

February 7, 2024

**\*\* ADDENDUM NO. 1 to REQUEST FOR BIDS \*\***

**BID NO. 2024-0002  
Installation of Scoreboard at Louis C. YIP Field**

CITY OF CENTRAL FALLS  
PURCHASING DEPARTMENT



**NOTICE TO PROSPECTIVE BIDDERS**

ADDENDUM NO. 1: Prospective bidders and all concerned are hereby notified of the following corrections, clarifications, and additions for this request for bids. This Addendum No. 01 includes this document and 2 additional sheets as described below and shall become an integral part of the Bid Documents.

**A. Corrections/Clarifications/Additions**

**Questions and requests for clarification during optional pre-bid meeting**

1. Clarification on the Submission Date and Time
  - a. Submission Date and Time is February 12th, 2024 at 3:30pm.
2. Clarification on the thickness of the concrete slab.
  - a. The concrete slab will be a minimum of 6 inches thick and to be in compliance with the DEM Soil Management Plan.
  - b. Concrete should be constructed to support a minimum of 300lbs using rebar or wire-mesh construction methods.

**Additions**

1. Any work done at Yip Field will be in compliance with the attached Environmental Land Use Restrictions (ELUR) and the Soil Management Plan (SMP; included in the ELUR as Exhibit C)

**B. General**

- a. Attached is the attendance list from the optional pre-bid meeting held at Louis C. YIP Field on January 29<sup>th</sup>, 2024.

EXHIBIT A1  
LAND SUBJECT TO ENVIRONMENTAL LAND USE RESTRICTION (E.L.U.R.)

E.L.U.R. #1  
A.P. 2, Lot 177  
High Street & Hunt Street  
Central Falls, Rhode Island

That certain tract or parcel of land situated southwesterly of High Street and northerly of Hunt Street, in the City of Central Falls, Providence County, State of Rhode Island being delineated as "E.L.U.R. #1 on that plan entitled "Existing Conditions Plan, A.P. 2, Lots 39, 177 & Portions of High Street, Central Falls, Rhode Island, Pare Corporation, 8 Blackstone Place, Lincoln, Rhode Island 02865, Project No. 17-073 Scale: 1" = 40' Date: 11/17/17, Revised: 05/10/2021 by Waterman Engineering Co. Richard S. Lipsitz, P.L.S. No. 1837," said parcel being more particularly bounded and described as follows;

Commencing at the intersection between the westerly street line of High Street with the northerly street line of Hunt Street, said point being the southeasterly corner of land now or formerly of 1304 High Street, LLC;

thence proceeding N 11°11'07" W, by and with the said westerly street line of High Street, a distance of four hundred thirty four and 51/100 (434.51') feet to the southerly street line of High Street and the northeasterly corner of the said 1304 High Street, LLC land;

thence proceeding N 83°07'23" W, by and with the said southerly street line of High Street, a distance of two hundred ten and 51/100 (210.51') feet to the point and place of beginning and the southeasterly corner of the parcel herein-described;

thence continuing N 83°07'23" W, bounded southerly by the said 1304 High Street, LLC land, a distance of sixty one and 59/100 (61.59') feet to a point in the easterly right of way of the Providence and Worcester Railroad at land now or formerly of Blackstone Falls, LLC, said point being 50.00' Right of Baseline Station 298+58.85 and the southwesterly corner of the parcel herein-described;

thence proceeding N 19°14'37" W, by and with the said easterly line of the Providence and Worcester right of way, bounded westerly by the said Blackstone Falls, LLC land, a distance of one hundred twenty seven and 48/100 (127.48') feet to a point in the easterly right of way of the Providence and Worcester Railroad at land now or formerly of Blackstone Falls, LLC where it intersects the southwesterly street line of said High Street, said point being 50.00' Right of Baseline Station 298+86.33 and the northerly corner of the parcel herein-described;

thence proceeding S 38°55'32" E, by and with the said southwesterly street line of High Street, a distance of one hundred sixty four and 19/100 (164.19') feet to the point and place of beginning.

The above-described Land Subject to E.L.U.R. contains 3,525+/- square feet (0.081+/- acres) of land, more or less.

EXHIBIT A2  
LAND SUBJECT TO ENVIRONMENTAL LAND USE RESTRICTION (E.L.U.R.)

E.L.U.R. #2  
A.P. 2, Lot 39  
High Street & Hunt Street  
Central Falls, Rhode Island

That certain tract or parcel of land situated southerly and westerly of High Street and northerly of Hunt Street, in the City of Central Falls, Providence County, State of Rhode Island being delineated as "E.L.U.R. #2 on that plan entitled "Existing Conditions Plan, A.P. 2, Lots 39, 177 & Portions of High Street, Central Falls, Rhode Island, Pare Corporation, 8 Blackstone Place, Lincoln, Rhode Island 02865, Project No. 17-073 Scale: 1" = 40' Date: 11/17/17, Revised: 05/10/2021 by Waterman Engineering Co. Richard S. Lipsitz, P.L.S. No. 1837," said parcel being more particularly bounded and described as follows;

Beginning at the intersection between the westerly street line of High Street with the northerly street line of Hunt Street, said point being the southeasterly corner of the parcel herein-described;

thence proceeding S 80°57'42" W, by and with the said northerly street line of Hunt Street, a distance of two hundred three and 62/100 (203.62') feet to a point in the easterly right of way of the Providence and Worcester Railroad at land now or formerly of Blackstone Falls, LLC, said point being 33.00' Right of Baseline Station 293+44.92 and the southwesterly corner of the parcel herein-described;

thence proceeding N 19°14'37" W, by and with the said easterly line of the Providence and Worcester right of way, bounded westerly by the said Blackstone Falls, LLC land, a distance of two hundred seven two and 03/100 (272.03') feet to a point, said point being 33.00' Right of Baseline Station 296+16.95;

thence proceeding S 86°47'47" W, by and with the said easterly line of the Providence and Worcester right of way, bounded southerly by the said Blackstone Falls, LLC land, a distance of four and 16/100 (4.16') feet to a point, said point being 29.00' Right of Baseline Station 296+18.10;

thence proceeding N 19°14'37" W, by and with the said easterly line of the Providence and Worcester right of way, bounded westerly by the said Blackstone Falls, LLC land, a distance of one hundred ninety eight and 00/100 (198.00') feet to a point, said point being 29.00' Right of Baseline Station 298+16.10;

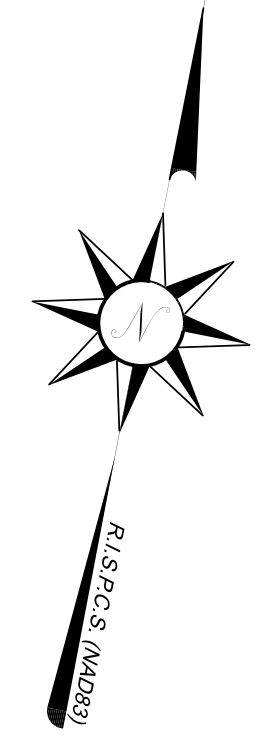
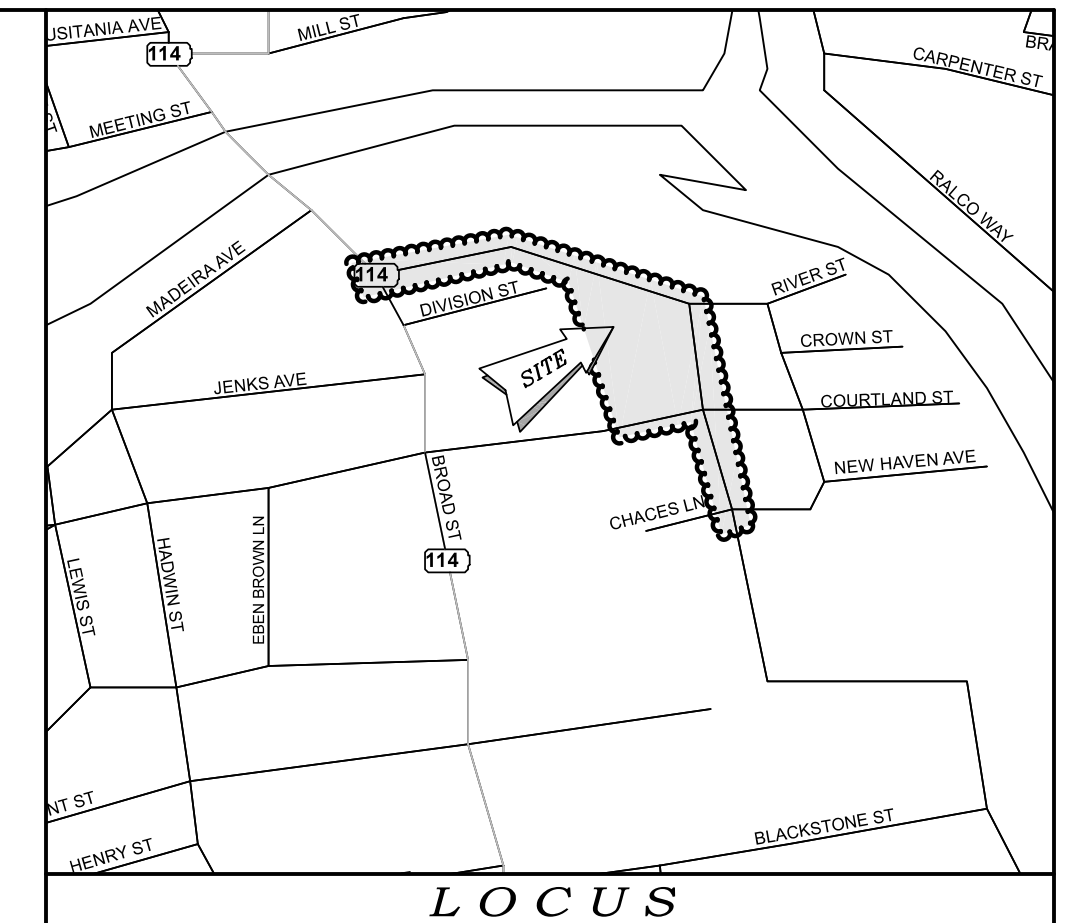
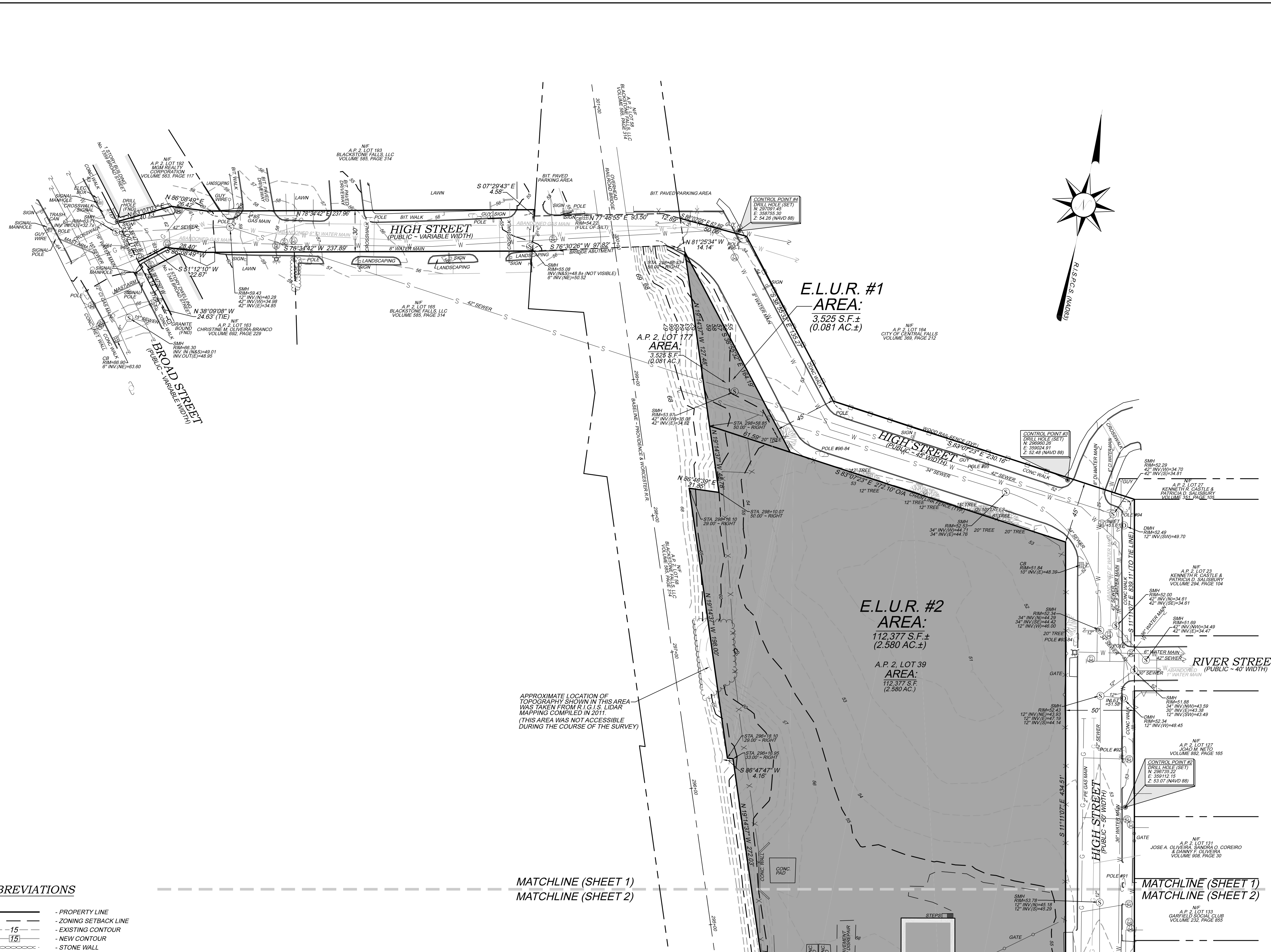
thence proceeding N 86°46'39" E, by and with the said easterly line of the Providence and Worcester right of way, bounded northerly by the said Blackstone Falls, LLC land, a distance of twenty one and 85/100 (21.85') feet to a point, said point being 50.00' Right of Baseline Station 298+10.07;

thence proceeding N 19°14'37" W, by and with the said easterly line of the Providence and Worcester right of way, bounded westerly by the said Blackstone Falls, LLC land, a distance of forty eight and 78/100 (48.78') feet to a point at land now or formerly of the City of Central Falls, said point being 50.00' Right of Baseline Station 298+58.85 and the northwesterly corner of the parcel herein-described;

thence proceeding S 83°07'23" E, bounded northerly in part by the said City land and in part by and with the southerly street line of High Street, a distance of two hundred seventy two and 10/100 (272.10') feet to the westerly street line of High Street and the northeasterly corner of the parcel herein-described;

thence proceeding S 11°11'07" E, by and with the westerly street line of High Street, a distance of four hundred thirty four and 51/100 (434.51') feet to the point and place of beginning

The above-described Land Subject to E.L.U.R. contains 112,377+/- square feet (2.580+/- acres) of land, more or less.



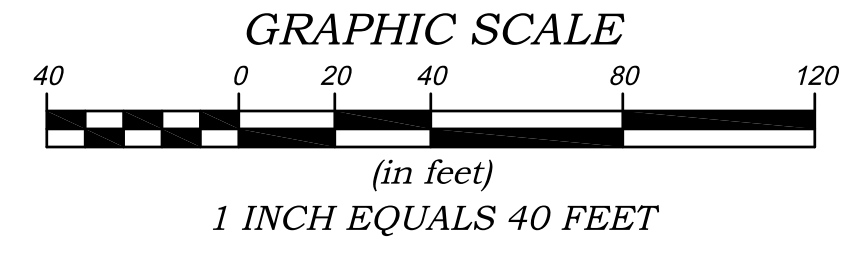
- NOTES / REFERENCES**
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
    - A.) PLAN ENTITLED "PLAN OF TOPOGRAPHICAL SURVEY PORTION LOT 164 ON ASSESSORS PLAT 2, HIGH STREET IN CENTRAL FALLS, RHODE ISLAND FOR BLACKSTONE FALLS ASSOCIATES PREPARED BY STANLEY ENGINEERING, INC. SCALE: 1"=10' JUNE, 1999."
    - B.) PLAN ENTITLED "PROPERTY SURVEY FOR CORNING GLASS WORKS CENTRAL FALLS, R.I. DATE: 10-20-82 SCALE: 1"=40' JOB No. G-304 BY GEORGE J. GEISSER JR. CO."
    - C.) PLAN ENTITLED "PLAN OF LAND HIGH & BROAD STREET, CENTRAL FALLS, R.I. PROPERTY LINE PLAN SCALE: 1"=40' DATE: 11/18/77 BY YUNITS ENGINEERING CO., INC."
    - D.) PLAN ENTITLED "MAP OF LAND IN CENTRAL FALLS, R.I. SURVEYED FOR AIR REDUCTION SALES CORPORATION BY WATERMAN ENGINEERING CO. FEB. 1942, SCALE: 1"=20'."
    - E.) PLAN ENTITLED "PLAN OF PROPOSED TRANSFER OF LAND FROM SAYLES FINISHING PLANTS AND THE N.Y.H. & H. RR. TO THE CITY OF CENTRAL FALLS TO RELOCATE A PORTION OF NEW HIGH ST. BY THE SAYLES ENGINEERING CO. SCALE 1"=10' SEPT. 18, 1924."
    - F.) PLAN ENTITLED "SAMOSET PLAT CENTRAL FALLS, R.I. SURVEYED AND DRAWN, APRIL, 1914 BY J.E. JUDSON, C.E."
    - G.) PLAN ENTITLED "PLAN AND PROFILE OF HIGH STREET, CENTRAL FALLS, RHODE ISLAND, WM. KEENE, CITY ENGR. JUNE, 1899."
    - H.) RIGHT OF WAY & TRACK MAPS PROVIDENCE AND WORCESTER R.R. CO.
  - REFERENCE IS MADE TO THE FOLLOWING CITY OF CENTRAL FALLS LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
    - A.) A.P. 2, LOT 39 - 1304 HIGH STREET, LLC - VOLUME 898, PAGE 209
    - B.) A.P. 2, LOT 177 - CITY OF CENTRAL FALLS - (DEED COULD NOT BE FOUND)
  - "PLAN REF. 1(E) SUGGESTS A.P. 2, LOT 177 MAY BE A PORTION OF THE PARCEL CONVEYED BY "SAYLES FINISHING PLANTS, INC. TO THE CITY OF CENTRAL FALLS" JUNE 30, 1928. A TITLE SEARCH MAY BE NEEDED TO CONFIRM AND LOCATE THE EXISTING DEED OF RECORD.
  - THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
    - A.) AN EASEMENT MAY EXIST REGARDING THE EXISTING SEWER LINES THAT CROSS A.P. 2, LOT 177 (NO RECORDS FOUND)
  - A.P. 2, LOTS 39 & 177 ARE SITUATED IN AN R-1 ZONE:
 

DIMENSIONAL REQUIREMENTS	
MIN. LOT AREA	= 5,000 SQ. FT.
MIN. FRONTAGE WIDTH	= 40 FT.
MIN. S/B FRONT YARD	= 18 FT.
MIN. S/B REAR YARD	= 20 FT.
MIN. S/B SIDE YARD	= 8 FT.
MAX. STRUCTURE HEIGHT	= 2 STORIES
MAX. LOT COVERAGE	= 35%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
  - PORTIONS OF A.P. 2, LOTS 39 & 177 AND PORTIONS OF HIGH STREET ARE SITUATED IN A ZONE "X" (SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD... AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 194 OF 451 CITY OF CENTRAL FALLS MAP NUMBER 44007C0194J MAP REVISED, OCTOBER 2, 2015. FEDERAL EMERGENCY MANAGEMENT AGENCY."
  - ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
  - THE HORIZONTAL DATUM FOR THIS PROJECT IS THE R.I.S.P.C.S. (NAD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRAGG ANTENNAS / RECEIVERS.
  - THE LOCATION OF HIGH STREET WESTERLY OF THE RAILROAD VARIES IN WIDTH AND WAS ESTABLISHED FROM EXISTING DEEDS OF RECORD. DISCREPANCIES EXIST WITHIN THE RECORD DOCUMENTS REGARDING THE LOCATION OF THIS PORTION OF HIGH STREET.

**LEGEND & ABBREVIATIONS**

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET	- RETAINING WALL	W	- WATER LINE
PEE	- PEDESTRIAN	G	- GAS LINE
(FND)	- FOUND	E	- ELECTRIC LINE
RIHB	- RI HIGHWAY BOUND	⊙	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	⊙	- CATCH BASIN
FE	- FLARED END	⊙	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	⊙	- WATER GATE
CLF	- CHAIN LINK FENCE	⊙	- GAS VALVE
INV.	- INVERT	⊙	- ELECTRIC MANHOLE
x 10.80	- EXISTING SPOT GRADE	⊙	- GRANITE BOUND
⊙ 17.20	- NEW SPOT GRADE	⊙	- DRILL HOLE
		⊙	- IRON PIPE



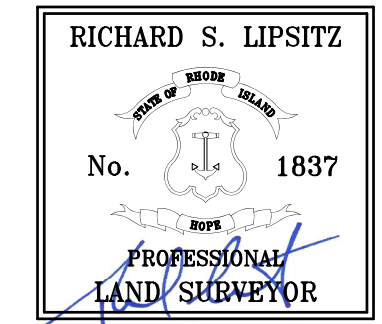
**COPYRIGHT**  
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

WATERMAN ENGINEERING CO.  
CIVIL ENGINEERS & SURVEYORS  
46 SUTTON AVENUE  
EAST PROVIDENCE, RI 02914-2096

MATCHLINE (SHEET 1)  
MATCHLINE (SHEET 2)

MATCHLINE (SHEET 1)  
MATCHLINE (SHEET 2)

**EXHIBIT B1**



**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

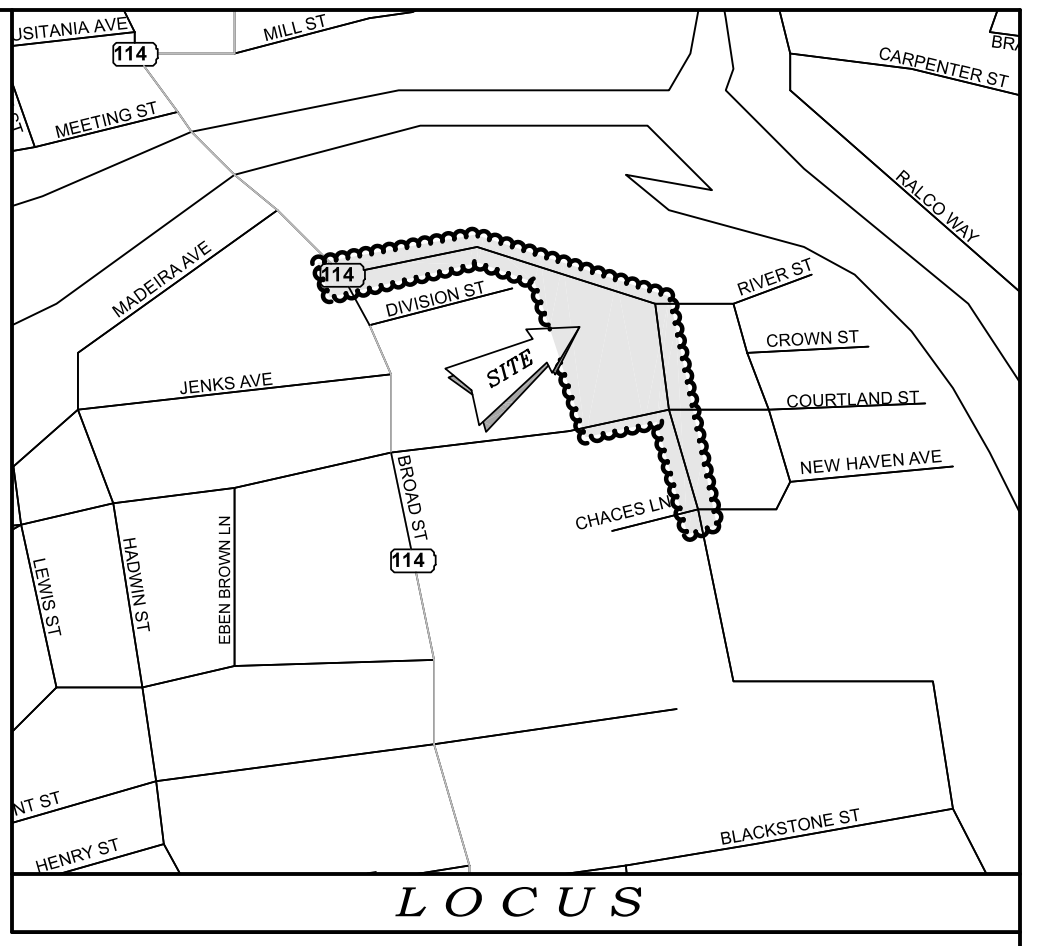
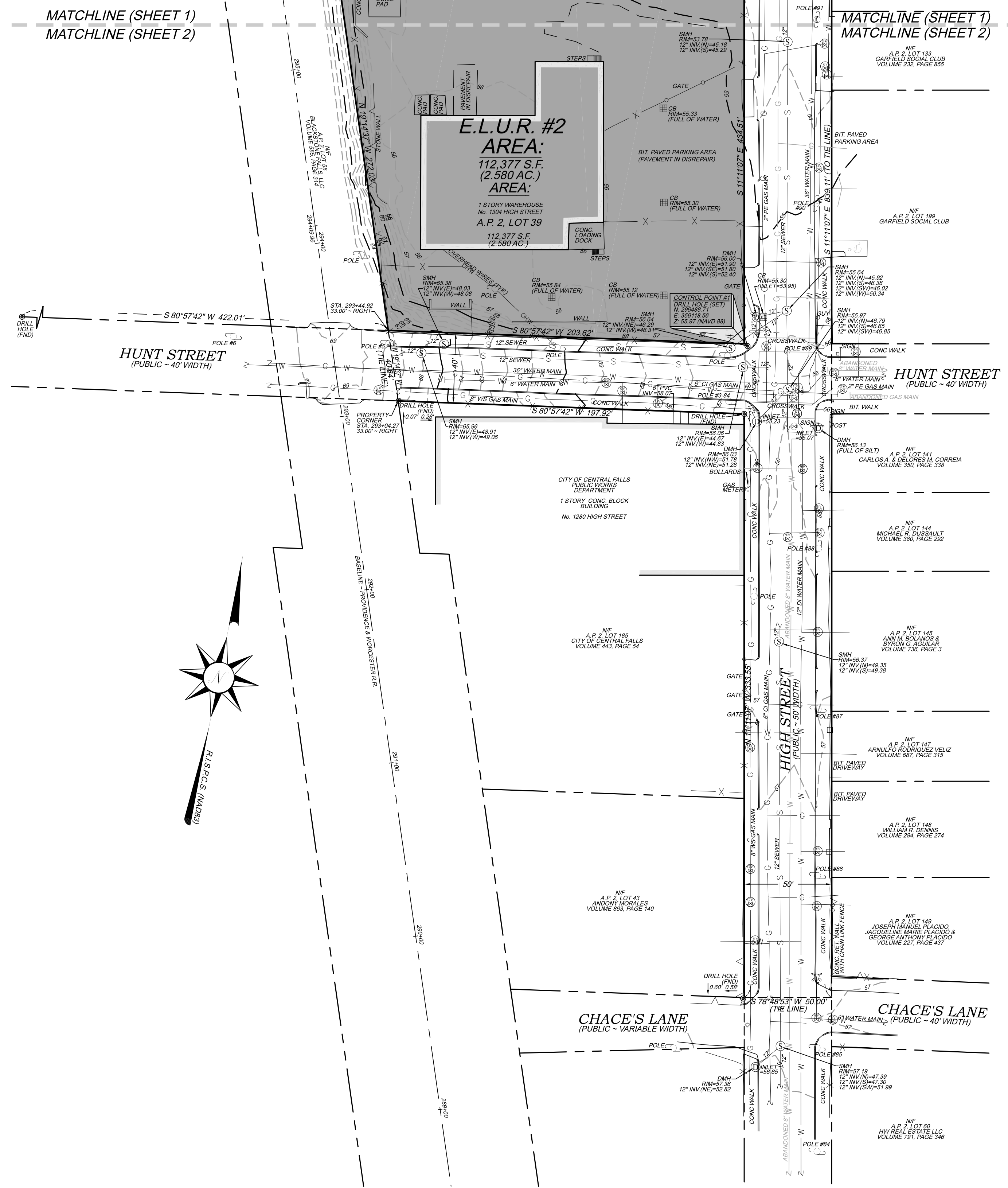
TYPE OF BOUNDARY SURVEY: MEASUREMENT / ACCURACY SPECIFICATION:  
COMPREHENSIVE BOUNDARY SURVEY 1 (LOTS 39, 177 & HIGH STREET AS SHOWN)

OTHER TYPE OF SURVEY: III  
DATA ACCUMULATION SURVEY T-1  
TOPOGRAPHIC SURVEY

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.

BY: *[Signature]* 1837 05/10/2021  
RICHARD S. LIPSITZ, P.L.S. REG. No. 1837 DATE  
WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

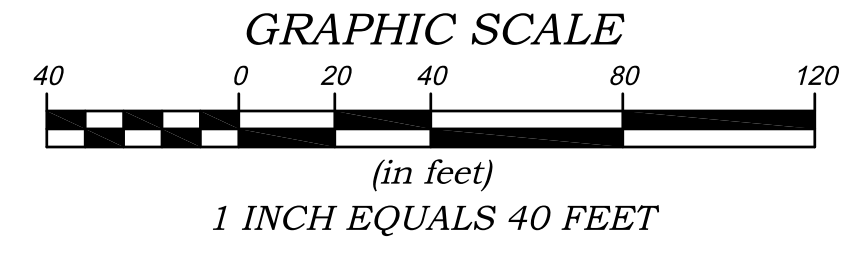
1	05/10/2021	ADDED ELUR AREAS	B/JT
NO.	DATE	REVISION	CHECKED BY
EXISTING CONDITIONS PLAN A.P. 2, LOTS 39, 177 & PORTIONS OF HIGH STREET CENTRAL FALLS, RHODE ISLAND			PROJECT NO: 17-073 SCALE: 1" = 40' DATE: 11/17/17 DRAWN BY: MS/BJT CHECKED BY: RSL
PARE CORPORATION 8 BLACKSTONE VALLEY PLACE LINCOLN, RHODE ISLAND 02865			TITLE NAME: 17-073_SU1 1 of 2 SHITS DRAWING # SU1
		46 Sutton Avenue East Providence, RI Phone: (401) - 438 - 5775 Fax: (401) - 438 - 5773 www.watermanengineering.net	



**NOTES / REFERENCES**  
 (SEE SHEET 1 OF 2 FOR ALL NOTES / REFERENCES)

**LEGEND & ABBREVIATIONS**

- |         |                            |          |                          |
|---------|----------------------------|----------|--------------------------|
| NF      | - NOW OR FORMERLY          | ---      | - PROPERTY LINE          |
| A.P.    | - ASSESSORS PLAT           | ---      | - ZONING SETBACK LINE    |
| S.F.    | - SQUARE FEET              | - - - 15 | - EXISTING CONTOUR       |
| AC.     | - ACRES                    | - - - 15 | - NEW CONTOUR            |
| ±       | - PLUS OR MINUS            | ---      | - STONE WALL             |
| STY     | - STORY                    | X        | - FENCE                  |
| WF      | - WOOD FRAMED              | S        | - SEWER LINE             |
| SHP     | - STATE HIGHWAY PLAT       | D        | - DRAIN LINE             |
| RET     | - RETAINING WALL           | W        | - WATER LINE             |
| PEB     | - PEDESTRIAN               | G        | - GAS LINE               |
| (FND)   | - FOUND                    | E        | - ELECTRIC LINE          |
| RIHB    | - RI HIGHWAY BOUND         | ⊙        | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL             | ⊙        | - CATCH BASIN            |
| FE      | - FLARED END               | ⊙        | - STORM DRAIN MANHOLE    |
| RCP     | - REINFORCED CONCRETE PIPE | ⊙        | - WATER GATE             |
| CLF     | - CHAIN LINK FENCE         | ⊙        | - GAS VALVE              |
| INV.    | - INVERT                   | ⊙        | - ELECTRIC MANHOLE       |
| x 10.80 | - EXISTING SPOT GRADE      | ⊙        | - GRANITE BOUND          |
| ⊙       | - NEW SPOT GRADE           | ⊙        | - DRILL HOLE             |
|         |                            | ⊙        | - IRON PIPE              |



**EXHIBIT B2**

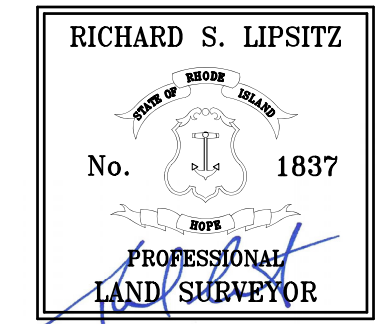
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

**TYPE OF BOUNDARY SURVEY:** COMPREHENSIVE BOUNDARY SURVEY  
**MEASUREMENT / ACCURACY SPECIFICATION:** I (LOTS 39, 177 & HIGH STREET AS SHOWN)

**OTHER TYPE OF SURVEY:** DATA ACCUMULATION SURVEY III  
 TOPOGRAPHIC SURVEY T-1

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 BOUNDARY & TOPOGRAPHIC SURVEY PLAN FOR THE FUTURE DEVELOPMENT OF THE SUBJECT PROPERTY.



BY: *[Signature]* 1837 05/10/2021  
 RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE  
 WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

1	05/10/2021	ADDED ELUR AREAS	B/JT
NO.	DATE	REVISION	CHECKED BY
EXISTING CONDITIONS PLAN A.P. 2, LOTS 39, 177 & PORTIONS OF HIGH STREET CENTRAL FALLS, RHODE ISLAND			PROJECT NO. 17-073 SCALE 1" = 40' DATE 11/17/17 DRAWN BY MS/BJT
PARE CORPORATION 8 BLACKSTONE VALLEY PLACE LINCOLN, RHODE ISLAND 02865			CHECKED BY RSL FILENAME 17-073_SU1 2 of 2 SHTS DRAWING # SU1

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## EXHIBIT C

### **Post Remediation Soil Management Plan CSO Phase IIIA GSI Demonstration Project Site 1304 High Street, Central Falls, RI A.P. 2 Lots 39 & 177**

This Soil Management Plan (SMP) has been prepared to establish procedures that will be followed should future construction/maintenance activities at the Site require the need to manage soils excavated from the subsurface (i.e., beneath geotextile in grass areas and beneath crushed stone under permeable pavers) or when existing site surfaces / Department approved engineered controls (turf fields and lawn areas, pervious pavers, landscaping and/or infiltration basin subgrade areas) are disturbed. The plan serves to supplement, and will be initiated by, the RIDEM notification requirement established by the Environmental Land Use Restriction (ELUR) for the property.

#### *Background*

The Property, located at 1304 High Street, was formerly utilized as a motor transport depot and an oxygen plant. The ±2.57-acre Site consisted of asphalt pavement and overgrown vegetated areas. A 7,000± square foot abandoned single-story brick warehouse building was present on the Site until late 2018, when it was demolished. The Site was found to contain benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, total petroleum hydrocarbons (TPH), chrysene, arsenic, and lead during site investigations performed at the property. More recently, the Site has been redeveloped to incorporate green stormwater infrastructure features and an athletic field.

The Department-approved remedy included the encapsulation of onsite soils using a variety of engineered caps, as follows:

1. A natural grass field, comprised of a sodded field with 18" thick soil layer containing 10" of clean, imported root zone mix over a minimum of 8" of clean imported common borrow. The 18" minimum soil layer was placed on a geotextile over the compacted subgrade to comprise a cap meeting RIDEM requirements.
2. Permeable pavers, consisting of 3" thick permeable pavers over a 2" bedding course over an 8" layer of ¾" crushed stone. This section was placed directly over the scarified subgrade and acts as a cap in accordance with RIDEM requirements.
3. Two infiltration basins, with subgrade consisting of 12" of amended soil mix with native meadow seed mix. Soils with concentrations exceeding RIDEM R DEC concentrations were removed from these areas as part of construction to achieve the required infiltration basin grades. This excess soil was placed onsite beneath the engineered cap. The 12" amended soil mix profile was placed directly on native soil which meets RIDEM R DEC concentrations.

4. All other disturbed areas received a 12” soil cap (6” of clean, imported screened loam over 6” of clean common borrow) placed over a geotextile fabric. These areas were seeded with grass seed meeting project specifications.

### *Applicable Area*

This SMP and affiliated ELUR, which restricts the property to **Residential** use, pertains to the **entire** Property. See attached site figure.

### *Soil Management*

The direct exposure pathway is the primary concern at the site. Individuals engaged in activities at the site may be exposed through incidental ingestion, dermal contact, or inhalation of vapors or entrained soil particles if proper precautions are not taken. Therefore, the following procedures will be followed to minimize the potential of exposure.

- During site work, the appropriate precautions will be taken to restrict unauthorized access to the property.
- During all site/earth work, dust suppression (e.g. watering, etc) techniques must be employed at all times. If it is anticipated due to the nature of the contaminants of concern that odors may be generated during site activities, air monitoring and means to control odors will be utilized, as appropriate (e.g. odor-suppressing foam, etc).
- In the event that an unexpected observation or situation arises during site work, such activities will immediately stop. Workers will not attempt to handle the situation themselves but will contact the appropriate authority for further direction.
- In the event that certain soils on site were not previously characterized, these soils are presumed to be regulated until such time that it is demonstrated to the Department, through sampling and laboratory analysis that they are not regulated. (For example, presumptive remedies or locations of previously inaccessible soil.)
- If excess soil is generated / excavated from the Property, the soil is to remain on-site for analytical testing, to be performed by an environmental professional, in order to determine the appropriate disposal and/or management options. The soil must be placed on and covered with polyethylene/plastic sheeting during the entire duration of its staging and secured with appropriate controls to limit the loss of the cover and protect against storm-water and / or wind erosion (e.g. hay bales, silt fencing, rocks, etc).
- Excavated soils will be staged and temporarily stored in a designated area of the property. Within reason, the storage location will be selected to limit the unauthorized access to the materials (e.g., away from public roadways/walkways). No regulated soil will be stockpiled on-site for greater than 60 days without prior Department approval.

- In the event that stockpiled soils pose a risk or threat of leaching hazardous materials, a proper leak-proof container (e.g. drum or lined roll-off) or secondary containment will be utilized.
- Soils excavated from the site may not be re-used as fill on residential property. Excavated fill material shall not be re-used as fill on commercial or industrial properties unless it meets the Department's Method 1 Residential Direct Exposure Criteria for all constituents listed in Table 1 of the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations). Copies of the laboratory analysis results shall be maintained by the site owner and included in the annual inspection report for the site, or the closure report if applicable. In the event that the soil does not meet any of these criteria, the material must be properly managed and disposed of off site at a licensed facility.
- Site soils, which are to be disposed of off-site, must be done so at a licensed facility in accordance with all local, state, and federal laws. Copies of the material shipping records associated with the disposal of the material shall be maintained by the site owner and included in the annual inspection report for the site.
- Best soil management practices should be employed at all times and regulated soils should be segregated into separate piles (or cells or containers) as appropriate based upon the results of analytical testing, when multiple reuse options are planned (e.g. reuse on-site, reuse at a Department approved Industrial/Commercial property, or disposal at a Department approved licensed facility).
- All non-disposable equipment used during the soil disturbance activities will be properly decontaminated as appropriate prior to removal from the site. All disposable equipment used during the soil disturbance activities will be properly containerized and disposed of following completion of the work. All vehicles utilized during the work shall be properly decontaminated as appropriate prior to leaving the site.

At the completion of site work, all exposed soils are required to be recapped with Department approved engineered controls (2 ft of clean fill or equivalent: building foundations, 4 inches of pavement/concrete underlain with 6 inches of clean fill, and/or 1 foot of clean fill underlain with a geotextile liner) consistent or better than the site surface conditions prior to the work that took place. These measures must also be consistent with the Department approved ELUR recorded on the property. Any clean fill material brought on site is required to meet the Department's Method 1 Residential Direct Exposure Criteria or be designated by an Environmental Professional as Non-Jurisdictional under the Remediation Regulations. The Annual Inspection Report for the site, or Closure Report if applicable, should include either analytical sampling results from the fill demonstrating compliance or alternatively include written certification by an Environmental Professional that the fill is not jurisdictional.



### *Worker Health and Safety*

To ensure the health and safety of on-site workers, persons involved in the excavation and handling of the material on site are required to wear a minimum of Level D personal protection equipment, including gloves, work boots and eye protection. Workers are also required to wash their hands with soap and water prior to eating, drinking, smoking, or leaving the site.

### *Department Approval*

In accordance with Section A iii of the ELUR, no soil at the property is to be disturbed in any manner without prior written permission of the Department's Office of Land Revitalization & Sustainable Materials Management, except for minor inspections, maintenance, and landscaping activities that do not disturb the contaminated soil at the Site. As part of the notification process, the site owner shall provide a brief written description of the anticipated site activity involving soil excavation. The notification should be submitted to the Department no later than 60 days prior to the proposed initiation of the start of site activities. The description shall include an estimate of the volume of soil to be excavated, a list of the known and anticipated contaminants of concern, a site figure clearly identifying the proposed areas to be excavated/disturbed, the duration of the project and the proposed disposal location of the soil.

Following written Notification, the Department will determine the post closure reporting requirements. Significant disturbances of regulated soil will require submission of a Closure Report for Department review and approval documenting that the activities were performed in accordance with this SMP and the Department approved ELUR. Minor disturbances of regulated soil may be documented through the annual certification submitted in accordance with Section H (Inspection & Non-Compliance) of the Department approved ELUR. The Department will also make a determination regarding the necessity of performing Public Notice to abutting property owners/tenants concerning the proposed activities. Work associated with the Notification will not commence until written Department approval has been issued. Once Department approval has been issued, the Department will be notified a minimum of two (2) days prior to the start of activities at the site. Shall any significant alterations to the Department approved plan be necessary, a written description of the proposed deviation, will be submitted to the Department for review and approval prior to initiating such changes.

**PRE-BID CONFERENCE**  
**Installation of a Scoreboard-Louis C. YIP Field**  
**10:00am Monday January 29, 2024**  
**CITY OF CENTRAL FALLS**

<u>Name</u>	<u>Company</u>	<u>Phone Number</u>	<u>Email</u>
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Emily Miller	CF Planning Dept.	(401) 616-2486	emiller@centralfallsri.us
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