. Old County Road:
      1) 500 cubic yards of bulk rock.
      2) 1,000 cubic yards of trench rock.
SECTION 000002 - BID/SOLICITATION INFORMATION

6. Allowance No. 6: Unanticipated Unsuitable Soils: Provide the following quantity allowances at each school beyond the base bid scope of work. Work includes all labor, equipment and materials required for removal of rock from site, hauling, disposal, and replacement with approved materials.
   a. McCabe: 1,000 cubic yards.
   b. LaPerche: 500 cubic yards.
   c. Old County Road: 500 cubic yards.

7. Allowance No. 7: Contaminated Soil Disposal (Quantity Allowance) Provide all labor, materials, and fees for the excavation, loading, transportation and disposal of soil quantities as indicated below. Contractor shall assume that the soil is impacted with arsenic at concentrations greater than 7 parts per million but less than 30 ppm. Contractor will be paid based on the actual tons of soil disposed. Phase I Site Assessments and soil sample data will be made available to the successful bidder after bid award.
   a. LaPerche: 15,000 tons
   b. Old County: 7,500 tons.

D. UNIT PRICES:
The following amounts will be included in the Bid:

A. Definition: A Unit Price where stipulated on the Bid Form is the cost of a material to be provided and installed on site and includes all costs of labor and material to be either added to or deducted from the Contract Sum. A summary of the material changes, their locations in sketch form will be submitted to the Architect for approval. Change Orders resulting from unit pricing will not be approved without the Owner’s prior approval in written form.

**Unit Price No. 1 - Additional Trench Earth Excavation:**

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<tr>
<th>Cost per</th>
<th>数字化</th>
<th>In words</th>
<th>0-500 CY</th>
<th>Per CY</th>
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<td>$ 24.00</td>
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<td>In words</td>
<td>$ 23.00</td>
<td>Twenty three dollars</td>
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**Unit Price No. 2 - Additional Trench Rock Removal and Disposal:**

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</tr>
<tr>
<td>$ 175.00</td>
<td>One hundred seventy five dollars</td>
<td>501 CY and above</td>
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**Unit Price No. 3 - Additional Structural Fill Compacted at 95% density:**

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<tr>
<td>$ 40.00</td>
<td>Forty dollars</td>
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DBVW ARCHITECTS, INC.
TOWN OF SMITHFIELD
SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS 000002
Section 000002 - Bid/Solicitation Information

Unit Price No. 4 - Additional General Fill:
$ 38.00
Cost per
Thirty eight dollars
9-500 CY
Per CY

Unit Price No. 5 - Removal of Unsuitable Soils and Replacement with Structural Fill:
$ 49.00
Cost per
Forty nine dollars
0-500 CY
Per CY
$ 48.00
Cost per
Forty eight dollars
501 CY and above
Per CY

Unit Price No. 6 - Granite Curbing in Lieu of Concrete Curbing:
$ 55.00
Cost per
Fifty five dollars
1 LF
Per

Unit Price No. 7 - Concrete Sidewalk in Lieu of Asphalt Sidewalk:
$ 89.00
Cost per
Eighty nine dollars
1 SQYD
Per

Unit Price No. 8 - Additional Concrete Sidewalk:
$ 115.00
Cost per
One hundred fifteen dollars
1 SQYD
Per

Unit Price No. 9 - Additional Asphalt Sidewalk:
$ 55.00
Cost per
Fifty five dollars
1 SQYD
Per

Unit Price No. 10 - Additional Loam and Seeding:
$ 9.00
Cost per
Nine dollars
1 SQYD
Per

Unit Price No. 11 - Additional Asphalt Parking Lot:
$ 50.00
Cost per
Fifty dollars
1 SQYD
Per

Unit Price No. 12 - Additional Electrical Duplex Receptacle:
$ 625.00
Cost per
Six hundred twenty five dollars
1 Unit
Per Device

Unit Price No. 13 - Additional Data Outlet:
$ 415.00
Cost per
Four hundred fifteen dollars
1 Unit
Per Device
**Unit Price No. 14 - Additional Exit Sign:**

\[
\text{Cost per} \quad \text{Nine thousand dollars} \quad \text{Per Device}
\]

**Unit Price No. 15 - Additional Fire Alarm Horn / Strobe:**

\[
\text{Cost per} \quad \text{Seven hundred fifty dollars} \quad \text{Per Device}
\]

**Unit Price No. 16 - Additional Fire Alarm Smoke / Heat Detector:**

\[
\text{Cost per} \quad \text{Seven hundred dollars} \quad \text{Per Device}
\]

**Unit Price No. 17 - Additional Standard Sprinkler Head:**

\[
\text{Cost per} \quad \text{Per Device}
\]

**Unit Price No. 18 - Additional Sidewall Sprinkler Head:**

\[
\text{Cost per} \quad \text{Per Device}
\]

**E. ADDENDA:**

Undersigned certifies that the Base Bid includes Addenda listed below and they are hereby acknowledged as having been received and carefully reviewed by the Bid Due Date:

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<thead>
<tr>
<th>Addendum No.</th>
<th>Dated:</th>
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<tbody>
<tr>
<td>No. 1</td>
<td>Feb. 28, 2020</td>
</tr>
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<td>No. 2</td>
<td>March 6, 2020</td>
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<td>No. 3</td>
<td>March 16, 2020</td>
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<td>No.</td>
<td>March 20, 2020</td>
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</table>

**F. PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND:**

Cost for providing Performance and Labor and Materials Payment Bond for the sum of the General Contractor's change orders:

Add \( \frac{1}{100} \) % of Total Construction Value from \( \$ \) \( a \) to maximum of \( \$ 2.5 \text{MIL} \) .

Add \( 0.95 \) % of next Total Construction Value from \( \$ 2.5 \text{MIL} \) to maximum of \( \$ 5.0 \text{MIL} \) .

Add \( 0.90 \) % of next Total Construction Value from \( \$ 5.0 \text{MIL} \) to maximum of \( \$ 40.0 \text{MIL} \) .

DBVW ARCHITECTS, INC.
TOWN OF SMITHFIELD
SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS
### G. LABOR AND MATERIAL RATES:

Labor: Unit rates shall be listed for major trades such as, but not limited to, abatement, carpenters, laborers, masons, heavy equipment operators, operators, electricians, HVAC technicians, Foreman/Supervisor for each trade, site superintendent and any other major trade employed in the completion of the Work. Labor rates shall include all overhead, profit, insurance and supervision costs, and shall not be subject to any further markups when utilized in the computation of a Change Order amount. The Owner reserves the right to request additional labor rates. Use additional pages if space provided below is not enough.

<table>
<thead>
<tr>
<th>Trade</th>
<th>Rate</th>
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<tbody>
<tr>
<td>Laborer Foreman Rate:</td>
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<td>Carpenter Foreman Rate:</td>
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<tr>
<td>Carpenter Rate:</td>
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<tr>
<td>Gypsum (Tape/ sand) Foreman Rate:</td>
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<tr>
<td>Gypsum (Tape/ sand) Rate:</td>
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<tr>
<td>Mason Rate:</td>
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<tr>
<td>Electrical Foreman Rate:</td>
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<tr>
<td>Electrical Journeyman Rate:</td>
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<tr>
<td>Electrical Apprentice Rate:</td>
<td>$70.00 per hour</td>
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<tr>
<td>Fire Alarm Foreman Rate:</td>
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<tr>
<td>Fire Alarm Rate:</td>
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<td>HVAC Foreman Rate:</td>
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<td>HVAC Rate:</td>
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<tr>
<td>Plumbing Foreman Rate:</td>
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<td>Plumber Rate:</td>
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<tr>
<td>ATC Foreman Rate:</td>
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<td>Sheet Metal Worker Rate:</td>
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<td>Insulator Foreman Rate:</td>
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</tr>
<tr>
<td>Insulator Rate:</td>
<td>$87.00 per hour</td>
</tr>
</tbody>
</table>
Trade: Flooring Foreman Rate: $88.00 per hour
Trade: Flooring Installer Rate: $85.00 per hour
Trade: Painting Foreman Rate: $88.00 per hour
Trade: Painter Rate: $85.00 per hour
Trade: Abatement Foreman Rate: $80.00 per hour
Trade: Abatement Laborer Rate: $78.00 per hour
Trade: Roofing Foreman Rate: $96.00 per hour
Trade: Roofer Rate: $94.00 per hour

Include additional trade labor rates below:

<table>
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<tr>
<th>Trade</th>
<th>Rate</th>
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<td>_______________</td>
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<td>_______________</td>
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</tbody>
</table>

Material and Equipment: Material and equipment charges used to compute Contract Change Orders will be based on original supplier invoices and a standard markup of ten Percent (10%). These standard markups shall include all administrative and delivery and handling charges and shall not be subject to any further mark-up.
H. FEE FOR CHANGES IN THE WORK:

The total mark-up for each change shall not exceed 15% (10% for overhead + 5% for profit). For changes where the work is performed totally by the Undersigned Bidder's direct forces, the 15% mark-up shall be assigned to the Undersigned Bidder as the prime contractor. For work performed by a subcontractor(s), a maximum of 10% mark-up will be assigned to all subcontractors and/or sub-subcontractors performing work and 5% will be assigned to the Undersigned Bidder and prime contractor. Unit labor costs are all-inclusive of all OH&P and shall not be subject to further mark-up. The change order mark-ups include all overhead, coordination, bond, insurance, profit and supervision costs, and these items shall not be subject to any further markups when utilized in the computation of a Change Order amount.

For changes which add additional time to the contract completion date, the General Conditions cost impact shall be as listed on the schedule of unit rates above. The unit rate for the general conditions associated with the time extension shall be inclusive of all direct and indirect costs and fees, including but not limited to all overhead, coordination, bond, insurance, cleaning, site support, management, profit and supervision costs, and shall not be subject to any further markups when utilized in the computation of a Change Order. Unit rate shall be for one (1) additional workday.
I. OTHER CERTIFICATIONS:

Undersigned agrees to execute Contract for above work for the above stipulated sum if he be notified of acceptance of bid within ninety (90) calendar days after time set for the receipt of bids. Undersigned agrees to execute contract and deliver it to the Owner.

Undersigned agrees by submission of this bid that the bidder is the only interested party submitting this bid, that the Contract Documents are incorporated herein, that there is no collusion, and the contract will not be assigned with written consent of the Owner.

Undersigned certifies that included within their bid are only employees and subcontractor employees that will be employed at the worksite that have successfully completed and obtained certification in a course in construction safety and health approved by the United States Occupational Safety and Health Administration as required by the laws of the state.

Undersigned certifies that it has provided the Bid Security Bond properly executed following items with this bid form.

Undersigned certifies, under penalty of perjury, that to the best of his knowledge and belief that:

The prices in this Bid have been arrived at independently without collusion, consultation, communication or agreement with any other Bidder or competition on any matter whatsoever for the purpose of restricting competition;

Except as may be required by law, prices quoted in this Bid have not been knowingly disclosed prior to the opening of Bids; and

No attempt has been made nor will be made by the Bidder to induce any other person, partnership, or corporation to submit or to refrain from submitting a Bid for this Project.

Undersigned represents to Owner that it has the labor, machinery, equipment, supplies, and credit to meet the schedule completion requirements more specifically enumerated in the Section 10000 - General Requirements.

Firm: Maron Construction Co., Inc.

Authorized Representative: Thomas J Maron

Title: Vice President

Signature: [Signature]

Date: 3-19-20

(Corp. Seal) (Notary Seal)

DBVW ARCHITECTS, INC.
TOWN OF SMITHFIELD
SMITHFIELD SCHOOL DEPARTMENT CAPITAL IMPROVEMENTS
Bid Bond

CONTRACTOR:
(Name, legal status and address)

Maron Construction Co., Inc.
180 Buttonhole Drive
Providence, RI 02940

OWNER:
(Name, legal status and address)

Town of Smithfield
64 Farnum Pike
Smithfield, RI 02917

SURETY:
(Name, legal status and principal place of business)

Travelers Casualty and Surety Company of America
One Tower Square
Hartford, CT 06183

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.

BOND AMOUNT: 5% Five Percent of Amount Bid

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

RFP 002-2020, Smithfield School Department Capital Improvements

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 hereinafter. 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 19th day of March, 2020.

(Signature)

Witness

(Signature)

Witness
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, St. Paul Fire and Marine Insurance Company, and Farmington Casualty Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Shelly Andrade of Warwick, RI, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law, including the following bond:

Surety Bond No.: Bid Bond
OR Principal: Maron Construction Co., Inc.
Project Description: RFP 002-2020, Smithfield School Department Capital Improvements
Obligee: Town of Smithfield

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereeto affixed, this 6th day of May, 2019.

State of Connecticut

City of Hartford ss.

On this the 6th day of May, 2019, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2021

Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company’s name and seal with the Company’s seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company’s seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 19th day of March, 2020.

Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.

Please refer to the above-named Attorney-in-Fact and the details of the bond to which this Power of Attorney is attached.
**ACORD..**

**CERTIFICATE OF LIABILITY INSURANCE**

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).

**PRODUCER:**
USI Insurance Services LLC
475 Kilvert Street, Building B
Suite 205
Warwick, RI 02886

**INSURED:**
Marin Construction Co., Inc.
P.O. Box 6726
Providence, RI 02940

**CONTACT NAME:** Candace Zubee
**PHONE:** 855 874-0012
**EMAIL:** candace.zubee@usil.com
**TAX INC. No:** 877 484-4772

**INSURER(S):**
**AFFORDING COVERAGE:**

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<thead>
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<th>Insurer A</th>
<th>National Union Fire Ins Co of Pittsburgh, PA</th>
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</thead>
<tbody>
<tr>
<td>16445</td>
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**INSURER B:** Travelers Property Casualty Co. of America
**NAIC:** 25674

**INSURER C:** West American Insurance Company
**NAIC:** 44383

**INSURER D:**

**INSURER E:**

**INSURER F:**

**COVERAGE SCHEDULE:**

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**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES:**
(ACORD 161, Additional Ranks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER:**
Sample

**CANCELLATION:**

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:**

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