

CITY OF WARWICK

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

NO: _____

APPROVED: _____ MAYOR

DATE: _____

RESOLVED, That The City Council of the City of Warwick as required by the provisions of Sections 6-11 and 6-12 of the City Charter and the Ordinance relative to competitive bidding on purchase enacted there under hereby and herewith approves the acceptance of the following bid(s):

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2016 - 136	Reuse & Operation Of Conimicut Lighthouse	Korstad Real Estate Group 4660 NE Belknap Ct. #1011 Hillsboro, OR 97124	No Cost to the City	10 years from date of award	1	
2016 - 151	Purchase Various New Tires	Pete's Tire Barns 80 Public St. <u>Providence, RI 02903</u> Sullivan Tire Co., Inc. 1199 Jefferson Blvd. Warwick, RI 02888	Police \$30,000.00 DPW \$100,000.00	1/1/16 - 12/31/16	2	
2016 - 174	Technical Rescue Training: Structural Collapse Technician	Spec Rescue International 2697 International Pkwy., 198-4 Virginia Beach, VA 23452	\$74,939.00			

(continued next page)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2016 - 175	Technical Rescue Training: Trench Rescue	<i>Spec Rescue International</i> 2697 International Pkwy., 198-4 Virginia Beach, VA 23452	\$23,468.00			
2016 - 176	Technical Rescue Training: Vehicle & Machinery Rescue	<i>Spec Rescue International</i> 2697 International Pkwy., 198-4 Virginia Beach, VA 23452	\$29,792.00			
2016 - 178	Preventative Maintenance of Compressors City-Wide	<i>Atlantic Compressor & Vacuum</i> 15 Roberts Rd., Ste. F. Plymouth, MA 02360	\$5,000.00	12/27/15 - 12/26/16		
2016 - 182	City-Owned Surplus & Obsolete Vehicles	<i>Frank Aquino</i> 27 Village Circle Warwick, RI 02888 <i>Full Circle Recycling, LLC</i> 203 Hartford Pike Foster, RI 02825 <i>Angelo Padula & Son Auto</i> Two Canna St. W. Warwick, RI 02893 <i>Camerota Truck Parts</i> 245 Shaker Rd. PO Box 1134 Enfield, CT 06083	<i>Revenue</i> \$10,913.03		3	

(continued next page)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2016 - 193	Advertising & Design Services	Doc Web Five Division St. Warwick, RI 02818	\$125,000.00	2 years from date of award		
2016 - 195	Pumping & Cleaning of Grease Interceptors at Pilgrim Senior Center	Wind River Environmental, LLC 577 Main St., Ste. 110 Hudson, MA 01749	\$3,000.00	12/2/15 - 12/1/16		
2016 - 196	Floor Mat, Wet & Dry Mop Rental	Unifirst Corp. 33 Lambert Lind Hwy. Warwick, RI 02886 NE Industrial Uniform Rental Service, Inc. 355 Union St. W. Springfield, MA 01089	\$10,000.00	1/1/16 - 12/31/16	4	
2016 - 197	Delivery of Industrial Gas Cylinders	Airgas, USA 130 Cross St. Waterford, CT 06385	\$4,000.00	2/13/16 - 2/12/18		
2016 - 198	Cement Concrete Mixes & Controlled Low Strength Materials (CLSM) "Flowable Fill"	Cardi Corp. 400 Lincoln Ave. Warwick, RI 02888	\$8,000.00	1/17/16 - 1/16/17		
2016 - 200	Repairs of Existing Plymovent Vehicle Exhaust Removal Systems (Re-bid)	Air Cleaning Specialist of NE, LLC 1525 Hanover St. Hanover, MA 02339	\$16,000.00	2 years from date of award		
2016 - 204	Medical Evaluations for Warwick Fire Department	Atmed Treatment Center 1526 Atwood Ave. Ste. 100 Johnston, RI 02919	\$60,000.00	1 year from date of award		

(continued next page)

Bid #	Name	Vendor(s) Name/Address	Contract Award	Contract Period	Note	Code
2016 - 205	Restoration of Grantor, Grantee & Land Evidence Books	<i>Kofile Preservation, Inc.</i> 6300 Cedar Springs Rd. Dallas, TX 75235	\$36,415.00			
2016 - 209	Dictaphone Maintenance Contract	<i>Nuance Communications, Inc.</i> PO Box 7247-6924 Philadelphia, PA 19170	\$7,033.04	2/1/16 - 1/31/17		56 - 6
2016 - 215	Ballistic Vests	<i>Various Vendors</i>	\$15,000.00	1/31/16 - 1/30/17		56 - 6
2016 - 216	Heating System Controls	<i>Honeywell Int'l, Inc. Honeywell Bldg. Solutions</i> 2000 Plainfield Pike Cranston, RI 02921	\$25,450.00			56 - 6

AND BE IT FURTHER RESOLVED, That such purchase or contract be awarded to the lowest responsible bidder.

1. With two (2), 5-year options to extend contract upon mutual agreement.
2. **Police:** Sullivan Tire. **DPW:** Pete's Tire Barns and Sullivan Tire.
3. **Frank Aquino:** \$561.20 (items 1 and 2). **Full Circle:** \$152.00 (item 11). **Angelo Padula:** \$1,331.83 (items 4,6 and 10). **Camerota Truck Parts:** \$8,868.00 (items 3,5,7 and 8). Item 9 is not being awarded.
4. **UniFirst:** floor mats. **NE Industrial:** wet/dry mops.

THIS RESOLUTION SHALL TAKE EFFECT UPON ITS PASSAGE

PATRICIA A. PESHKA

PURCHASING AGENT



SCOTT AVEDISIAN

MAYOR

CITY OF WARWICK

**PURCHASING DIVISION
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL (401) 738-2000 EXT. 6240
FAX (401) 737-2364**

TO: Members of the Finance Committee

FROM: Patricia A. Peshka, Purchasing Agent 

DATE: December 3, 2015

RE: Bids for the Finance Committee on Monday, December 14, 2015

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RFP #2016-136 Reuse & Operation of Conimicut Lighthouse

- 2 proposals submitted

MANNER OF AWARD No Cost to City
10 years from date of award
With two (2) 5-year extension options, upon mutual
Agreement

RECOMMENT Korstad Real Estate Group

Korstad Real Estate Group
4660 NE Belknap Ct. #1011
Hillsboro, OR 97124

John P. Gauvin
2188 Tower Hill Rd.
Saunderstown, RI 02874

Proposals as Submitted

Nick Korstad
46 Oliver St., Fl. 1
Fall River, MA 02724
ckkorstad@gmail.com

New England Institute of Technology
One New England Tech Blvd.
E. Greenwich, RI 02818
neit@neit.edu

URI/Dept. of Oceanography
215 S. Ferry Rd.
Narragansett, RI 02882
info@gso.uri.edu

al Institute/Marine Affairs
Greenhouse Rd. Ste. 205
Kingston, RI 02881
robert@uri.edu

Dept. of Biological Sciences/Marine Bio.
120 Flagg Rd./CBL5
Kingston, RI 02881
urimbio@etal.uri.edu

Bryant University
1150 Douglas Pike
Smithfield, RI 02917
Langlois@bryant.edu

RIC
500 Mt. Pleasant Ave.
Providence, RI 02908
pmeyer@ric.edu

Providence College
One Cunningham Sq.
Providence, RI 02918
pcas@providence.edu

Salve Regina University
100 Ochre Point Ave. Room 138
Newport, RI 02840
presidentsoffice@salve.edu

son & Wales University
Eight Abbott Park Pl.
Providence, RI 02903
d@admissions.jwu.edu
rad@admissions.jwu.edu

CCRI
400 East Ave.
Warwick, RI 02886
tmgillette@ccri.edu

Brown University
Box 1943
135 Angell St.
Providence, RI 02912
Kurt.teichert@brown.edu

wer Construction Corp.
288 Lincoln Ave.
Warwick, RI 02888
powerconstructioncorp.com

Iron Construction Group
875 Centerville Rd. Bldg. 4 Unit 11
Warwick, RI 02886
swd@icgri.com

John P. Gauvin
2188 Tower Hill Rd.
Saunderstown, RI 02874
estatemanagers@gmail.com

Sean Henry
250A Mayfield Ave.
Cranston, RI 02920
shhenry@ymail.com

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REUSE & OPERATION OF CONIMICUT POINT LIGHTHOUSE

BID #2016-136

1. Recommendation Memo
2. Korstad Real Estate Group Bid
3. 10/24/15 Memo From John Gauvin Retracting Bid Offer To Lease.
4. John Gauvin Bid

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

To: Honorable Mayor Scott Avedisian
and Warwick City Council

From: Richard J. Crenca 
Principal Planner

Subject: Conimicut Lighthouse RFP Recommendation

Date: October 29, 2015

On September 2, 2015, the City of Warwick advertised a Request For Proposal (RFP #2016-136) for the Reuse and Operation of the Conimicut Point lighthouse. In January 2004, Mayor Scott Avedisian and then Council President Joseph Solomon asked the Warwick City Council to approve a resolution authorizing an application to the Department of the Interior to acquire and secure the transfer of the Conimicut Point Lighthouse to the City of Warwick in order to: preserve and maintain the historic significance of the lighthouse; open the lighthouse to the public for use as an educational and historic resource; and incorporate the lighthouse into the continual development of Conimicut Point Park.

In September 2004, the City and representatives from the United States Coast Guard, the United States Department of Interior, and the General Services Administration (GSA) held a ceremony to celebrate the conveyance of the lighthouse from federal ownership to the City of Warwick.

Unfortunately, the economic downturn led to restoration grant funding to be placed on long-term hold, and the City's future ownership of the lighthouse is in jeopardy if it cannot demonstrate that progress is being made to meet the terms of the agreement.

The latest RFP generated responses from the following entities:

John Gauvin
2188 Tower Hill Rd
Saunderstown, RI
c/o John Gauvin

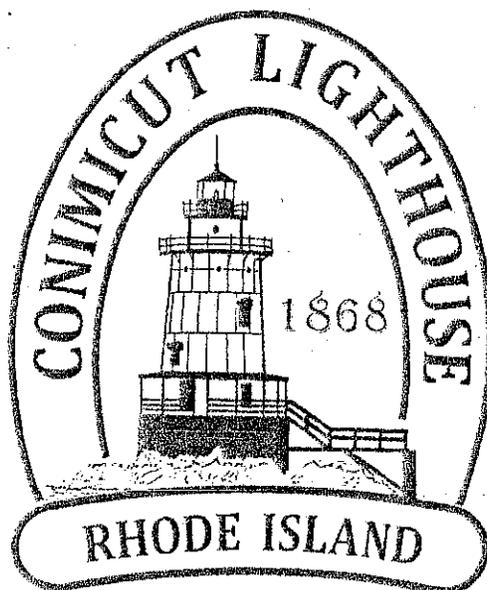
Korstad Real Estate Group
4660 NE Belknap Ct. Suite #1011

Hillsboro, Oregon
c/o Nick Korstad

Both applicants were interviewed by representatives of the Planning Department. On October 24, 2015, Mr. Gauvin submitted an email (see attached) stating that he was withdrawing his proposal to lease the lighthouse and would rather purchase the facility.

Based on the submittals and interviews, it is the recommendation of this department that the project be awarded to Korstad Real Estate Group (KREG) for the following reasons:

1. Mr. Korstad is the owner to two lighthouses, Borden Flats in Fall River and Spectacle Reef lighthouse in Michigan.
2. Both lighthouses have been renovated in compliance with the Secretary of the Interior's Standards for Treatment of Historic Properties, Standards for Preservation and Rehabilitation, National Park Service regulations, as well as State and Local Historic Preservation rules and regulations.
3. Korstad Real Estate Group will partner with Capitol Contracting of East Providence for professional restoration work.
4. Mr. Korstad is a member of the American Lighthouse Association, a national organization dedicated to saving, rehabilitating and operating historic lighthouses around the country.
5. Mr. Korstad is developing a plan to create a chain of renovated, historic lighthouses throughout Narragansett Bay. The renovation and operation of the Conimicut light would add to the chain of lights such as Beavertail, Rose Island, Dutch Island, Hog Island, etc...
6. "Lighthouse Geek". Mr. Korstad has exhibited a strong desire to renovate and rehabilitate lighthouses for the sheer purpose of saving these historic structures for future generations.
7. The KREG has pledged to donate an initial sum of \$30,000 to begin the project. The proposal has identified various options for acquiring additional funds. All monies acquired by the KREG will go into a dedicated fund to be used solely for the renovation, and continued maintenance and operation of the lighthouse.



Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Korstad Real Estate Group	
	2 Business name/disregarded entity name, if different from above Korstad Real Estate Group	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ C Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	
	5 Address (number, street, and apt. or suite no.) 4660 NE Belknap Ct # 1011	Requester's name and address (optional)
	6 City, state, and ZIP code Hillsboro, OR 97124	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number	
or	
Employer identification number	
45 - 4519886	

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 9-21-15
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.
- By signing the filled-out form, you:
1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
 2. Certify that you are not subject to backup withholding, or
 3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
 4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

1120S

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.

Information about Form 1120S and its separate instructions is at www.irs.gov/form1120s.

2013

Form 1120S header section including tax year (2013), EIN (531210), and Employer Identification Number (45-4519886).

Form 1120S section G and H regarding S corporation election and return type (Final return).

Caution. Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

Main table of Form 1120S with columns for Income, Deductions, and Tax and Payments. Includes line items for gross receipts, cost of goods sold, and various deductions.

Form 1120S signature and preparer information section, including 'Sign Here' and 'Paid Preparer Use Only' fields.

Form 8879-S

IRS e-file Signature Authorization for Form 1120S

CMB No. 1545-1363

Do not send to the IRS. Keep for your records. Information about Form 8879-S and its instructions is at www.irs.gov/form8879s.

2013

Department of the Treasury Internal Revenue Service

For calendar year 2013, or tax year beginning 2013, ending

Name of corporation

Employer identification number

ORSTAD REAL ESTATE GROUP, INC.

45-4519886

Part I Tax Return Information (Whole dollars only)

Table with 5 rows: 1. Gross receipts or sales less returns and allowances (Form 1120S, line 1c) 184,371. 2. Gross profit (Form 1120S, line 3) 184,371. 3. Ordinary business income (loss) (Form 1120S, line 21) 57,109. 4. Net rental real estate income (loss) (Form 1120S, Schedule K, line 2) 4. 5. Income (loss) reconciliation (Form 1120S, Schedule K, line 18) 55,197.

Part II Declaration and Signature Authorization of Officer (Be sure to get a copy of the corporation's return)

Under penalties of perjury, I declare that I am an officer of the above corporation and that I have examined a copy of the corporation's 2013 electronic income tax return and accompanying schedules and statements and to the best of my knowledge and belief, it is true, correct, and complete. I further declare that the amounts in Part I above are the amounts shown on the copy of the corporation's electronic income tax return. I consent to allow my electronic return originator (ERO), transmitter, or intermediate service provider to send the corporation's return to the IRS and to receive from the IRS (a) an acknowledgement of receipt or reason for rejection of the transmission, (b) the reason for any delay in processing the return or refund, and (c) the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the corporation's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature on the corporation's electronic income tax return and, if applicable, the corporation's consent to electronic funds withdrawal.

Officer's PIN: check one box only

I authorize G.M. BRANDT P.C. CPA to enter my PIN 11945 as my signature on the corporation's 2013 electronically filed income tax return.

As an officer of the corporation, I will enter my PIN as my signature on the corporation's 2013 electronically filed income tax return.

Officer's signature: TAXPAYERS COPY Date: Title: PRESIDENT

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit EFIN followed by your five-digit self-selected PIN 93398262944

I certify that the above numeric entry is my PIN, which is my signature on the 2013 electronically filed income tax return for the corporation created above. I confirm that I am submitting this return in accordance with the requirements of Pub 3112, IRS e-file Application and Participation, and Pub 4163, Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

Officer's signature: G.M. Brandt Date: 4/15/14

ERO Must Retain This Form - See Instructions Do Not Submit This Form to the IRS Unless Requested To Do So

AA For Paperwork Reduction Act Notice, see instructions.

Form 8879-S (2013)

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8. Instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 864 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—A corporation exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3678).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code* earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. **Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.
2. **Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.
3. **Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.
4. **Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).
5. **Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN or:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee) b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee ¹ The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ²
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ²
For this type of account:	Give name and EIN or:
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity ¹
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

⁵ Note. Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN.
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, *Identity Theft Prevention and Victim Assistance*.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.ftc.gov/idtheft or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

THIS PAGE SHOULD BE SUBMITTED WITH YOUR PROPOSAL

Acknowledgement of Addendum (if applicable)

Addendum Number

Signature of Bidder

2016-136



COMPANY NAME: Korstad Real Estate Group

COMPANY ADDRESS: 4660 NE Bellkamp Ct Suite #1011
Hillsboro, OR 97124

BIDDER'S SIGNATURE: 

BIDDER'S NAME (PRINT): Nick Korstad

TITLE: President TEL. NO.: 503-809-9627

EMAIL ADDRESS: nickkorstad@gmail.com *

*Please include your email address. Future proposals will be emailed, unless otherwise noted.

II. AWARD AND CONTRACT:

The CITY OF WARWICK, acting as duly authorized through its Purchasing Agent/Finance Director/Mayor (delete if inapplicable), accepts the above proposal and hereby enters into a contract with the above party to pay the proposal price upon completion of the project or receipt of the goods unless another payment schedule is contained in the specifications. All terms of the specifications, both substantive and procedural, are made terms of this contract.

DATE: _____

RFP #2016-136

PURCHASING AGENT

2. 11

CERTIFICATION & WARRANT FORM*

This form must be completed and submitted with sealed proposal.
Failure to do so will result in automatic rejection.

Any and all proposals shall contain a certification and warrant that they comply with all relevant and pertinent statues, laws, ordinances and regulations, in particular, but not limited to Chapter 16-Conflicts of Interest, of the Code of Ordinances of the City of Warwick. Any proven violation of this warranty and representation by a bidder at the time of the proposal or during the course of the contract, included, but not limited to negligent acts, either directly or indirectly through agents and/or sub-contractors, shall render the bidder's contract terminated and the bidder shall be required to reimburse the City for any and all costs incurred by the City, including reasonable attorney fees, to prosecute and/or enforce this provision.



Signature

9-21-15

Date

Korstad Real Estate Group

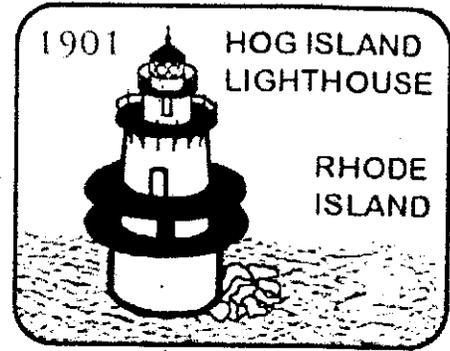
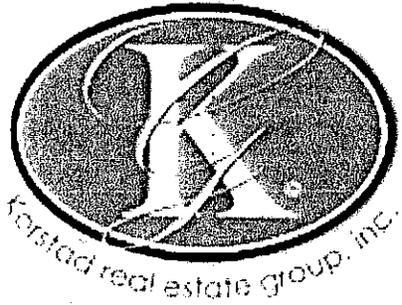
Company Name

4660 NE Belknap Ct # 1011

Address Hillsboro, OR 97124

Address

*This form cannot be altered.



September 13th, 2015

Warwick Planning Department
3275 Post Road
Warwick, RI 02886

Re: Conimicut Lighthouse Bid

Good Day -

On behalf of the Korstad Real Estate Group, owners of the Borden Flats Lighthouse and caretakers of Hog Island Shoal Light, we would like to formally bid on Warwick's Conimicut Shoal Light Station.

If awarded, Korstad Real Estate Group would through private funds and public outreach, restore and maintain the Conimicut Shoal Light in respect to the National Historic Lighthouse Preservation Act. Our goal is to help provide public access, educational outreach and cultural exhibits that encompass the lighthouse and its ongoing importance to Warwick waterways.

With approval from the National Park Service, the community will once again be allowed to tour the light station and participate in our overnight keepers program. Keepers will be allowed to stay overnight and will gain respect to a role in history that has been long forgotten. Their contribution will enable the lighthouse to become self-sustainable and help obviate long-term maintenance costs.

The restoration of Conimicut Light Station will not require funding from the City of Warwick. We have included a sample of our restoration estimates, as well as, examples of past projects.

Should you have any questions, don't hesitate to ask.

With Warm Regards,

Nick Korstad

A handwritten signature in black ink, appearing to read 'Nick Korstad', written over a horizontal line.

Borden Flats Lighthouse
www.bordenflats.com
503-809-9627

Conimicut Lighthouse: Financial Plan

Korstad Real Estate Group will be responsible for obtaining funds for the restoration of the Conimicut Shoal lighthouse. Members of the organization are willing to donate \$30,000.00 of their own money, to help begin the restoration of the lighthouse. Korstad Real Estate Group will use the initial investment during the first year, while also, trying to obtain monies from other sources. The initial investment should be large enough to cover expenses of visually updating the exterior. Members of the organization and Capitol Contracting will be the ones responsible for completing the majority of the projects. The cost of labor will, in most circumstances, be less than \$10,000.

In order to keep a continuous flow of funds, members of Korstad Real Estate Group will be looking for grants, receiving donations and exploring the list of ways to obtain funds. The list was created by NLRC, and it explores some of the options there are for acquiring funds. Every year, we hope to incorporate new ways of obtaining funds to better advance the restoration efforts at the lighthouse. All money received for the Conimicut Lighthouse, will be placed in a secured account, and will solely be used for the lighthouse.

It's a proven fact that the lighthouse will require annual attention. The sheer location and dampness of the coastal shoreline, causes the paint on the lighthouse to weather at an elevated level, while moisture from the freeze/thaw cycle causes damage to the exterior cast iron plates. The organization has taken all these effects plus more in to consideration and realizes that the lighthouse will have to be continually monitored for these signs of deterioration. Once the signs of deterioration become apparent, immediate restoration will occur. An annual budget will be allotted for unexpected repairs.

The costs of certain repairs can fluxuate and an estimate therefore is unreliable. From the information we have, Korstad Real Estate Group estimates that it will cost about \$50,657.00 (materials) to fully restore the lighthouse. This figure doesn't include sudden and unexpected expenditures, or labor. Each step in the restoration process will require unique skills and attention to detail, once the project has been analyzed, a proper quote can be determined.

Korstad Real Estate Group will grant access to the Conimicut Light to the city of Warwick within a 24-hour period, based on availability. All work performed will be approved by the city planning department. Markel will furnish general liability insurance. We are currently working with Save the Bay, to help provide public tours during the summer season.

Estimated Costs for Restoration (Projects)	Dollar Amount (\$\$)
	~Estimated~
Painting of Exterior buildings. This includes the lighthouse, caisson foundation and concrete porch.	\$ 2,500.00
Painting interior of the lighthouse	\$ 1,100.00
Repairing exterior concrete	\$ 600.00
Repairing/Replacing the windows in the lighthouse	\$ 5,000.00
Repairing the brick walls in the lighthouse	\$ 2,500.00
Restoring the bathroom	\$ 5,000.00
Removal of Lead paint and asbestos	\$ 12,000.00
Restoration of hard-wood floors	\$ 6,500.00
Installation of flood and pathway lighting	\$ 1,450.00
Renovation of water system	\$ 6,000.00
Kitchen Installation	\$ 6,000.00
Replacing interior and exterior doors	\$ 1,675.00
Installation of fire alarms	\$ 350.00
TOTAL	\$ 50,675.00

The above estimates do not include labor or disposal fees. Being that labor costs fluctuate between seasons, they were not compiled into the estimation for restoration.

Restoration Projects for Conimicut Lighthouse	Year One	Year Two	Year Three	Year Four	Year Five
LIGHTHOUSE					
Restoration of brick wall surfaces			X		
Interior painting	X			X	
Exterior painting	X		X		X
Lens cleaning	X	X	X	X	X
Increase ventilation	X				
Replace windows and add vents		X	X		
Repair concrete	X				
Remove asbestos		X			
Remove lead paint		X			
Replace front door			X		
Replace interior doors			X		
Restore hard wood flooring		X	X		
Repair Caisson cracks		X			
Paint siding	X				
Repair exterior railing		X			
Restore kitchen		X	X	X	
Restore bathrooms			X		
Replace heat source			X	X	

Conimicut Lighthouse: Financial Plan

Future ways to obtain funds:

- Charge no less than \$20.00, but no more than \$35.00 for daily tours. Offer a donation drop box
- Begin a Conimicut Lighthouse association with membership. Membership will have an attached fee. Fees will be determined based on the association.
- Canned-food drive. On weekends, tourists can bring one or two cans of food, and have admission waived for the tour. The food would later be donated to local food-banks. A food-drive will help with community involvement and raise awareness of the light station. Donation will always be welcome.
- Corporate sponsors. Members would seek corporate sponsors from the local community. A small sign will be displayed at the entrance to the lighthouse, showing the company's support in restoration efforts. A minimum of \$2,000.00 is required for signage; exceptions will be evaluated on a one on one basis.
- Inquire with the Rhode Island State Department of Transportation about adopting a "Conimicut" license plate. I would ask The Department of Transportation if a portion of the proceeds could go towards restoration of the lighthouse.
- A bed and breakfast within the keepers' quarters.
- Government grants.
- Photo contest. "Who can take the best picture of Conimicut Lighthouse"? This approach may no bring in much revenue, but will acquaint local citizens and tourists of the Warwick area.
- Website. Create a website which will provide a 3-D view of the lighthouse. Video interpretive clips will also be available. The site will also include but will not be limited to Conimicut Lighthouse souvenirs.
- Relay the walkway around the lighthouse. The walkways could be created with commemorative bricks. Each brick will be sold for no more than \$400.00 but no less than \$100.00. The individuals who purchase the bricks will be able to inscribe on them, their name or a small message. The bricks will then be laid on the pathways leading around the lighthouse.
- Enable the lighthouse and adjacent properties to the film industry. Offer the lighthouse's property to movie scouts for movie production. Incorporating the film industry into the lighthouse's history will increase tourism in the Warwick area, and will also increase local revenues.
- Approach local news channels in the Providence area. Ask the channels if they would like to install a live camera at the lighthouse. The channel would be able to use the camera for live weather reports and would help raise awareness of the lighthouse.

Financial Balance Sheet

The Korstad Marine Preservation Society, Inc.
Korstad Real Estate Group, Inc.

Balance Sheet

ASSETS		LIABILITIES	
Cash Equivalent	→ \$60,000.00	Notes Payable	\$0.00
Net Trade Rec.	0.00	Trade Payable	0.00
Inventory	500.00	Current LTD	0.00
Other Current Assets	620,000.00	Other Curr Liab.	0.00
Total Current Assets	680,500.00	Total Curr Liab.	0.00
Net Fixed Assets	0.00	Long Term Debt	0.00
Other Assets	0.00	Other Liabilities	0.00
Total Assets	→ 680,500.00	Total Liabilities	0.00
		Tangible Net Worth	→ 680,500.00

*Assets include cash on hand, Borden Flats Lighthouse, property/real estate and boats.

Preservation and Maintenance Planning Experience

The Korstad Marine Preservation Society has been involved in lighthouse restoration for over a decade. In recent years, we have branched off and created the Korstad Real Estate Group, who oversees the operation and preservation of the Borden Flats Lighthouse, located in Fall River, Massachusetts. We acquired the Borden Flats Light Station under auspices of the National Historic Lighthouse Preservation Act at GSA auction in August 2010. Over the past three years, we have brought the long neglected lighthouse back to its former glory. We provided extensive exterior and interior renovations with our own private funds.

Today, the Borden Flats Lighthouse is still a fully functional, active lighthouse and is still serviced by the U.S. Coast Guard. To enable the longevity and success of the restoration, we have opened the lighthouse for overnight stays. Our keepers program has enabled enough revenue in the first season, that the lighthouse is now 100% financially independent, no longer requiring financial assistance.

The owners of the Hog Island Shoal Lighthouse in Bristol, Rhode Island have also called upon The Korstad Marine Preservation Society. After seeing the Borden Flats Lighthouse on HGTV, they called us and requested help with preservation of their light station. We are now the project managers and are overseeing painting, structural cable banding of their caisson plates and interior moisture concerns.

The city of Warwick, Rhode Island was granted the Conimicut Shoal Lighthouse in 2004 under the Lighthouse Preservation Act. After years of fund raising efforts, they have been unable to secure any grants for restoration. After numerous meetings, they are interested in partnering with The Korstad Marine Preservation Society to help raise funds for restoration and a possible keepers program. If we do partner with the city of Warwick, The Korstad Marine Preservation Society will have been a critical part of restoring the three remaining caisson lighthouses in Narragansett Bay.

Case Study #1

Conimicut Shoal Lighthouse



Case Study #1 Continued

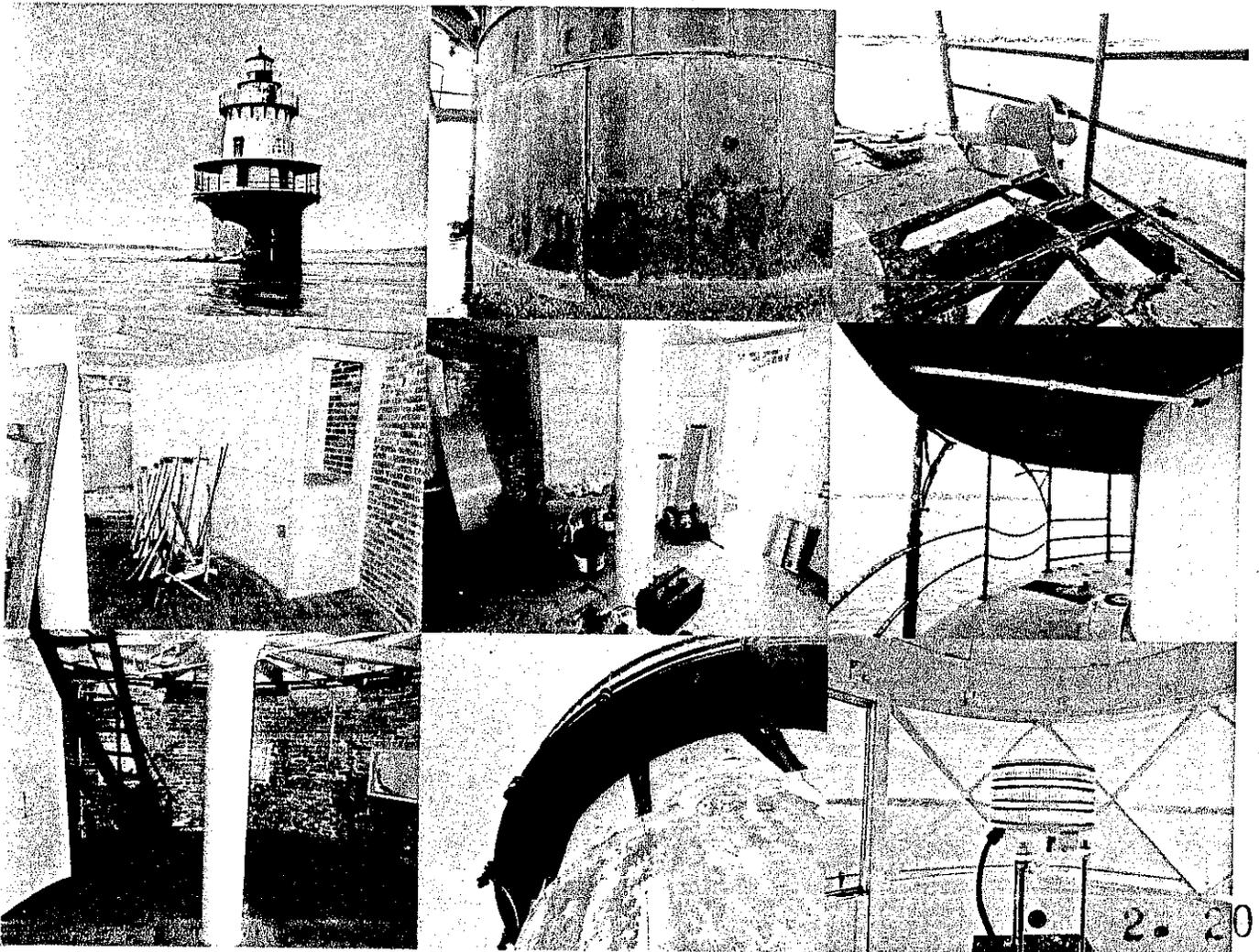
The city of Warwick, RI owns the Conimicut Shoal Lighthouse. After accepting the title during a ceremony in 2004, the city was able to earmark an \$845,000.00 department of transportation grant to restore the light station. Unfortunately in 2008 with the economic recession, the grant was placed on hold and may not be funded for another 10 years. The Korstad Marine Preservation Society is looking to assist the city with fundraising and preservation and may adopt the Conimicut light under a 15-year lease agreement. This agreement will help the city fulfill its duty that is required through the no-cost transfer. We have set up partnership with Save the Bay to help provide public tours.

Our Goals for Conimicut Lighthouse

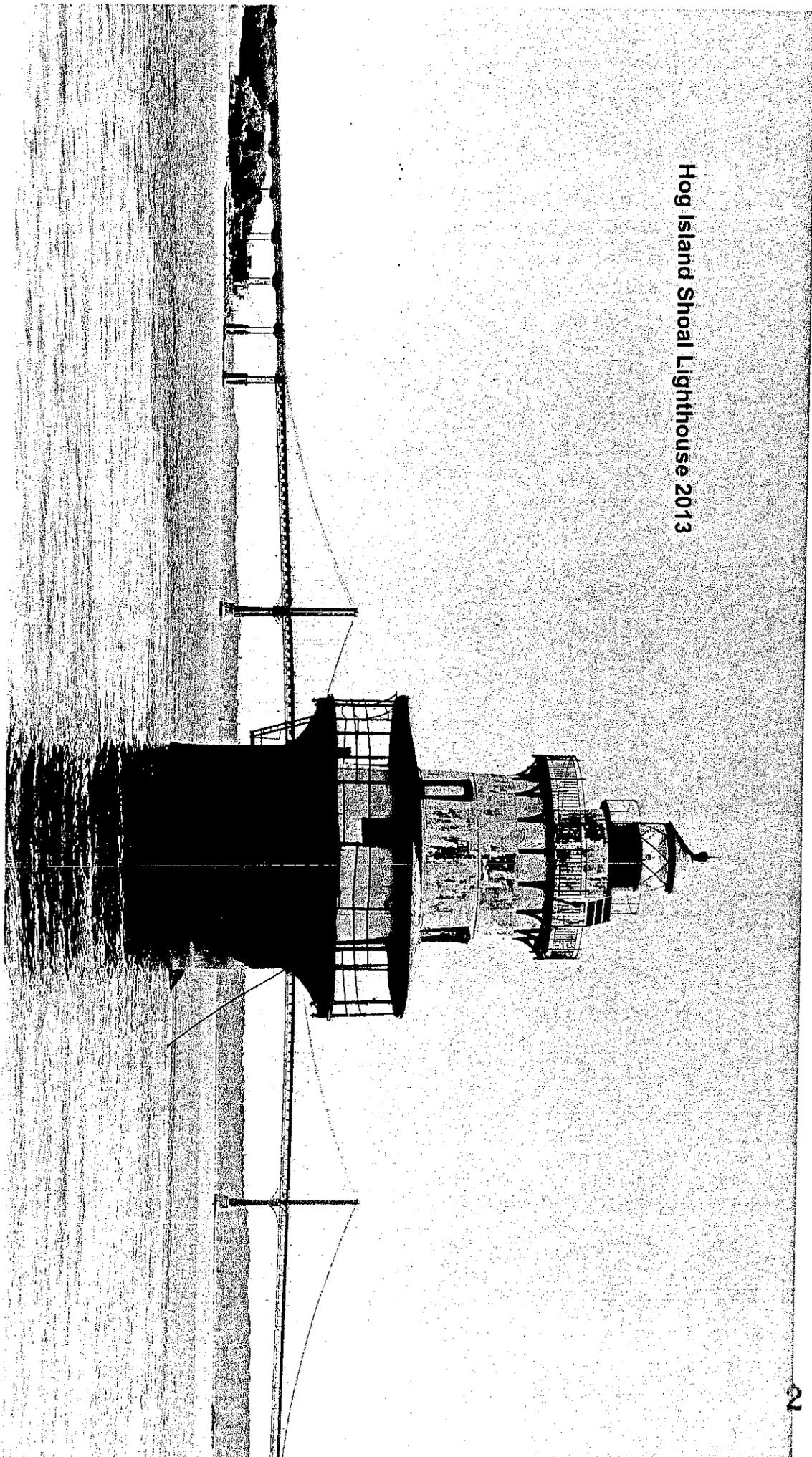
- To provide long-term preservation and maintenance.
- To allow full public access through tours and an overnight stay program.
- Ensure that the city of Warwick is able to fulfill the requirements set forth in the National Historic Lighthouse Preservation Act.

Case Study # 2

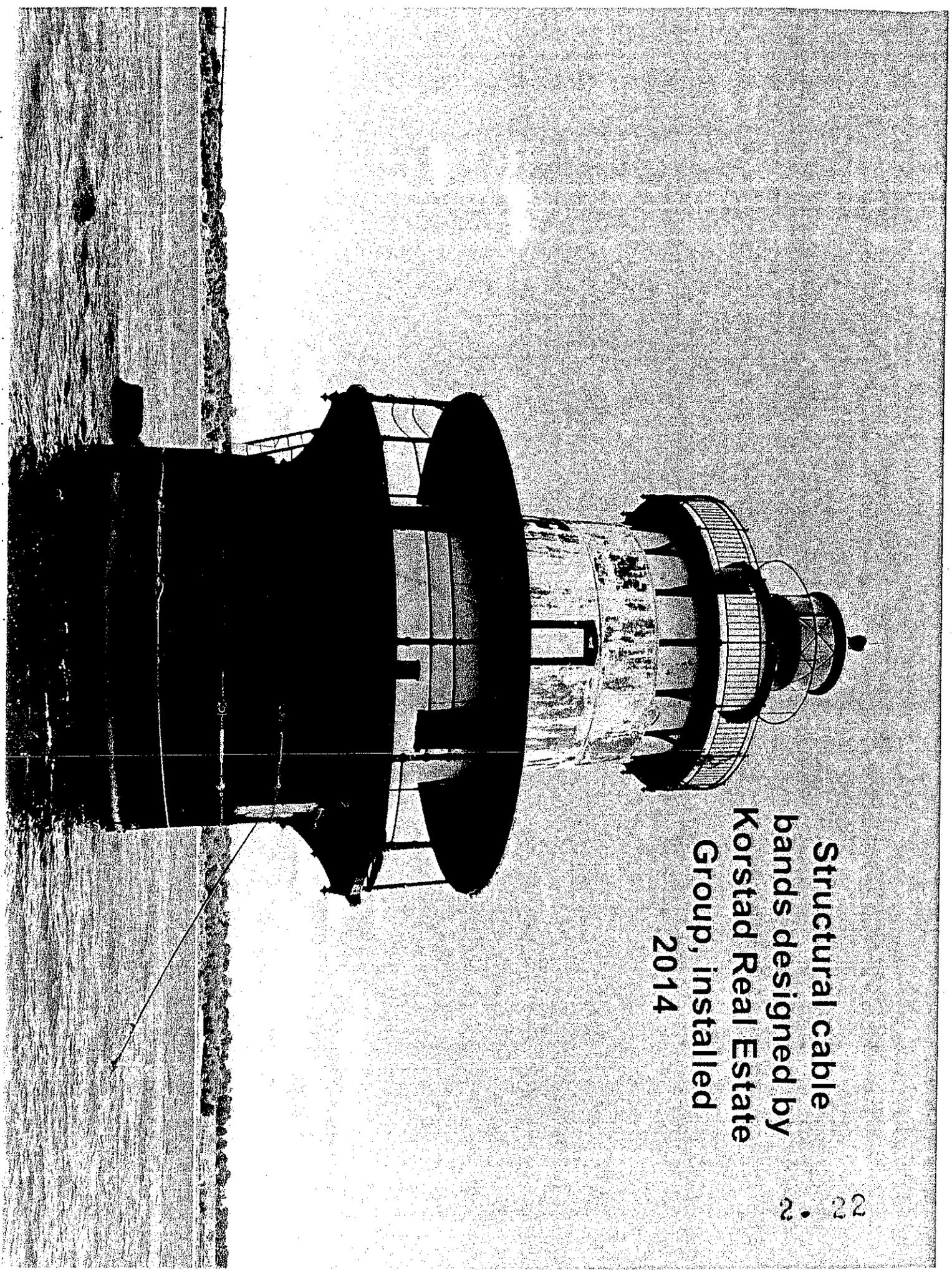
Hog Island Shoal Lighthouse



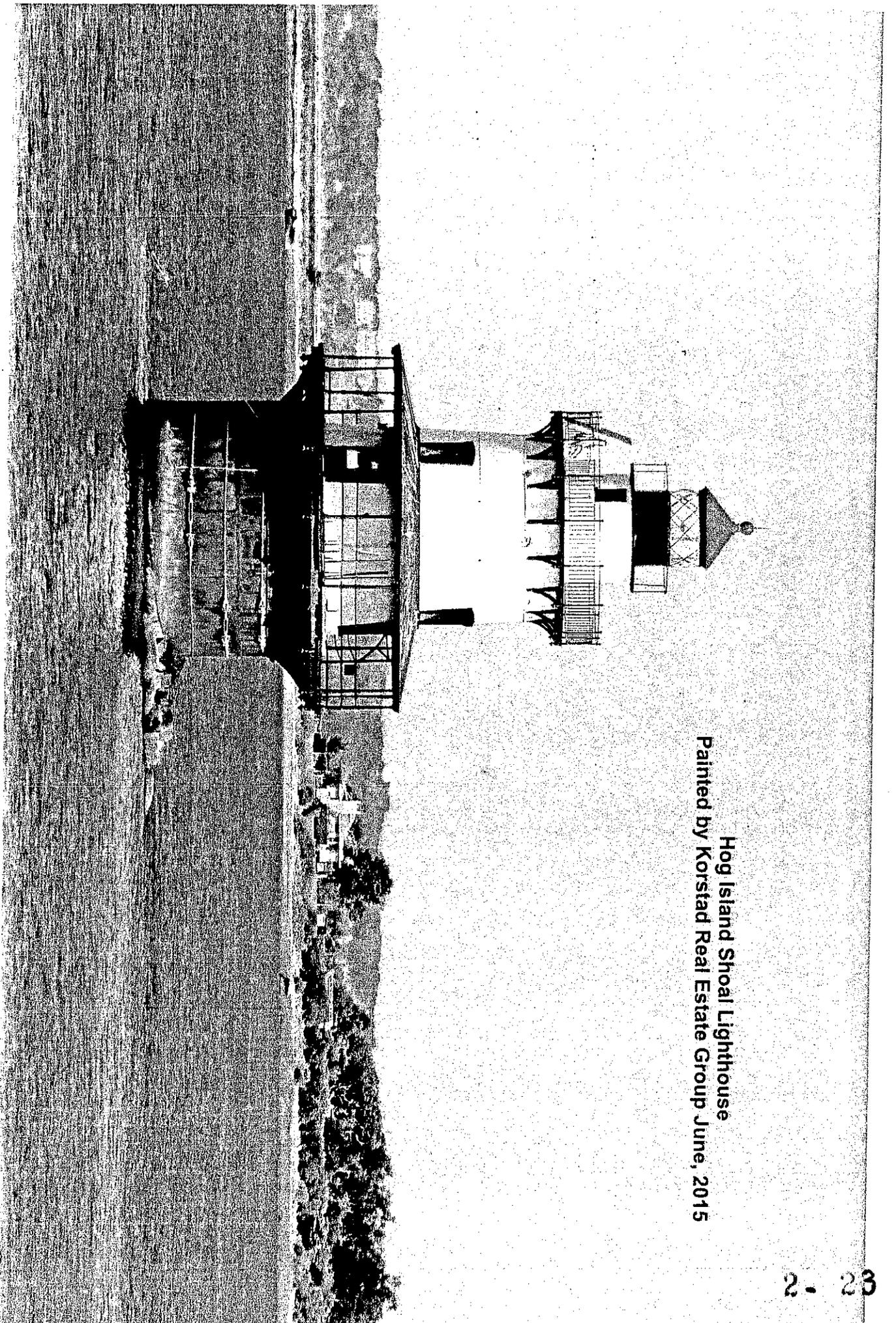
Hog Island Shoal Lighthouse 2013



**Structural cable
bands designed by
Korstad Real Estate
Group, installed
2014**



Hog Island Shoal Lighthouse
Painted by Korstad Real Estate Group June, 2015



Ocean State Castaways, LLC



At Hog Island Shoal Lighthouse Portsmouth, RI

Ying Jiang, Nick Korstad, and Juli Chytka
14 August 2012
MGT 645
Feasibility Study

Ocean State Castaways, LLC
At Hog Island Shoal Lighthouse

A. Opportunity and Proposed Venture Overview

1. Opportunity

Ocean State Castaways, LLC allows the distinctive opportunity to live history. The company's property—Hog Island Shoal Lighthouse—is a historical gem that is available as a unique vacation home, event locale, and museum. Many individuals desire the experience of visiting and understanding how a lighthouse operates, especially since most are not open to the public. Located in Providence, Rhode Island, Hog Island Shoal Lighthouse offers this and also the ability to learn maritime history. A treasure trove of knowledge is in store for those who wish to visit the lighthouse and explore the region's natural history.

2. Business Model

a. Value proposition

1) Offering

Ocean State Castaways, LLC has a strong value proposition by offering a differentiated product—Hog Island Shoal Lighthouse. The greater value offered to customers is the “human experience.” Its strategic positioning lies in the attraction—it is comprehensive, not a single activity, while operating as a family retreat, an event center, a historical museum site, and a link to other local attractions.

As a vacation home, Hog Island Shoal Lighthouse offers both peaceful respite and adventure through fraternizing with varied attractions in the natural environment. A quality human experience will impart sustainability to the business model and valuable goodwill to the balance sheet as many people visit each year to enjoy, learn, and share their experience with others. Moreover, the value-added competitive advantage of this lighthouse lies in the educational and intellectual experiences which are an emotional picture of the island, the marine environment, the lighthouse structure and purpose, and human history of its early lighthouse keepers. (See Appendix 3)

2) Target Customer

Our target customers are those living within 200 miles of the lighthouse as well as those who use the Internet. Those who will stay over in the property include couples, families, retirees, and lighthouse enthusiasts. And for tours and events, our target markets are young adults, school children, tourists, and business individuals.

3) Basic Strategy

Ocean State Castaways, LLC is using a differentiation strategy to win customers and gain a competitive advantage. Hog Island Shoal Lighthouse is distinguished as a United States historical property and is also a unique, one-of-a-kind lighthouse vacation home on the water with added benefits—direct water access, fishing, sunbathing, lobsters, water sports, and a peaceful setting. No other property within the area offers this distinctive mix with a 360 degree view of Narragansett Bay. (See Appendix 4)

b. Value Creation and Delivery System

1) Organization

Hog Island Shoal Lighthouse was built in 1901 and manned by a keeper for 63 years. In 1964 it was fully automated and has been vacant ever since, even though it remains an active aid to navigation. Currently the lighthouse is fully gutted on the inside and its last outside facelift was in 1995. As a result, our venture's value chain will initially include construction contractors and professional individuals that will assist in renovating this property that is listed on the National Register of Historic Places. Once Hog Island Shoal Lighthouse is refurbished and ready for business, our two company founders will manage the venture and utilize many marketing avenues, such as email and flyers, to bring customers through the front door. There will also be a hired individual working directly with the customers – responsible for both event planning and execution, and also general housekeeping duties. We will deliver value through uniqueness, durability, and sustainability.

2) Position in the Value Network

Ocean State Castaways, LLC will be directly linked with its customers, offering them the value of visiting and living in Hog Island Shoal Lighthouse. Avenues of support include local regulatory firms, media, and banking, as well as formal links to like-minded commercial operators, associations, and professional bodies promoting regional tourism. (See Appendix 5)

3) Resources and Capabilities

The primary resources with which we will gain a competitive advantage are time and labor. This business is dependent upon mild and safe weather conditions to secure optimal daily revenue. Our venture however is flexible, varied, and comprehensive in content in order to retain its value, which is shown in offering both high and off-season activities. Also, the better the offering the more sought after it becomes. This

includes research opportunities for local university students and also top notch entertainment staff who can creatively communicate about lighthouse history, artifacts, and nearby wildlife.

c. Value Capture

1) Revenue Sources

Revenue sources for our start-up venture will mainly focus around the "three Fs" - founders, family, and friends. Another viable source is the angel investor community, from which we could receive a loan or offer stock options in exchange for capital. A third possibility is a bank, which would consider a small business loan once the property has internal plumbing.

2) Economics of the Business

Estimated pre-opening expenses are \$1,007,566. (See Appendix 2) Our soft opening is in June 2009 since it will take nine months to fully renovate the lighthouse. The first official day of business is 1 July 2009. Revenue is conservative for the first year at \$65,400. With our projected revenue increase year over year of 40%, the breakeven point of our venture is 5 years. A more conservative view is using a 10% revenue increase year over year for a breakeven point of eight years. Net profit margins are 19% for the first year and 33% for the second year. (See Appendix 1)

3. Entry Barriers and Other Competitive Challenges

The main entry barrier to offering a historic lighthouse as a venue for vacation, events, or as a museum is the availability of one for purchase. Through the National Historic Lighthouse Preservation Act of 2000, the federal government is offering selected lighthouses at no cost to federal agencies, state and local governments, nonprofit corporations, educational agencies, and community development organizations. These entities must comply with certain conditions, including historic preservation guidelines. If there is no interest from these parties, a lighthouse is then auctioned off to the highest bidder. To date, only 48 have been transferred from the government to the public and of these only 10 are privately owned. It is estimated that only 400 will be available to the public in total. Ocean State Castaways, LLC has broken through this entry barrier since it owns Hog Island Shoal Lighthouse. The high entry barrier, though, will prevent a large number of competitors entering the market with the same concept.

Other competitive challenges include

- Lack of land, although there are stones (riprap) around the base
- Capacity limitations for large groups - square footage is 1,100 feet, not including the balconies and storage room (50 persons maximum)

- Historic preservation rules and guidelines
- Competition from rental properties around the bay and state
- Weather - the number of warm, high-season days per year.

B. Management and Organization

I. Management Team Summary

A key asset is our strong management team, offering solid knowledge and experience.

Jon J. Chytka, co-founder of Ocean State Castaways, LLC serves as the President and Chief Executive Officer as well as the Chief Contracting Officer. He is a Lieutenant Colonel in the United States Army who offers more than eighteen years of global experience in engineering, construction, contracting, management, and leadership. Mr. Chytka is currently the Honolulu District Commander for the Corps of Engineers with a \$300 million budget and a staff of over 340 responsible for engineering design, construction, and renovations throughout the Pacific Ocean. Being chosen for this command, along with his previous Company and Installation Command in Korea, shows his value to the US Army. Mr. Chytka is also a founding member and Chief Legal Officer of Gurney's Redevelopment Group, a limited liability company responsible for a \$2 million historic preservation project in downtown Yankton, South Dakota. He is creative, driven to mission accomplishment, and has the proven ability to network with both civilian and military institutions. Mr. Chytka earned a Bachelor's Degree in Aerospace Engineering from the United States Military Academy and a Masters Degree in Engineering Management from the University of Missouri at Rolla. He is also a graduate of the Army Command and General Staff College.

Juli Chytka, co-founder of Ocean State Castaways, LLC serves as the Chief Financial Officer as well as the Vice President, Marketing and Operations. She brings to this venture a strong background in management, marketing, and sales from locations around the world. Ms. Chytka has managed the Inside Sales Department at US Airways with revenues of \$980 million and a staff of nine. She has also singlehandedly managed a US Airways Global Corporate Sales territory of over \$475 million, negotiating with major multinational corporations such as Bank of America, Johnson & Johnson, and General Electric. During this time Ms. Chytka was also the Project Manager three years in a row for the company's representation at the largest travel trade show in the country. In her extensive involvement with the United States Army family, Ms. Chytka has earned the Army Commander's Award for Public Service. Her desire to give back to the community, commitment to excellence, strong sales and relationship-building skills, global perspective, and solid network within the travel community are added benefits to starting and growing our business. Her education includes a Bachelor's Degree in Business Administration from

Houghton College, and she is currently a graduate student at the University of Saint Mary in Kansas and will complete her MBA degree in 2008.

2. Organization and Legal Structure

The organization that was created to purchase Hog Island Shoal Lighthouse in Portsmouth, Rhode Island is named Ocean State Castaways, I.L.C. A Certificate of Organization was issued from the state of Rhode Island on 10 November 2006. This limited liability company consists of two members of equal ownership: Jon J. Chytka and Juli Chytka, a husband and wife team with extensive experience in engineering, management, sales, and leadership. Ocean State Castaways, LLC is a for-profit, privately held start-up venture.

3. Licenses, Contracts, and Other Legal Needs

The licenses and contracts for Ocean State Castaways, LLC include

- a. **LLC Certificate of Organization** – State of Rhode Island, issued on 10 November 2006
- b. **CRMC land lease** – 50-year lease of land under the lighthouse, signed 29 January 2007
- c. **Quitclaim Deed** – Hog Island Shoal Lighthouse, signed over by the United States Federal Government to Ocean State Castaways, LLC on 10 February 2007.
- d. **Premise Liability Insurance Policy** – Lighthouse property, \$1,000,000 each occurrence with a \$500 deductible. It is a one-year contract for the period of 17 December 2007 to 17 December 2008; annual cost is \$823.

Another legal need is the service of a local Rhode Island attorney, who has assisted with the LLC certificate of organization and the business annual report.

4. Potential Staffing Requirements

It is our intention that when a family or group vacations on the lighthouse, they will be lighthouse keepers—responsible for their own cleaning, cooking, making beds, and so forth. The main requirement, though, regarding staffing for our business will be that of a cleaner for the lighthouse—one who will change linens, add soaps and coffee, wash laundry, etc. once renters leave the premises. This individual would also wear the hat of an events planner, organizing the floor plan and arranging details for group events at the lighthouse. These duties would include set-up and tear-down, hosting, and sharing history about Hog Island Shoal Lighthouse.

A relationship our venture has fostered that will assist in daily operation of the business is one with the Prudence Island Ferry in Narragansett Bay. This ferry runs daily in between the city of Bristol, RI and Prudence Island, and its route runs right beside Hog Island Shoal Lighthouse. Our agreement with this business will have the ferry make an added stop at our lighthouse when requested. This service will be

available four to five times per day from 6AM to 8PM, depending upon season, and cost is \$6.20 for an adult roundtrip and \$2 for a child (5-12) roundtrip. If a renter wishes to boat to or from the lighthouse outside of these hours, then it will be up to the individual to secure separate transportation. Since we believe most renters will bring or rent their own boat, the cost of the ferry will be in addition to the lighthouse rental cost.

Another point to mention is that in case of emergencies on Hog Island Shoal Lighthouse, the United States Coast Guard is available via telephone. This is offered at no charge to our venture or our customers since the lighthouse remains an active aid to navigation and it is under the responsibility of the US Coast Guard station in Bristol, RI.

C. Marketing

I. Target Market and Market Research Findings

a. Location of Hog Island Shoal Lighthouse (Appendix 6)

The lighthouse is located in Narragansett Bay just off the coast of Portsmouth, Rhode Island. This location has abundant travel resources such as natural beauty, authentic traditions, and rich history. The distance from our lighthouse to Boston, Massachusetts is 67 miles (1 hour trip) and from the lighthouse to New York City, New York is 190 miles (3.5 hour trip).

b. Local Weather

The weather in Rhode Island offers four distinctive seasons. The highest temperature is 80°F in July and the lowest temperature is 20°F in February. There is minimal snow in winter and rain in summer. The high season is from July to September.

c. Marketing Opportunity

Our rental home is distinguished by the ingenious idea of living in a lighthouse. Our lighthouse is distinguished from other lighthouses because of its location on the water. There are 21 lighthouses protecting boaters along Rhode Island's shores, and Hog Island Shoal Lighthouse is one of only three off-shore lighthouses (See Appendix 7). It was the first of all lighthouses within the northeastern United States to be sold publically, and is currently one of only ten privately owned within the country. Our lighthouse will satisfy the needs of people who seek and cherish a unique experience. Furthermore, because the lighthouse stands alone in the water, it offers a beautiful 360 degree bay view.

d. Marketing Competition

Vacation rental homes beside the lighthouse are the venture's main competitors. But because of the significant advantages of our lighthouse, such as direct water access and panoramic views, we foresee that our rental home will rise to the top and become a preferred choice. The transportation to and from the property, though, is the main limitation for long term living. In response to this, we have an agreement with the Prudence Island Ferry which runs beside Hog Island Shoal Lighthouse daily. With this, our customers' transportation needs will be answered to and from the lighthouse even if they choose to not bring their own or rent a boat.

e. Target Customers

The main target customers for the lighthouse vacation rental are the people living within 200 miles of the lighthouse. These individuals will include

- Families – a holiday, weekend, or vacation on the water
- Couples – honeymoon, romantic get-away
- Retirees – relaxation and fulfillment of a lifetime goal
- Lighthouse enthusiasts – yes, they are out there
- Young adults – waterside party
- School children – group overnight field trips with their school or one-day history viewing trips.

2. Distribution Plans

The key marketing question for our lighthouse is: "How can people learn about us?" The most important thing is to build a bridge connecting people and our lighthouse through advertising. Because the lighthouse does not need a traditional distribution channel, we will introduce our advertising distribution plans instead.

- a. Internet:
 - 1) Register on different rental websites
 - 2) Company website
 - 3) Advertising email
 - 4) Advertising news on Freeboard or Chit Chat
 - 5) Links on lighthouse information websites
- b. Local culture and history introduction handbook (made by local government)
- c. Advertising flyers

- 1) Yacht Club, travel agents, wedding planners
 - 2) Restaurants/Bars
 - 3) Schools/Universities
- d. Lighthouse gifts such as T-Shirt, postcards, and so on.

3. Pricing

Based on the local weather and prices of vacation rentals in close proximity, we are offering two different seasonal prices for our Hog Island Shoal Lighthouse:

Name of Period	Begins	Ends	Entire Week	Weekend per Night	Midweek per Night	Minimum Stay
High Season	Jul	Sep	\$2,500	\$500	\$350	2 Nights
Off Season	Oct	Jun	\$1,800	\$350	\$250	2 Nights

This is competitive after researching nearby single family vacation homes as well as lighthouses owned by foundations that rent rooms. (See Appendix 8 for competitor reference information)

4. Promotion Plans

Except for the three-month period in high season, the lighthouse faces a nine months off-season period.

We designed several plans in order to fulfill the sales targets for the whole year.

a. Entire Year Promotions

- 1) Member card - Design a discount policy for return customers.
- 2) Email promotion - Send out different promotion plans by email, such as "last minute booking," "local special events announcement," and "birthday party discount."
- 3) Customer relationship management - Send post cards or birthday cards to our existing customers to maintain relationships with them.

b. Off-season Promotions

- 1) One-day history viewing trip - Negotiate with local schools to reach a long term alliance. With donations from the school, we will design one-day trips to the lighthouse as an education in history. This would include students working towards their Historic Preservation degree at Roger Williams University in Bristol, RI.
- 2) School group field trip - Distribute advertisement leaflets in the nearby schools,

encouraging students to stay overnight in the lighthouse as a unique experience for a school project.

- 3) Alliance with wedding planners - Our lighthouse stands alone in the water. Because of its location, the people living inside will be separated from noisy crowds. It is a quiet and peaceful place for new couples who want to be secluded on special occasions such as their wedding and/or honeymoon. We could hire the wedding planners as our agents with reasonable commissions.
- 4) Alliance with travel agents - Nowadays, more and more people from Asian countries travel within the United States. But because of the language barrier and different travel habits, they prefer to go in groups. We will develop relationships with travel agents in foreign companies so Hog Island Shoal Lighthouse—as a museum of American history—could be placed into package tours.
- 5) Special events – Many local groups and societies desire a fresh location for their special events. Our lighthouse could be the original venue that small and medium-sized groups are seeking.
- 6) “Ultimate” business meeting – Corporate America is breaking beyond the board room mold when it comes to business meetings, so we will offer our lighthouse has a unique option for meetings and think-tank sessions, with the added benefit of sleeping quarters.

D. Financials

1. Start-up Costs

Start-up costs for bringing Ocean State Castaways, LLC and its Hog Island Shoal Lighthouse online total \$1,007,556. Smaller costs are for managing the business and purchasing a boat and safety gear. The majority of the expenses account for the repair and renovation of our historical lighthouse. Overall, it will take four months to complete refurbishment of the outside structure, replacing metal deck plates and a balcony roof, adding a dock, and finally sandblasting and painting. The interior will take five months time. The inside is fully gutted, so work includes paint removal, masonry, adding windows and doors, electrical, plumbing, carpentry, and painting.

2. Proforma financial statements—2 years (See Appendix 1)

3. Funding Requirements

Funds are needed to begin renovations on Hog Island Shoal Lighthouse. Total estimated expenses for this are \$1,007,556. This will bring us to our grand opening on 1 July 2009. Without any funding, our venture's cumulative cash balance will be -\$955,921 at the end of year one and this decreases to -\$886,769 at the end of year two. Our initial target in raising external funds is \$1.2 million.

4. Potential Funding Sources

Our potential funding sources will mainly center on the "three Fs"—founders, family, and friends. We will also pitch our business plan to angel investors in the hopes of securing a few loans. If necessary, we will consider stock options in exchange for capital. In addition, we realize that banks are risk adverse when it comes to start-up ventures. But, with the founder's sales experience and current loans in another historical renovation project, we believe our chances of receiving a bank loan are greater than the norm. Finally, we will seek donations from local businesses and individuals who wish to take part in Hog Island Shoal Lighthouse's makeover. We know already that the RI community feels strongly about this landmark, and realize that even if individuals are not able to donate funds that they would desire to donate their time. Another opportunity that Ocean State Castaways, LLC will certainly pursue is rehabilitation tax credits. These credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings. The amount of credit is based on total rehabilitation costs—the federal credit is 20% and the state credit is 25% of eligible rehabilitation expenses.

APPENDIX 2

ABCORE

RESTORATION CO. INC.

2 SECLUDED DRIVE

NARRAGANSETT, RI 02882

PHONE (401) 421-5656

FAX (401) 782-2578

abcocre@cox.net

Hog Island Restoration

Planning	\$ 16,800
Engineering	8,400
<u>Permitting</u>	
Town Building Permit	1,960
Coastal Resource Council (Maintenance Assent)	2,352
R. I. Historic Preservation & Heritage Commission	280
<u>Specifications</u>	
Landing Apparatus (Hoisting davits, floating dock, stairs)	1,960
<u>Mobilization (Materials & Equipment, Personnel to & from)</u>	
Rip-Rap (Granite stone base allowance 350 cu yards)	23,800
Dock	16,800
<u>Metal Work</u>	
Caisson balcony deck plates	
Galvanized ductile cast reproduction	36,400
Columns galvanized ductile cast reproduction	19,600
Radius Gutter ductile cast reproduction	21,280
<u>Alternate #1 Above in fiberglass reproduction</u>	
Balcony rails galvanized steel	9,380
<u>Balcony Roof</u>	
Custom ATAS aluminum standing seam	19,600
Stainless steel rib rafters for above	14,560
Stairway: Stainless radiate balcony to rip rap	13,440
Caisson stainless steel structural bands	

1/2" x 6" Full perimeter (2) total	12,600
Mending plates at caisson cracks	3,308
Balcony rails galvanized steel	9,380
Spot repairs metal	13,580
Selective demo. Balcony concrete roof, columns, deck, rails	14,000
<u>Masonry: Exterior</u>	
Tower apron at tower base	672
Water catalyzed neoprene coating	1,400
<u>Masonry: Interior</u>	
Brick rebuilding & pointing	20,412
<u>Windows</u>	
Double Hung	
Thermo pane hurricane rated laminate	
Security bar, Interior includes rough opening, frame installation	
& interior, exterior casing & trim	14,784
Porthole windows	
Bronze frame laminate glass	10,380
Doors	
	4,732
<u>Lantern Room Glazing</u>	
Curved plate replacement for broken glass	
Remove & restore stops re-bed compound	3,136
<u>Carpentry Interior</u>	
Hardwood floors, beaded board ceilings,	
Storage & cabinetry, trim	36,120
<u>Electrical</u>	
Resistance test main service	364
Rewire: Conduit, receptacles, switches, receptacles	3,640
<u>Plumbing</u>	
Waste Holding Tank	12,320
Gray Water Drainage	4,760
Rain Water Collection system	10,380
<u>Alternate #2 Waterline feed from shore (add 46,000)</u>	
New bath (1) fixture	
Waste to holding tank	

Sink gray water drain	
Commode Salt Water flushes	14,000
Painting	
Interior	
Sandblast, Preparation Paint	70,000
Exterior	
Sandblast, Preparation, Paint	
Devoe System Finishes	
169 Pre-prime	
310 Prime	
Bar rust intermediate	
379 Devthane Finish	
Includes all environmental protection	
Enclosure	
Licensed personnel & work practices	
According to regulations, Department of Health, Rhode Island	
Department of Environmental Management, EPA Regulations	154,000
Contractor crew labor	160,860
Total	<u>\$804,300.</u>

Case Study #2 Continued

Hog Island Shoal Light is privately owned and was purchased at GSA auction by Jon and Juli Chytka in 2006. With dreams of running their lighthouse as an Inn, Jon and Juli contacted The Korstad Marine Preservation Society after seeing the progress of Borden Flats on HGTV. The couple was looking to hire a project manager to oversee the structural issues that have deemed the light station unsafe. We agreed to take on the project. After numerous assessments, we were able to investigate the causes of deterioration to their caisson foundation and have been able to locate and hire Borden Light Marine Contracting to apply stainless steel cable bands. These bands will strengthen the foundation and help obviate more caisson section from falling into the bay. We are anticipating the completion of this project by January 2015.

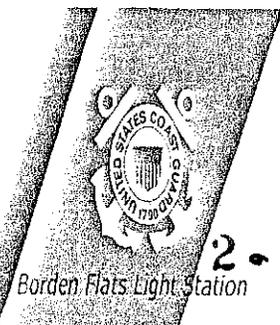
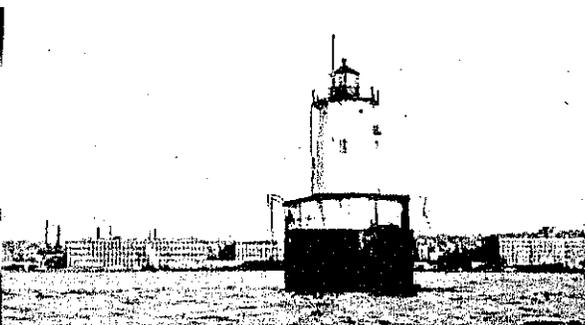
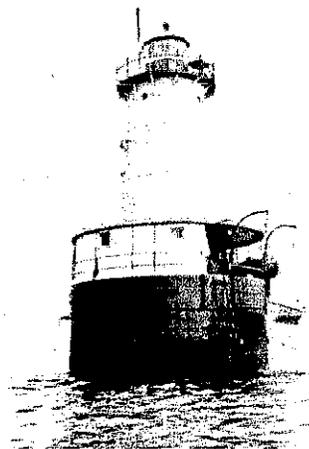
Goals for Hog Island Shoal Lighthouse

- Structurally stabilize the caisson foundation plates.
- Replace exterior railing and topside deck plates.
- Paint entire exterior of the light station.
- Allow for guided public tours.

Case Study #3 Borden Flats Lighthouse

In 2008, the U.S. Coast Guard deemed the Borden Flats Lighthouse as surplus to the needs of the United States Government. The station was then offered for adoption through the National Historic Lighthouse Preservation Act. No one applied and the light was sold. The original purchasing agent failed to close the deal, so the light went back for auction in 2010 at which point, members from the Korstad Real Estate Group stepped in and purchased the light for \$56,000. The 1881 lighthouse was structurally sound, but had very little maintenance since automation in 1963. Upon inspecting the beacon, we found that all doors, windows, flooring and original fixtures missing. Years of hurricane damage were evident with missing sections of the concrete canopy and the basement filled with water and debris.

After 3 years of restoration work, Borden Flats opened her door for overnight guests in 2014. Our overnight stay program allows people to experience the remote lifestyle of an offshore caisson lighthouse. Their payment for the overnight experience has allowed for the ongoing maintenance and painting that the station requires each season. Our first season was so popular, that Borden Flats is now 100% financially independent.

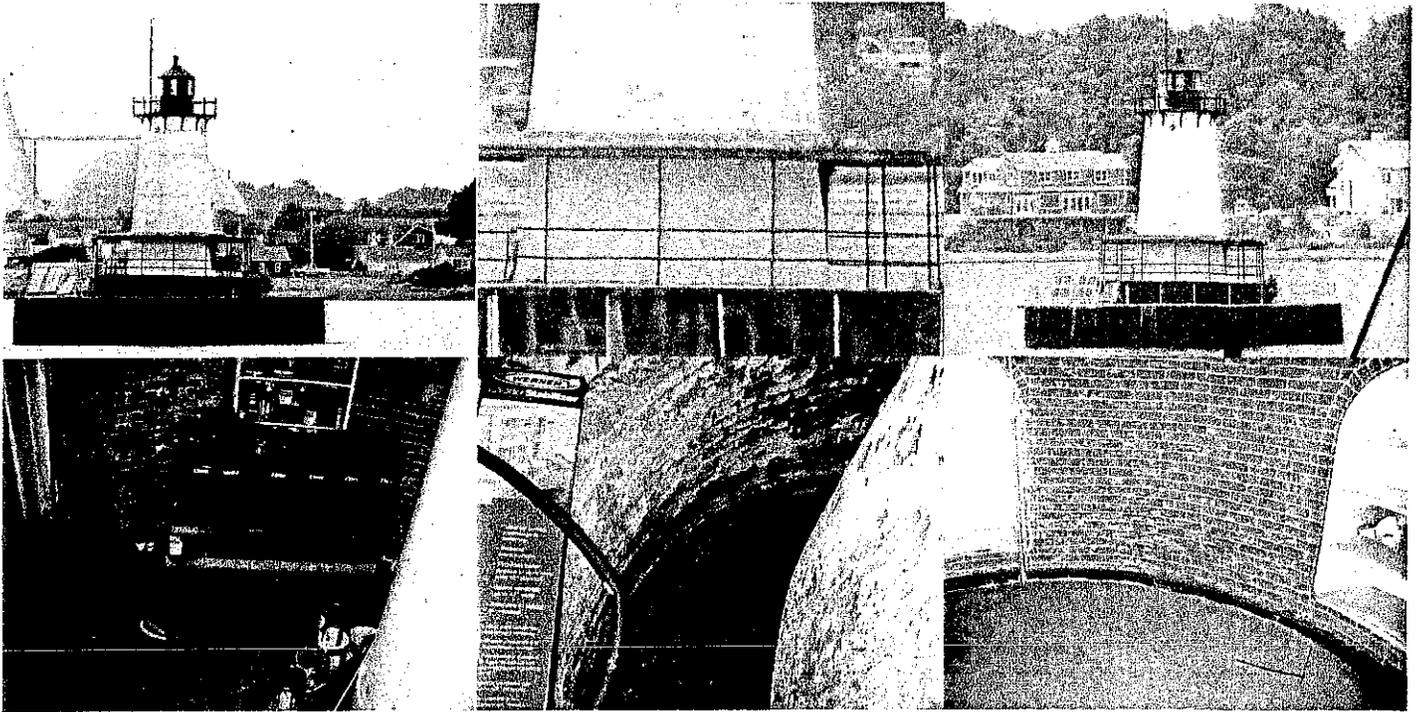


Case Study #3 Continued

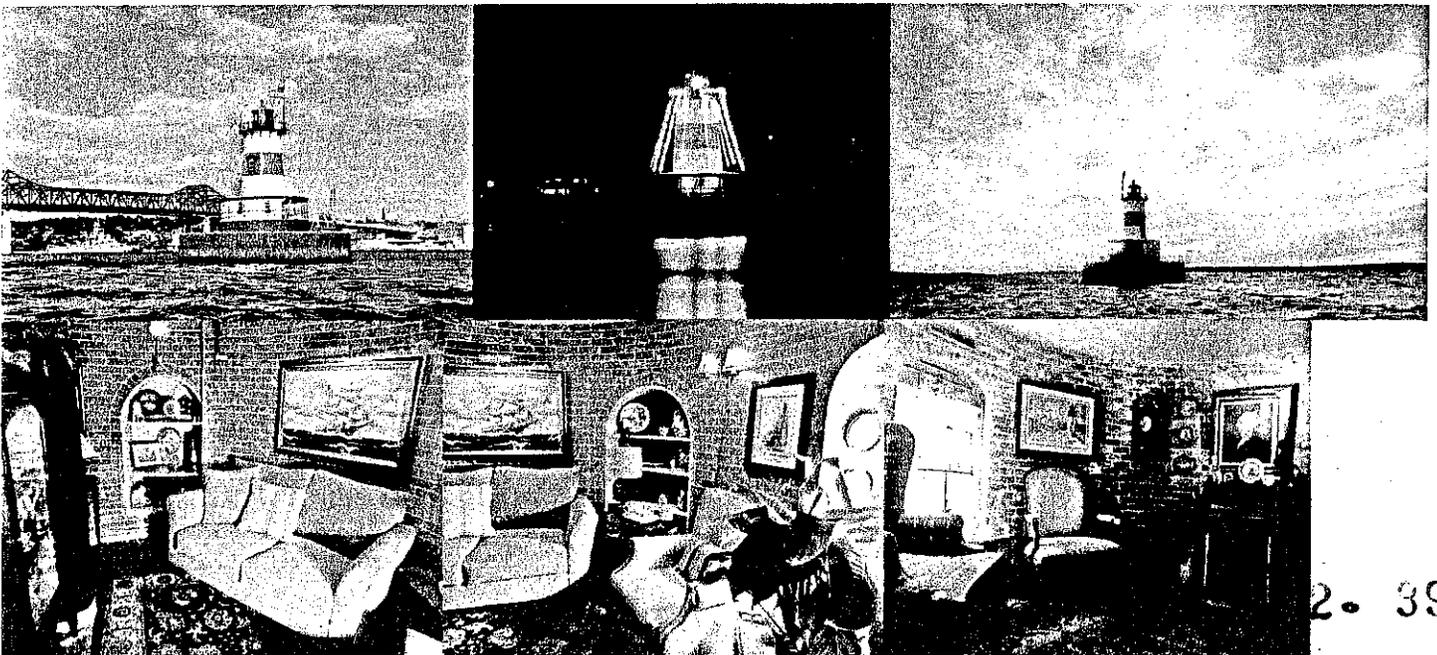
In the first section of pictures, we will display the condition of Borden Flats Lighthouse before and after the station was purchased from the GSA. These pictures show the various stages of disrepair both inside and outside.

The second section will show side-by-side comparisons of the light station before and after our extensive renovation process.

Borden Flats Lighthouse 2011 ~ Before Renovation



Borden Flats Lighthouse 2013 ~ After Renovations

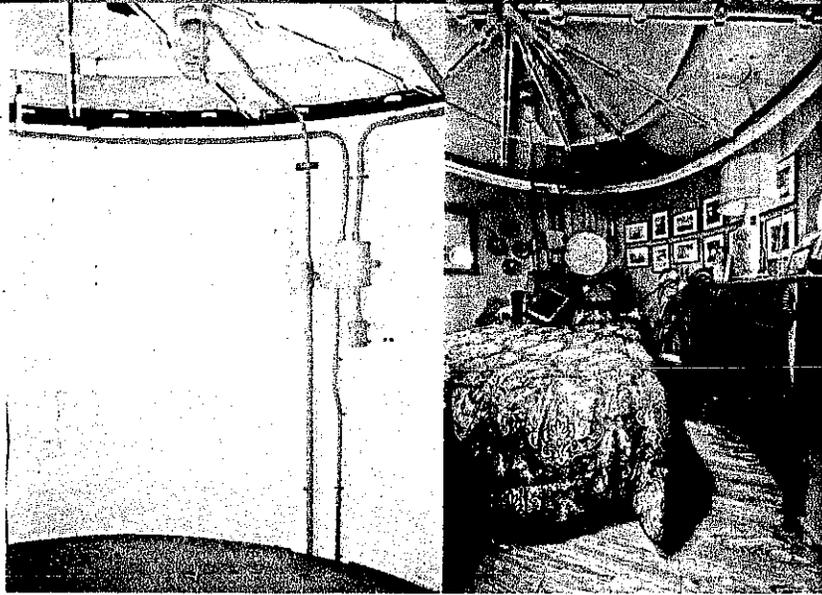


Case Study #3 Continued

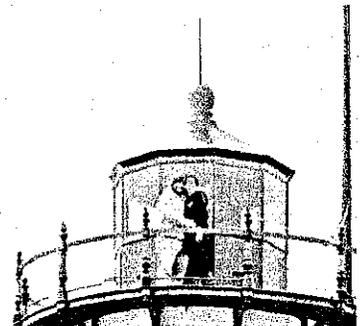
Side-by-Side Comparisons

2011

2013



A small sample of our 2014 overnight guests and lighthouse tours.

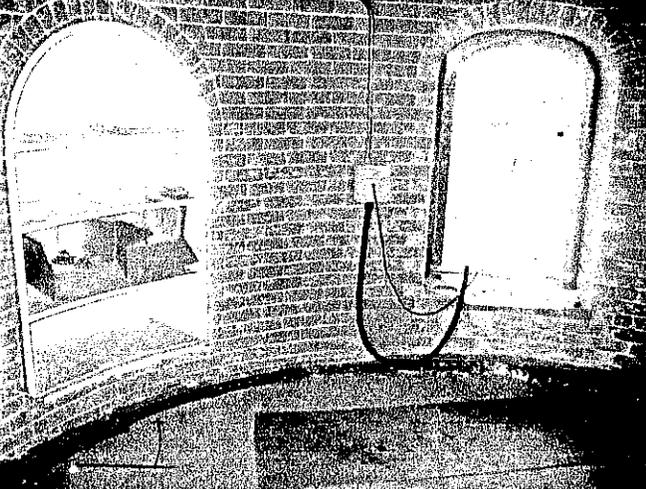
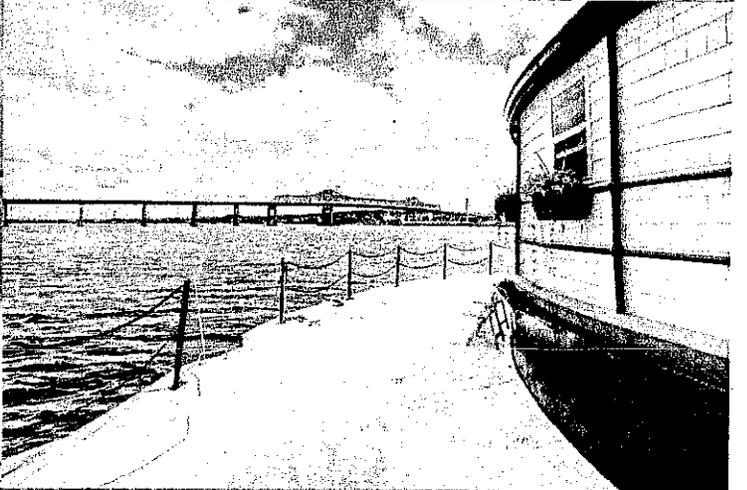
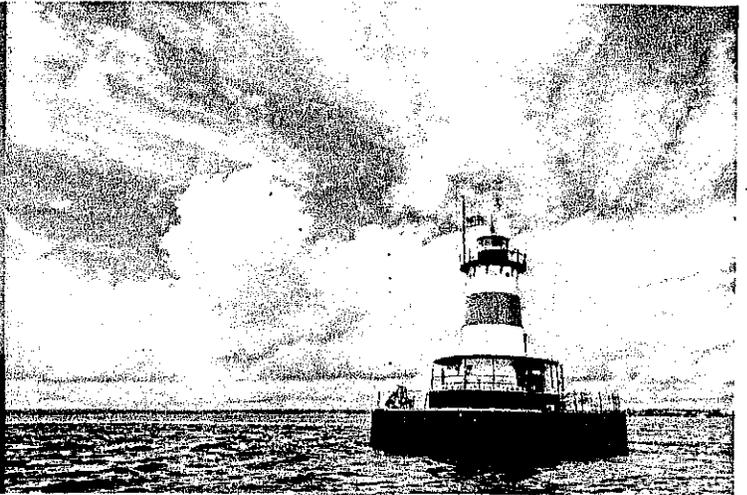


Case Study #3 Continued

Side-by-Side Comparisons

2011

2013



Business Description

Business Name

Korstad Real Estate Group, Friends of Borden Flats Lighthouse

Date of Establishment

October 12, 2010

- State: Oregon
- Management: Massachusetts
- Operations: Massachusetts

Legal Structure

Sole Proprietorship

- Privately Owned
- Registry: Craig and Cindy Korstad (Owner)

Ownership

Nick Korstad, Cindy Korstad, Craig Korstad

- Percent owned: 100% 25%-shared percentage

Management qualifications and experience

Manager: Nick Korstad

Qualifications

- 11 years in the hospitality industry
- Two years experience in real estate development and structural renovations.

Resume: N/A

Day to day operations: (performed by Nick Korstad)

- General Maintenance
- Maintenance and upkeep
- Tours (may be provided by outside service)
- Financial checking and balancing

Day to day operations: (performed by outside contractors)

- Website and online reservations
- Transport on Coast Guard certified vessel

Decision maker(s)

- Nick Korstad, Craig Korstad, Cindy Korstad

Successor(s)

- Craig Korstad
- Cynthia Korstad
- Nick Korstad
- Jason Korstad

Business Location

- Country: United States
- State: Massachusetts

- County: Bristol
- Town: Fall River
- Address: None
- Legal description: Taunton River at the point where it meets Mt. Hope Bay in Somerset, MA, at 71°10'20" longitude and 41°42'16" latitude, commonly known as the "Borden Flats Light."

Mission Statement

To provide restoration and preservation of the Borden Flats Lighthouse, for future public enjoyment and educational purposes.

Industry/Market Segment

Market

United States

Regions

- Northwest, Midwest, Northeast, Southeast, Southwest

Targeted market

- Massachusetts (Fall River, Boston, Cape Cod)
- Rhode Island (Newport, Providence, Warwick, Bristol)
- New Hampshire (Portsmouth Harbor)
- Maine (Portland, Bangor, Cutler, Wells)

Industry

Boutique Lodging/Tourism

Customer base

- Tourism
- Business
- Leisure
- Lighthouse enthusiasts
- Friends from word of mouth

Services Provided

- Lodging (keepers program)
- Educational Tours
- Gift Shop

Hospitality Industry

Bed and Breakfasts, over night boutique lodging

- Massachusetts: 300
- 20 mile radius of Borden Flats Lighthouse: 68
- Direct competition: 2

Competitors:

Lizzy Borden Bed and Breakfast

230 2nd St

Fall River, MA 02721

- Average Occupancy:
Summer: 100% Winter: 50%
- Average Daily Rate:
\$325.00 per day
- Products:
8 rooms
- Services:
Overnight lodging, breakfast and concierge
- Market Trends: Increasing revenue from people involved in the paranormal community. With the increase in paranormal awareness, this facility will continue to grow.
- Comments: The bed and breakfast does offer a website, but is not very user friendly and doesn't give an opulent illusion.

Battleship Cove
Five Water Street
Fall River, MA 02722

- Average Occupancy:
Summer: 95% Winter: 0%
- Average Daily Rate:
\$40 and up per person
- Products:
Battleship Massachusetts
- Services:
Overnight lodging, breakfast, lunch, snack, and educational activities
- Market Trends:
Trends show that from 2004-2008, the revenue produced through the "Nautical Nights" program is consistent in today's economy.
- Comments: They have a good website and seem to be well seeded within the local community. They cater to youth programs and have a large following of educational services, i.e.: Boy Scouts, Girl Scouts and Veterans affairs.

Lighthouses

- United States: 826
- Lighthouses open to the public: 259
- Lighthouses offering accommodations: 28 or 3%
- Lighthouses operating under a keepers program: 10 or 1%
- Lighthouse bed and breakfasts in Massachusetts: 4

Competition by state; Lighthouses with accommodations
Alaska

- Five Finger Island Lighthouse
- Sentinel Island Lighthouse

California

- East Brother Light Station
- Point Arena Lighthouse
- Point Montera Lighthouse
- Pigeon Point Lighthouse

Maine

- Isle au Haut Lighthouse
- Cuckolds Lighthouse

Massachusetts

- Cape Ann Lighthouse
- Monomoy Point Lighthouse
- Race Point Lighthouse
- Wings Neck Lighthouse

Michigan

- Big Bay Point Lighthouse
- Big Sable Point Lighthouse
- Detour Reef Lighthouse
- Grand Traverse Lighthouse
- Jacobsville Lighthouse
- Sand Hills Lighthouse
- White Fish Point Lighthouse

Minnesota

- Two Harbor Lighthouse

New York

- Tibbets Point Lighthouse
- Saugerties Lighthouse
- Selkirk Lighthouse

Oregon

- Heceta Head Lighthouse

Rhode Island

- Rose Island Lighthouse

Washington

- Browns Point Lighthouse
- New Dungeness Lighthouse
- North Head Lighthouse
- Point Robinson Lighthouse

Direct off-shore Lighthouse competitor:

Detour Reef Light Preservation Society

PO Box: 307

Drummond Island, MI 49726

- Average Occupancy:
Open June-August: 100%
- Average Daily Rate:
\$170.00 per person, per weekend
- Products:
2-rooms, tours, memorabilia, raffles
- Services:
Overnight lodging, tours, interpretive center

- Market Trends:
This is the second year this lighthouse has been offering accommodations. It was so successful last year, that they have increased lodging from 4 weekends last year, to 10 weekends this year. They have a few spaces open for this summer, and are expecting a complete sell-out
- Comments:
Detour Reef Lighthouse is similar to Borden Flats Lighthouse because it is also constructed off-shore. Detour offers weekend tours at a rate of \$95.00 per person.

Closest on-shore lighthouse competitor:

Rose Island Lighthouse Foundation

PO Box: 1419

Newport, RI 02840

- Average Occupancy:
Open year round. Currently 20 out of 52 weeks have been sold for 2011.
- Average Daily Rate:
Rates are based on weekly stays. The average weekly rate: \$2,100.00 per family.
- Products:
Weekly overnight accommodations for the family, memorabilia, tours
- Services:
Overnight lodging
- Market Trends:
Rose Island is well established and well known within the lighthouse industry.
- Comments:
The property is operated from wind and diesel generated electricity. The keepers use rain water for bathing and cooking.

Product(s)/Service(s) Borden Flats Lighthouse

Accommodations

Lighthouse Tower

- Overnight Keepers Program
Five night stay within the lighthouse. The station is fully furnished and provides sleeping accommodations for up to three people.

Food and Beverage

- Complimentary welcome basket. This will include an assortment of light snacks, bottled water and a bottle of wine.

Price

- \$1,400.00 per week summer
- \$825.00 per week winter

Transportation

Private Boat

- Coast Guard certified watercraft
Accommodations include transportation to and from the lighthouse (\$20.00 value). The lighthouse is 1,500 feet from the mainland.

Tours

Whom

- General public

Schedule

- Daily tours. Tours will be 1.5-hours and will educate the public on the history of Mt. Hope Bay and the lighthouse. Tours will be weather permitted.

Price

- \$20.00 per Adult
- \$10.00 per Youth

Gift Shop

- Shirts
- Photography
- Souvenirs

Competitor Comparisons

Borden Flats Lighthouse

- Access to whole tower
- Complimentary basket
- 360° water-view
- Transportation included
- Rate: \$1,400.00 week

Borden Flats Lighthouse

- Access to whole tower
- Complimentary basket
- 360° water-view
- Transportation included
- Rate: \$1,400.00 week

Borden Flats Lighthouse

- Access to whole tower
- Complimentary basket
- 360° water-view
- Transportation included
- Rate: \$1,400.00 week

Lizzy Borden House

- 8-guest suites
- Complimentary Breakfast
- Concierge service
- Rate: \$250.00 per day

Battleship Cove

- Multiple Camp-Sites
- Complimentary breakfast, Dinner
- Stay aboard the U.S.S. Massachusetts
- Rate: \$40.00 and up per person

Detour Reef Preservation Society

- 2-guest rooms
- Breakfast not included
- Linen not included
- Rate: \$250 per person, per weekend. Requires a \$20.00 membership fee.

Marketing Plans

Marketing Strategy

U.S.A Country wide (all regions)

- (Correspondence) With 259 U.S. lighthouses open to the public, this is a large market for the advertisement of the Borden Flats Lighthouse as a keepers program. Brochures are recommended and the majority of lighthouses that are open to the public, will allow you to display your brochures. A business trip is planned for the lighthouses in each U.S. region. The trip will allow the United States Lighthouse Alliance, LLC to visit the lighthouses open to the public, their management staffs and provide a valuable resource of comparables for future market analysis.
- (Website) The United States Lighthouse Alliance, LLC will be creating a website. The site will include links for accommodation, memorabilia and a historical photo gallery of the lighthouse from 1894-on. The site will also network with other lighthouses open to the public, and in the future, may combine weekly packages with other local bed and breakfasts, and or, other lighthouses offering accommodations.
- (Magazines/Periodicals) The lighthouse and its accommodations will be advertised in magazines and news papers in cities that have a populous that will support an offshore lighthouse experience.

Northeast Region

Statewide (Massachusetts)

- The Wolf Trap Lighthouse bed and breakfast will be advertised with the state bed and breakfast commission. The commission will advertise the property on their website, and will also provide links to the Wolf Trap website.
- Accommodations for the lighthouse will be registered with the state tourism board.

Local

Fall River, Providence, Boston , Cape Cod, Newport, Taunton

- The SOCO magazine has monthly printings. The magazine is popular in the area and will provide an extended local coverage for advertisement of the lighthouse.
- The lighthouse brochures will be placed in hotels, restaurants and other tourist hot spots that have monthly brochure rack rentals.
- The lighthouse will be registered with the Fall River Chamber Of Commerce. Staff from the organization will attend meetings. The meetings will provide a source of correspondence with the local businesses.

Pricing Policy and selling terms

Rates

- Rates will be based on a daily rate. The starting rate will be \$299.00 per night. Rates may increase or decrease depending upon market demand. Since there will not be a large corporate demand, corporate rates, Government rates and other discounted rate programs will not apply.

Terms

- A \$100.00 deposit will be required at the time of the reservation. The deposit will be refunded if the reservation is canceled two weeks prior to the date of check in. If the reservation is canceled in under two weeks of the expected check in date, the \$100.00 deposit will be not be refunded.
- All guests will be required to sign a waiver relinquishing The United States Lighthouse Alliance for being liable of any injury they may occur while boarding, staying on and departing the structure. A copy can be found in exhibit B.

Competitive Advantage

Borden Flats Lighthouse

- Unlike the majority of nationwide bed and breakfasts, the Borden Flats lighthouse has been serving as an active lighthouse for the past 134 years and has developed into a historical Narragansett Bay landmark. The lighthouse is known by all who sail the bay and has thousands of pleasure crafts; foreign freighters and local marine commerce pass by it each year.
The lighthouse is a link in U.S. history, and because of its link to the past and reputation, it is recognized broadly as compared to a local bed and breakfast that has no history or following.
- Lighthouses are popular, and people really enjoying going to them. Lighthouse enthusiasts know about the lighthouse and are creating figurines, post cards and large amounts of memorabilia because the demand is there. On the Internet, type Borden Flats Lighthouse in a search engine, and you will receive 20 pages of links about the lighthouse. This is all free advertising, and supports that there is a large market of lighthouse enthusiasts that will want to tour and stay at the lighthouse.

Risks

Borden Flats Lighthouse

- The lighthouse is in a market of its own. It will draw off local tourism and forecasts will be developed from local businesses, but there are not direct competitive risks. The other bed and breakfasts cannot squeeze me out of their market because Wolf Trap Lighthouse is offering a completely different experience that they can not recreate in their own business.

New Markets

Borden Flats Lighthouse

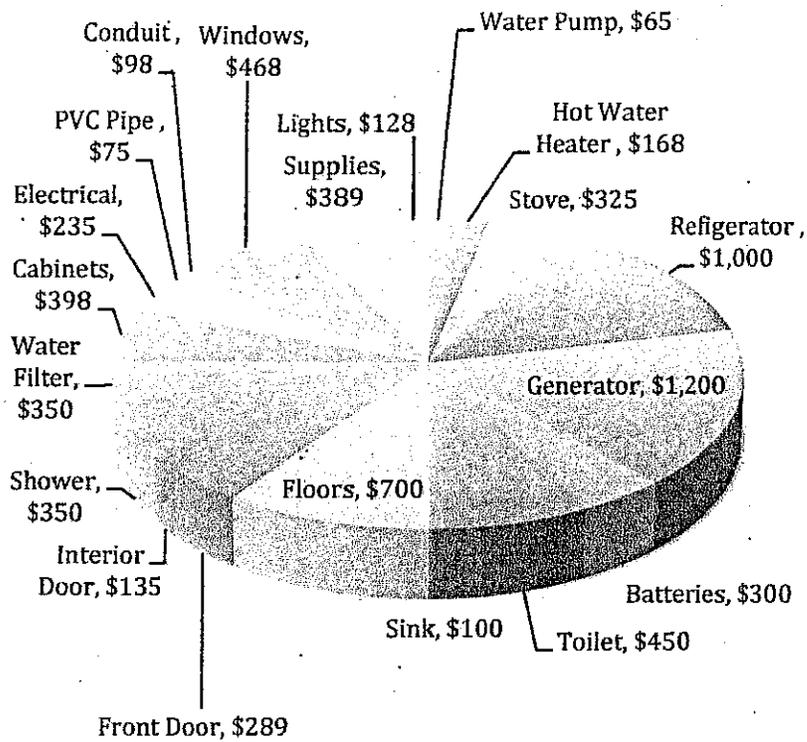
- In the first two years, the company will get a grasp of where the majority of the business is coming from. With that information, we will be able to direct our advertising and sales efforts towards those markets.
- We are expecting to have a nationwide market. We have been in contact with lighthouses offering accommodation on the East and West Coast, and the majority of them have a strong countrywide and regional market.

Europe

Lighthouse Bed and Breakfasts

- Lighthouse bed and breakfasts are becoming popular in Great Britain. Members of the company are thinking about heading to Europe and comparing both markets. In time, intercontinental packages may be offered.

Cost Estimate



- Water Pump
- Hot Water Heater
- Stove
- Refrigerator
- Generator
- Batteries
- Toilet
- Sink
- Floors
- Front Door
- Interior Door
- Shower
- Water Filter
- Cabinets
- Electrical
- PVC Pipe
- Conduit
- Windows
- Supplies
- Lights

The above graph illustrates the estimated costs for the interior restoration of Borden Flats Lighthouse. The numbers represent a mid cost analysis based on current inventory rates.

Total Estimated Costs: \$7,223.00

Total High Estimated Cost: \$9,857.00



Jeremy D'Entremont
Owner, New England Lighthouse Tours
Author, lecturer, tour guide

www.newenglandlighthouse.com • www.newenglandlighthouses.net
Email: nelights@gmail.com

September 27, 2014

To Whom in May Concern,

I want to convey my support for Nick Korstad in his efforts to become the new owner and steward of Stratford Shoal Lighthouse in Connecticut. In his time as the owner of Borden Flats Lighthouse in Fall River, Massachusetts, Nick has proven himself to be a very capable and creative owner/manager, and he has gained much valuable experience dealing with the unique challenges presented by an offshore lighthouse property.

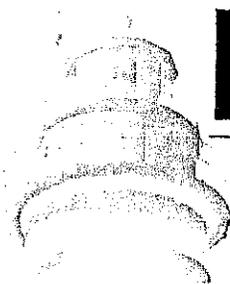
Under Nick's leadership, Borden Flats Lighthouse is now fully self-sustaining financially. This is an amazing and commendable feat with an offshore lighthouse, and I have no doubt that Nick can accomplish similar miracles with Stratford Shoal Lighthouse.

I have Nick to be a highly creative problem solver and one of the most conscientious lighthouse owners in the New England region. I hope you will look favorably on his application for Stratford Shoal Lighthouse.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jeremy D'Entremont', with a long horizontal line extending to the right.

Jeremy D'Entremont



Lighthouse DIGEST

www.LighthouseDigest.net

P.O. Box 250, East Machias, Maine 04630 (207) 259-2121

September 6, 2014

To Whom It May Concern:

RE: Application for Stratford Shoal Lighthouse by Korstad Marine Preservation Society under NHLPA

I am pleased to recommend the application of Nick Korstad of Korstad Maine Preservation Society for the ownership of the Stratford Shoal Lighthouse under the National Historic Lighthouse Preservation Act.

Having been heavily involved in the lighthouse preservation movement for nearly 25 years, I have personally participated in, and have witnessed, many lighthouse restoration and preservation projects and I can honestly say that Korstad's restoration of the Borden Flats Lighthouse in Massachusetts is unequalled.

As the founder of the nonprofit American Lighthouse Foundation, where I served as the president for its first 13 years, and as founder, editor, and publisher of *Lighthouse Digest*, the only lighthouse magazine in the world, and as a Director of the Maine Lighthouse Museum, I believe that Korstad Marine Preservation Society would be a most suitable and qualified steward to own the Stratford Shoal Lighthouse.

Nick Korstad's outstanding restoration of the Borden Flats Lighthouse, which is surrounded by water as is the Stratford Shoal Lighthouse, proves without question that Korstad Marine Preservation Society would be the best qualified applicant to own, restore, and care for the Stratford Shoal Lighthouse. The organization has the energy, knowledge, and financial capabilities to save the lighthouse for future generations and open it to the public.

I highly urge that the National Park Service of the Department of the Interior approve the application of Korstad Marine Preservation Society for the ownership of the Stratford Shoal Lighthouse. If you have any questions, please do not hesitate to contact me.

Respectfully,

Timothy Harrison

Timothy Harrison
Editor and Publisher

Lighthouse Digest

editor@LighthouseDigest.com

Crenca Richard J

From: John Gauvin <estatemangers@gmail.com>
Sent: Saturday, October 24, 2015 7:25 AM
To: Crenca Richard J; Jean-Paul Gauvin; abc@cox.net
Subject: Conimicut Lighthouse

Rick,

After talking to our group over the last few days we came to a joint conclusion.

Based in the amount of information I provided the City you are well aware that I've had my share of " politics" and that I am seeking nothing but clean cut deals from here in in.

I am retracting my offer to "Lease" the Conimicut lighthouse and instead we would prefer to "Purchase" the lighthouse.

As proposed by the City of Warwick the "Lease" vs. "Purchase" comes with far to many risk to the " Lessor" (me).

We are placing our bid to purchase the Butler Flats lighthouse next week . Butler Flats is located in MA. That lighthouse ownership will be awarded by years end.

I am not certain that the agreements the City has made in the past with the GSA allows for the City to sell this asset but at least I would like to address the concept.

I would form s non profit to purchase the lighthouse if a deal can be made.

Reasons of Purchase vs. Lease:

1). Politics.

As I know now the City has been flip flopping on this issue for over 10 years. We do not want to get in the middle of the city's politics . I was taken back by being stood up by the council member of Ward# 4 who I was told in advanced would be attending the meeting but pulled a " no-show" holding up the meeting for some time. Our time is valuable .

2). The City of Warwick's Pension and Healthcare shortfall of \$600-700 million dollars . We do not want to find out that 7 years down the road the city has a change of heart and throws out our lease and we are at a loss for the time and efforts we invested in order for the City to sell off assets to satisfy the City's budget. The Terms of the Bid Proposal (RFP) mentions three (3) times that the City to vacate the lease without giving cause .

We have never been comfortable with the chance of the sudden loss of our investment of time and a boat load of money.

3). Transportation to/from lighthouse. We have informed the City that the transportation is not part of the bidding process that was presented to me and if I won the bid that I in fact will charge everyone that requires transportation from me. The City does have a choice to utilize their own sources of transportation but at their cost once more.

I am still willing to abide to the terms that the school groups of the City of Warwick would be allowed to visit the lighthouse without cost (you pay for water shuttle). City officials will also be offer the same terms.

4). Another fact the City did not take into consideration and which was not discussed was how would the City handle the ADA requirements for their guest? And at who's cost? That by itself would create a few lawsuits for not making a City owned property ADA accessible .

For these reasons alone we are retracting from a " Lease" offer to a "Purchase" offer and we will await your comments to see if we can in fact move to a bidding process to outright purchase the Conimicut lighthouse.

This is about protecting our investment . Nothing more, nothing less.

Respectfully,

John P. Gauvin
2188 Tower Hill Road
Saunderstown, RI

Sent from my iPhone

City Of Warwick

RFP #2016-136 REUSE & OPERATION OF CONIMICUT LIGHTHOUSE

**BID CONTACT PERSON: PURCHASING DEPARTMENT
TEL (401) 738-2000 EXT. 6241**

PROPOSAL

WHEREAS, THE CITY OF WARWICK HAS DULY ASKED FOR PROPOSALS FOR PERFORMANCE OF SERVICES AND/OR SUPPLY OF GOODS IN ACCORDANCE WITH THE ABOVE-INDICATED SPECIFICATIONS.

THE PERSON OR ENTITY BELOW DOES IRREVOCABLY OFFER TO PERFORM THE SERVICES AND/OR FURNISH THE GOODS IN ACCORDANCE WITH THE SPECIFICATIONS, WHICH ARE HEREBY INCORPORATED BY REFERENCE IN EXCHANGE FOR THE PROPOSAL PRICE BELOW;

THIS OFFER SHALL REMAIN OPEN AND IRREVOCABLE UNTIL THE CITY OF WARWICK HAS ACCEPTED THIS PROPOSAL OR ANOTHER PROPOSAL ON THE SPECIFICATIONS OR ABANDONED THE PROJECT.

THE BIDDER AGREES THAT ACCEPTANCE BELOW BY THE CITY OF WARWICK SHALL TRANSFORM THE PROPOSAL INTO A CONTRACT. A PERFORMANCE BOND IS NOT REQUIRED FOR THIS PROPOSAL AND CONTRACT.

**SUBMITTED BY: JOHN P. GAUVIN
2188 TOWER HILL ROAD
SAUNDERSTOWN, R.I. 02874
TEL (401) 330-8110
EMAIL: ESTATEMANAGERS@GMAIL.COM**

City of Warwick

Table of Contents

- 1) Request for Proposal Offered by the City of Warwick
- 2) Bid Details / Project Purpose & Description.
- 3) Acknowledgement of Addendum.
- 4) Signed Certification & Warrant Form.
- 5) Goals and Objectives / Proposed Construction Cost.
- 6) Goals & Objectives / Timeline of Construction / Vendors.
- 7) Goals & Objectives / Proposed End Use of Lighthouse.
- 8) Completed W-9 Forms.
- 9) Bidder Qualifications and Project History.

Attachments / Supporting Documents Included



PATRICIA A. PESHKA

PURCHASING AGENT

SCOTT AVEDISIAN

MAYOR

CITY OF WARWICK

PURCHASING DIVISION
3275 POST ROAD
WARWICK, RHODE ISLAND 02886
TEL (401) 738-2000 EXT. 6240
FAX (401) 737-2364

The following notice is to appear on the City of Warwick's website Wednesday, September 2, 2015. The website address is <http://www.warwickri.gov/bids>.

CITY OF WARWICK PROPOSALS REQUESTED FOR

RFP #2016-136 Reuse & Operation of Conimicut Lighthouse

Specifications are available in the Purchasing Division, Warwick City Hall, 3275 Post Rd., Warwick, RI Monday through Friday, 8:30 AM until 4:30 PM on or after Wednesday, September 2, 2015. Please note that our offices will be closed on Monday, September 7, 2015.

A **non-mandatory** pre-proposal conference will be held on Thursday, September 10, 2015 at 10:00 AM in the Lower Level Conference Room at Warwick City Hall, 3275 Post Rd., Warwick RI.

Sealed proposals will be received in the Purchasing Division, Warwick City Hall, Wednesday, September 23, 2015. The proposals will be opened publicly commencing at 10:00 AM on the same day in the Lower Level Conference Room, Warwick City Hall.

Awards shall be made on the basis of the lowest evaluated or responsive proposal price. Please note that no proposals can be accepted via email or fax.

Individuals requesting interpreter services for the hearing impaired must notify the Purchasing Division at 401-738-2000, extension 6241 at least 48 hours in advance of the proposal opening date.

Original Signature on File

Patricia A. Peshka
Purchasing Agent

THIS PAGE SHOULD BE SUBMITTED WITH YOUR PROPOSAL

Acknowledgement of Addendum (if applicable)

Addendum Number

Signature of Bidder

COMPANY NAME: _____

COMPANY ADDRESS: _____

BIDDER'S SIGNATURE: _____

BIDDER'S NAME (PRINT): _____

TITLE: _____ TEL. NO.: _____

EMAIL ADDRESS: _____ *

*Please include your email address. Future proposals will be emailed, unless otherwise noted.

II. AWARD AND CONTRACT:

The CITY OF WARWICK, acting as duly authorized through its Purchasing Agent/Finance Director/Mayor (delete if inapplicable), accepts the above proposal and hereby enters into a contract with the above party to pay the proposal price upon completion of the project or receipt of the goods unless another payment schedule is contained in the specifications. All terms of the specifications, both substantive and procedural, are made terms of this contract.

DATE: _____

RFP #2016-136

PURCHASING AGENT

CERTIFICATION & WARRANT FORM*

**This form must be completed and submitted with sealed proposal.
Failure to do so will result in automatic rejection.**

Any and all proposals shall contain a certification and warrant that they comply with all relevant and pertinent statues, laws, ordinances and regulations, in particular, but not limited to Chapter 16- Conflicts of Interest, of the Code of Ordinances of the City of Warwick. Any proven violation of this warranty and representation by a bidder at the time of the proposal or during the course of the contract, included, but not limited to negligent acts, either directly or indirectly through agents and/or sub-contractors, shall render the bidder's contract terminated and the bidder shall be required to reimburse the City for any and all costs incurred by the City, including reasonable attorney fees, to prosecute and/or enforce this provision.

Signature

Date

Company Name

Address

Address

***This form cannot be altered**

**CITY OF WARWICK
NOTICE TO BIDDERS**

**RFP #2016-136 Reuse &
Operation of Conimicut Lighthouse**

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If you received this document from our homepage or from a source other than the City of Warwick Purchasing Division, please check with our office prior to submitting your bid to ensure that you have a complete package. The Purchasing Division cannot be responsible to provide addenda if we do not have you on record as a plan holder.

The opening of proposals shall be in the order established by the posted agenda and the agenda shall continue uninterrupted until completion.

Once an item has been reached and any proposal on that item has been opened, no other proposals on that item will be accepted and any such proposal shall be deemed late.

The successful bidder will not discriminate against any employee or applicant for employment because of physical or mental handicap for any position for which the employee or applicant is qualified and that in the event of noncompliance the City may declare the contractor in breach and take any necessary legal recourse including termination or cancellation of the contract.

A bidder filing a proposal thereby certifies that no officer, agent, or employee of the City has a pecuniary interest in the proposal or has participated in contract negotiations on the part of the city, that the proposal is made in good faith without fraud, collusion, or connection of any kind with any other bidder for the same call for proposals, and that the bidder is competing solely in his own behalf without connection with, or obligation to, any undisclosed person or firm.

All proposals should be submitted with one (1) original and two (2) copies, including one electronic copy, in a sealed envelope and should include: "YOUR COMPANY" name plainly marked on the exterior of the package and "RFP #2016-136 Reuse & Operation of Conimicut Lighthouse." Proposals received prior to the time of the opening will be securely kept, unopened. No responsibility will be attached to an officer or person for the premature opening of a proposal not properly addressed and identified.

Should you have any questions, please contact Richard Crenca, Principal Planner, Warwick Planning, 3275 Post Rd. Annex, Warwick, RI at 401-738-2000, extension 6292.

All proposals should be written in ink or typed. If there is a correction with whiteout, the bidder must initial the change.

Any deviation from the specifications must be noted in writing and attached as part of the bid proposal. The bidder shall indicate the item or part with the deviation and indicate how the proposal will deviate from specifications.

The successful bidder must comply with all Rhode Island Labor Laws, Chapter 37-12-13, and all other applicable Local, State and Federal Laws.

The successful bidder must provide the City of Warwick with an original certificate of insurance (faxes are not acceptable), for General Liability in a minimum amount of \$2 million, naming the *City of Warwick as the additional insured* and so stated on the certificate with the bid name and bid number. It is the vendor's responsibility to provide the City of Warwick with an updated Certificate of Insurance upon expiration of the original certificate.

Per Section 56-5(f), Post-Bid Award Requirement. When a bid is awarded to a corporation, limited liability company or other legal entity, prior to commencing work under the awarded bid, that corporation, company or legal entity shall provide to the Purchasing Agent a Certificate of Good Standing dated no more than thirty (30) days prior to the date upon which the bid award was made.

The successful bidder will provide said Certificate of Insurance and Certificate of Good Standing within ten (10) calendar days after notification of award or the City reserves the right to rescind said award.

Failure to provide adequate insurance coverage and Certificate of Good Standing within the specified duration of time as set forth is a material breach of contract and grounds for termination of the contract.

The successful bidder must carry sufficient liability insurance and agree to indemnify the city against all claims of any nature, which might arise as a result of his operations or conduct of work.

The successful bidder shall keep himself/herself informed of and comply with all laws, ordinances and regulations of the federal, state and municipal governments which may apply and be in force during the life of the contract, in any manner which may affect him/herself/employees or the conduct of the work or the materials used or employed in the work. Before submitting proposals, prospective bidders shall examine the terms, covenants and conditions of all codes, permits and laws which may apply. By submitting a proposal, the bidder agrees to comply with all pertinent laws/regulations if awarded a contract.

The City is exempt from the payment of the Rhode Island Sales Tax under the 1956 General Laws of the State of Rhode Island, 44-18-30, Paragraph I, as amended.

The IRS Form W-9 attached should be completed and submitted with the proposal if the bidder falls under IRS requirements to file this form.

The Purchasing Agent reserves the right to reject any and all proposals, to waive any minor deviations or informalities in the proposals received, and to accept the proposal deemed most favorable to the interest of the City.

The successful bidder shall enter into a minimum ten (10) years lease with the City of Warwick for the renovation, repair, restoration, maintenance, operation and update of the lighthouse. Said lease shall have two (2), five (5) year renewable extensions as agreed upon by the City and the successful bidder. The City may terminate the lease with one (1) year's written notice to the successful bidder if the City desires to use the lighthouse for an alternative public use. In the event that the conditions as set forth in this lease are not fully complied with, the City shall give the successful bidder written notification of the violation(s) of any conditions. The successful bidder shall have thirty (30) days to correct any such violations. If violations are not corrected within thirty (30) days, the City may immediately terminate this agreement if desired.

The City reserves the right to terminate the contract or any part of the contract in the best interests of the City, upon 30-day notice to the successful bidder. The City shall incur no liability for materials or services not yet ordered if it terminates in the best interests of the City. If the City terminates in the interests of the City after an order for materials or services have been placed, the successful bidder shall be entitled to compensation upon submission of invoices and proper proof of claim, in that proportion which its services and products were satisfactorily rendered or provided, as well as expenses necessarily incurred in the performance of work up to time of termination.

No extra charges for delivery, handling or other services will be honored. All claims for damage in transit shall be the responsibility of the successful bidder. Deliveries must be made during normal working hours unless otherwise agreed upon.

All costs directly or indirectly related to the preparation of a response to this solicitation, or any presentation or communication to supplement and/or clarify any response to this solicitation which may be required or requested by the City of Warwick shall be the sole responsibility of and shall be borne by the respondent.

Warranty periods shall not commence until the City of Warwick inspects and formally accepts the goods and/or services. The terms, conditions and timing of acceptance shall be determined by the City of Warwick. The City of Warwick reserves the right to reject any or all items or services not in conformance with applicable specifications, and Successful Bidder assumes the costs associated with such nonconformance. Acceptance of goods and/or services does not constitute a waiver of latent or hidden defects or defects not readily detectable by a reasonable person under the circumstances.

If the respondent is awarded a contract in accordance with this solicitation and the respondents proposal or response and if the respondent fails or refuses to satisfy fully all of the respondents obligations thereunder, the City of Warwick shall be entitled to recover from the respondent any losses, damages or costs incurred by the City as a result of such failure or refusal.

The City reserves the right to award in part or full and to increase or decrease quantities in the best interest of the City.

Any quantity reference in the proposal specifications are estimates only, and do not represent a commitment on the part of the City of Warwick to any level of billing activity. It is understood and agreed that the agreement shall cover the actual quantities ordered during the contract period.

The City reserves the right to rescind award for non-compliance to proposal specifications.

The Successful bidder must adhere to all City, State and Federal Laws, where applicable.

CITY OF WARWICK

PROPOSAL AND CONTRACT FORM

TITLE OF SPECIFICATION

RFP #2016-136-Reuse & Operation of Conimicut Lighthouse

I. PROPOSAL:

WHEREAS, the CITY OF WARWICK has duly asked for proposals for performance of services and/or supply of goods in accordance with the above-indicated specifications.

The person or entity below does irrevocably offer to perform the services and/or furnish the goods in accordance with the specifications, which are hereby incorporated by reference in exchange for the proposal price below;

This offer shall remain open and irrevocable until the CITY OF WARWICK has accepted this proposal or another proposal on the specifications or abandoned the project.

The bidder agrees that acceptance below by the CITY OF WARWICK shall transform the proposal into a contract. This proposal and contract shall be secured by Bonds, if required by the specifications.

REQUEST FOR PROPOSALS

REUSE AND OPERATION OF THE CONIMICUT POINT LIGHTHOUSE

JULY, 2015

The City of Warwick is seeking proposals from qualified entities and/or individuals to enter into a lease for the repair, renovation and operation of the Conimicut Point lighthouse. In January of 2004, the City of Warwick acquired ownership of the lighthouse from the federal government at no cost. As a part of the acquisition of the lighthouse, the City had proposed to renovate and repair the 130 year old structure and make it available for tours, educational purposes, rental for overnight stays or special occasions, etc. Due to the economic downturn and lack of funding, the lighthouse has remained shuttered and protected from the elements.

History

The Conimicut Point lighthouse sits offshore on a rocky ledge at the edge of Conimicut Point Park. Listed on the National Historic Register, the lighthouse has provided safe passage to vessels navigating the dangerous, rocky waters between Rocky Point and Bristol for well over 100 years.

A light was first constructed in 1868 and was the first to be built off-shore in Narragansett Bay. Prior to its construction, only unlighted day markers and buoys warned ships. In 1874, a dwelling was constructed on the landing pier of the Conimicut Light. In the spring of 1875, an ice floe destroyed the dwelling and damaged the tower and pier, which fell into disrepair over the next five years.

In 1883, it was torn down and replaced with the current lighthouse. It is architecturally significant as an example of 19th century engineering. It is one of only four remaining caisson type ("spark plug") lighthouses in Rhode Island, and, in 1960, was the last in the country to be electrified. Prior to that, its bright white light, which signals every 2.5 seconds, was powered by kerosene.

In January 2004, Mayor Scott Avedisian and then Council President Joseph Solomon asked the Warwick City Council to approve a resolution authorizing an application to the Department of the Interior to acquire and secure the transfer of the Conimicut Point Lighthouse to the City of Warwick in order to: preserve and maintain the historic significance of the lighthouse; open the lighthouse to the public for use as an educational and historic resource; and incorporate the lighthouse into the continual development of Conimicut Point Park.

In September 2004, the City and representatives from the United States Coast Guard, the United States Department of Interior, and the General Services Administration (GSA) held a ceremony to celebrate the conveyance of the lighthouse from federal ownership to the City of Warwick.

Unfortunately, the economic downturn led to restoration grant funding to be placed on long-term hold, and the City's future ownership of the lighthouse is in jeopardy if it cannot demonstrate that progress is being made to meet the terms of the agreement.

PROPERTY DESCRIPTION

These cast iron type lighthouses built on caissons was the most popular type of lighthouse built in the U.S. Five of these types of lighthouses were built in RI. Conimicut is one of only two in the State that are still operational. The base of the tower rests on a large cement cylinder that is sunk approximately 10' into the bottom of the bay and then rises about an equal height above the water level. Bands of cast-iron sheathing plates surround the foundation's entire length and extend upward above the water line to enclose the basement level as well. The base is surrounded by rock riprap which was installed to deflect ice flows from striking the base. The riprap is constructed of large boulders which are structurally sound and in good condition. A short pier, off the east side, rising to the second floor level, provides the only landing.

The lighthouse structure is made up of seven 7 levels, including a basement. The following is a description of each level.

- **Basement:** The basement is enclosed by a heavy mass of concrete and 1-1/2" cast iron caisson plates. New wooden stairs lead up from the basement to the floors above. A 24" brick wall surrounds the entire basement area. A large cistern that was once used for water storage is located in the basement. The cistern is surrounded by 8" thick brick walls with an overflow pipe that leads outside. The main power panel (120/240v) for the structure is located along the north wall of the basement. A 6" high concrete platform is located adjacent to the cistern. The platform was once the location of two fuel bins that were located in the structure.
- **First Floor:** The first floor level provides the main entrance to the lighthouse. A 4'x4' steel mooring platform provides docking space for boats. A 3' wide steel platform with stairs leads from the docking platform to the first floor level. The outside of the first floor is surrounded by a 4' wide gallery, constructed of a reinforced concrete deck with wrought iron pipe posts, railings and roof. The deck will require some repair and patching, primarily to the outer edge of the gallery. The railings will require renovation and repair. The roofs of the galleries will require scraping, cleaning and painting. The exterior walls are 3/4" cast iron tower plates. The interior walls are 14" thick and constructed of brick with a 12" air space between the exterior and interior walls. There were two, wood casement windows on this level and a port light located at the landing of the interior stairway deck. The two casement windows have been removed and the openings boarded up. New windows will have to be installed. The first level was previously used as the kitchen. Three cupboards with shelves still remain. A 13" column surrounding an 8" stack and a 6" weight well is located in the center of the floor and runs from the basement up through each floor of the lighthouse. The National Oceanic and Atmospheric Administration (NOAA) maintains a tidal measurement station on this floor.

- **Second Floor:** The second floor exterior wall is constructed of $\frac{3}{4}$ " cast iron tower plates. The interior wall is a 9" brick wall. A 9" air space is sandwiched between the two. This floor has three window openings. The openings are boarded up. The windows will have to be replaced. The second floor was used as a living room by the lighthouse keeper. A radiator which provided heat is located along the wall of this level.
- **Third Floor:** The third floor exterior wall is constructed of $\frac{3}{4}$ " cast iron tower plates. The interior wall is a 4" brick wall. A 5" air space is sandwiched between the two. This floor was used as a bedroom. A steel partition separates the stairwell from the main living area. A bathroom is located along one side of the area. There are three window openings located on this level, one on the stairway landing opposite the entry door, one on the opposite wall from the entry door and one in the bathroom. The openings are boarded up and the windows will have to be replaced.
- **Fourth Floor:** The fourth floor exterior walls are $\frac{3}{4}$ " cast iron tower plates. The interior walls are tongue and groove wood lining. The walls are structurally sound but need to have the old, flaking lead paint removed or encapsulated. This floor is divided into two separate areas by an interior wall constructed of tongue and groove wood partitions. There are two interior wood doors that are off a large stairway landing. The doors are intact but will require scraping and painting. One side of the floor was used as a tool room for the storage and repair of small pieces of equipment and the other side was utilized as a bedroom. There are eight portlights located around this level. All of the portlights have been removed and the openings boarded up. The lights will have to be replaced. Three are located in the stairway/landing, two are located in the tool room, and three are located in the bedroom.
- **Fifth Floor:** The fifth floor exterior walls are also constructed of $\frac{3}{4}$ " cast iron tower plates with the interior walls constructed of tongue and groove wood lining. The walls are structurally sound but need to have the old flaking, lead paint removed and/or encapsulated. The level is surrounded on the outside by a 4' wide circular gallery constructed of 16- $\frac{3}{4}$ " cast iron plates which serve as the deck of the gallery as well as the roof of the fourth floor below. The galley is surrounded by 3' high wrought iron rails and poles. A 2' $\frac{1}{2}$ " x 6'8" tongue and groove door leads to and from the watchroom and the gallery. The door is intact but will need scraping and painting.
- **Sixth Floor:** The sixth floor is presently utilized by the US Coast Guard for the lantern. The fourth order light has a range of 13 miles and its white light flashes every 2 $\frac{1}{2}$ seconds. The lantern is brand new and is still operational. The exterior walls are constructed of $\frac{3}{4}$ " cast iron tower plates topped with glass windows. The windows are in good condition except for one which is cracked and needs to be replaced. This level is surrounded by a circular 2' wide galley with wrought iron rails and poles. All rails and poles around the entire structure are in good condition with only minor scraping and painting to be done where needed. The deck of the gallery and the floor of the lantern room are constructed of 10 - $\frac{3}{4}$ " cast iron deck plates which also serve as the roof of the watchroom below. Eight, heavy glass portlights are set in the floor of the lantern room. All portlights on this level are in good condition. The roof of the lantern room is a segmented, cast iron design with a lightning rod on the top.

The lighthouse is located offshore from the Conimicut Point Park. The park is 14 acres in size and includes a 2,800' salt water beach, tot lot, picnic tables overlooking Narragansett Bay, grassed play areas and parking for 300 vehicles. The only means of access to/from the lighthouse is by boat.

The existing lighthouse, which dates back to 1883, is architecturally significant as an example of nineteenth century engineering and prefabricated cast-iron construction and also is one of four surviving caisson type lighthouses in the State. Few alterations have been made to the tower itself. Also, it has the unique distinction of being the last lighthouse in the United States to be electrified. The Coast Guard has installed solar panels to the exterior of the structure for the purpose of providing electrical power for the beacon. The remainder of the interior lighting and other electrical needs will continue to receive power by way of the existing underwater cable that runs from Conimicut Point to the lighthouse.

During the late 1800's, the completion of the Warwick Railroad greatly improved access to the Warwick shoreline. In 1881, the railroad, now owned by the New York, Providence and Boston Railroad, extended its lines into the shoreline villages of the City. This new means of mass transit provided an opportunity for people to settle closer and closer to the shoreline. As a result, summer cottages were established along the Conimicut shore. Over the years, the area has developed into a strong, well established residential community with the lighthouse serving as its unofficial landmark. The proximity of the lighthouse to the Conimicut Point Park, as well as its historical significance to the Point and passage throughout the Bay, are the primary reasons why the lighthouse plays such an important and prominent role in the history of the Point in particular and the City and State as a whole.

As previously stated, the City of Warwick is seeking proposals from qualified firms and/or individuals for the reuse and operation of the Conimicut Lighthouse. The City would retain ownership of the lighthouse but enter into a lease with the successful bidder. All proposals should take into consideration the following goals and objectives of the City for the long term operation of the lighthouse:

GOALS AND OBJECTIVES

1. Maintenance, restoration, renovation and repair to this culturally and historically significant City landmark, in accordance with relevant preservation standards.
2. Open the lighthouse to the public for tours, and approved activities.
3. The U.S. Coast Guard and the National Oceanic & Atmospheric Administration (NOAA) equipment will remain.
4. The lighthouse shall be open and available to Warwick Schools, at no cost, for tours and activities as a valuable educational resource.
5. The renovation of the lighthouse shall allow for the continued marketing of the light as a symbol of the City as a whole and the Conanicut Village in particular.
6. The restoration of the lighthouse will foster and strengthen new and existing partnerships among many organizations including, environmental, preservation, marine and government agencies.
7. Provide access to the lighthouse for the City upon request.
8. The City and the successful bidder shall work together to provide media coverage and awareness.

PROPOSAL REQUIREMENTS

The successful bidder shall, at no cost to the City, maintain, repair, renovate, update, restore, and operate the Conanicut Point lighthouse. Through all phases of maintenance, restoration, renovation and repair, the Successful Bidder must adhere to all federal, state and/or local regulations governing the removal of hazardous materials, renovations of historic structures, etc... including the National Historic Lighthouse Preservation Act of 2000, the Secretary of the Interior's "Standards for the Treatment of Historic Properties" as well as the requirements of the U.S. Coast Guard, U.S. National Park Service, R.I. Historic Preservation Commission, R.I. Department of Environmental Management, Coastal Resources Management Council and the R.I. State Building Codes.

1. All bidders shall prepare and include as a part of their submittal the following:
 - A detailed construction proposal that identifies all items to be repaired, renovated, restored and/or updated, the estimated cost for each item and a schedule for the start and completion of each item. Items to be included, but not limited to, are:

- Removal and disposal of all lead paint and asbestos.
 - Scraping and surface preparation of interior and exterior surfaces in preparation for painting.
 - Repointing and restoration of brick wall surfaces.
 - Lens cleaning.
 - Concrete repair, where needed.
 - Ventilation improvements.
 - Replacement of all windows and portlights.
 - Upgrade electrical system to current code.
 - Install new lighting fixtures.
 - Replace all doors with new doors.
 - Install new bathroom & kitchen.
 - Replace hardwood floors.
 - Repair all exterior railings.
 - Install heat source.
2. The Successful Bidder shall enter into a minimum ten (10) years lease with the City of Warwick for the renovation, repair, restoration, maintenance and update of the lighthouse. Said lease shall have two (2), five (5) year renewable extensions as agreed upon by the City and the Successful Bidder. The City may terminate the lease with one (1) year's written notice to the successful bidder if the City desires to use the lighthouse for an alternative public use. In the event that the conditions as set forth in this lease are not fully complied with, the City shall give the Successful Bidder written notification of the violation(s) of any conditions. The Successful Bidder shall have thirty (30) days to correct any such violations. If violations are not corrected within thirty (30) days, the City may immediately terminate this agreement if desired.
 3. A detailed narrative outlining the bidder's proposed use and plans for the lighthouse. The premises shall be used only for public education and recreation purposes. Uses shall include, but not be limited to, tours, overnight stays, educational programs, weddings, marine activities and any other activities listed in the City's Reuse Plan and/or other activities not listed but approved by the City.
 4. The successful bidder shall allow access to the Light, based on availability, to the City of Warwick upon twenty four (24) hour notice from the City of Warwick Planning Director or his/her designee, to the bidder.
 5. The successful bidder shall obtain written consent from the City of Warwick Planning Director or his/her designee for any maintenance, restoration, upkeep, etc... that is not identified in their construction proposal.

City of Warwick

Bidder/ RFP Number: 2016-136.

Bid / Title: Reuse & Operation of Conimicut Lighthouse.

Bid Contact Person: Purchasing Division.

Bid Contact Phone: (401) 738-2000 extension 6292.

Bid Contact Person: Richard Crenca.

Opening Time & Date: 9/23/15 10:00AM.

Vendor Name: John P. Gauvin.

Address: 2188 Tower Hill Road, Saunderstown, RI 02874.

Telephone: (401) 330-8110.

Email: estatemanagers@gmail.com

Contract Person: John P. Gauvin.

City of Warwick

Project Purpose and Description

- 1). Bidder agrees to perform all maintenance, restoration, renovations and repairs to this culturally and historically significant City landmark, in accordance with relevant preservation standards.

- 2). Bidder agrees to open the lighthouse to the public for tours and approved activities during the hours of 10 AM to 4PM (Weather Permitting) and with proper notice as mentioned within the terms of this Bid.

- 3). Bidder agrees that the U.S. Coast Guard and the National Oceanic & Atmospheric Administration (NOAA) has equipment at this lighthouse and will require access from time to time to maintain said equipment.

- 4).The lighthouse shall be open and available to Warwick Schools, at no cost, for tours and activities as a valuable educational resource. The same goes for Save the Bay and its Guest.

- 5). Bidder is in agreement that the renovations of the lighthouse shall allow for the continued marketing of the light as a symbol of the City as a whole and the Conimicut Village in particular.

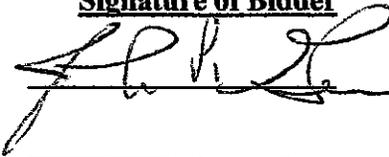
- 6). Bidder agrees that the renovations of the lighthouse will foster and strengthen new and existing partnerships among many organizations including, environmental, preservation, marine and government agencies.

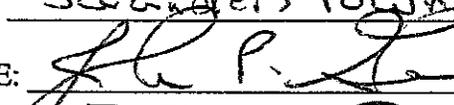
- 7). Bidder agrees access to the lighthouse for the City upon request (Weather Permitting).

- 8).The City and the successful bidder shall work together to provide media coverage and awareness.

THIS PAGE SHOULD BE SUBMITTED WITH YOUR PROPOSAL

Acknowledgement of Addendum (if applicable)

<u>Addendum Number</u>	<u>Signature of Bidder</u>
#1	
_____	_____

COMPANY NAME: John P. Gawwin
COMPANY ADDRESS: 2188 Tower Hill Road
Saunderstown R.I. 02874
BIDDER'S SIGNATURE: 
BIDDER'S NAME (PRINT): John P. Gawwin
TITLE: _____ TEL. NO.: 401-330-8110
EMAIL ADDRESS: estatemanagerse@gmail.com

*Please include your email address. Future proposals will be emailed, unless otherwise noted.

II. AWARD AND CONTRACT:

The CITY OF WARWICK, acting as duly authorized through its Purchasing Agent/Finance Director/Mayor (delete if inapplicable), accepts the above proposal and hereby enters into a contract with the above party to pay the proposal price upon completion of the project or receipt of the goods unless another payment schedule is contained in the specifications. All terms of the specifications, both substantive and procedural, are made terms of this contract.

DATE: _____
RFP #2016-136 PURCHASING AGENT

CERTIFICATION & WARRANT FORM*

**This form must be completed and submitted with sealed proposal.
Failure to do so will result in automatic rejection.**

Any and all proposals shall contain a certification and warrant that they comply with all relevant and pertinent statutes, laws, ordinances and regulations, in particular, but not limited to Chapter 16- Conflicts of Interest, of the Code of Ordinances of the City of Warwick. Any proven violation of this warranty and representation by a bidder at the time of the proposal or during the course of the contract, included, but not limited to negligent acts, either directly or indirectly through agents and/or sub-contractors, shall render the bidder's contract terminated and the bidder shall be required to reimburse the City for any and all costs incurred by the City, including reasonable attorney fees, to prosecute and/or enforce this provision.


Signature

9/21/15
Date

John P. Gawwin
Company Name

2188 Tower Hill Road
Address

Saunderstown, R.I. 02874
Address

***This form cannot be altered**

City of Warwick

Goals and Objectives of the City of Warwick

Proposed Requirements

As the Successful Bidder, at no cost to the City, maintain, repair, renovate, update, restore, and operate the Conimucut Point lighthouse. Through all phases of maintenance, restoration, renovations and repair, as the Successful Bidder we agree to adhere to all federal, state and/or local regulations governing the removal of hazardous materials, renovations of historical structures, etc... including the National Historic Lighthouse Preservation Act of 2000, the Secretary of the Interior's "Standards for the Treatment of Historical properties" as well as the requirements of the U.S. Coast Guard, The U.S. National Park Service, R.I. Historic Preservation Commission, R.I. Department of Environmental Management, Coastal Resources Management Council and the R.I. Building Codes.

Detail of Proposed Construction and its Cost

- Removal and disposal of all lead paint and asbestos. (\$50,000).
- Scraping and surface preparation of interior and exterior surfaces in preparation for painting. (\$ 150,000).
- Repointing and restoration of interior brick wall surfaces.(\$15,000).
- Lens cleaning. (\$300.00)
- Concrete repair, where needed. (Unable to price out until a site visit can be arranged).
- Ventilation improvements (New windows, port holes, exterior screen doors).
- Replacement of all windows and (\$4,000).
- Upgrade electrical system to current code. (Seeking to explore total use of Solar) (\$15,000).
- Install new lighting fixtures (\$5,000).
- Replace all exterior and interior doors. (\$2,000).
- Install new bathroom and kitchen. (\$10,000).
- Replace hardwood flooring (\$15,000).
- Repair all exterior railings. (\$20,000)
- Install heat source. (\$10,000)

City of Warwick

Detail of Proposed Construction and its Cost (cont.).

Labor Cost:

Removal and disposal of all lead and asbestos. (\$75,000)

Scraping and surface preparation on interior and exterior surfaces in preparation for painting. (\$200,000).

Repainting and restoration of interior brick wall surfaces. (\$20,000).

Lens cleaning. (\$350.00)

Concrete repair, where needed (unable to price out until a site visit can be arranged).

Ventilation improvements (\$3,000)

Replacement of all windows and doors (\$5,000)

Upgrade electrical system to current code (based on the availability of having local Utility Company re-connect electrical line to mainland). (\$10,000).

Install new lighting fixtures (\$1,000)

Replace all exterior and interior doors (\$5,500)

Install new bathroom and kitchen (\$10,000)

Replace hardwood flooring (\$20,000)

Repair all exterior railings \$30,000)

Install heat source (\$15,000)

Total of Material 333,300.00

Total of Labor \$396,000.00

City of Warwick

Project Timeline & Proposed Vendors.

Bidder agrees to adhere to all City, State and Federal Laws, where applicable in the renovations of the lighthouse.

When possible all renovations will be performed by Vendors that are local to the State of Rhode Island.

All Vendors will provide adequate proof of insurance to cover the bidder as well as the City. Prof of insurance will be passed along to the contact person of the City of Warwick before work by said Vendor begins.

Timeline

October- November 2015. Bidder agrees to make all modifications to the lighthouse that may be required to seal up the lighthouse from the elements within 60 days of receiving approval that bid was accepted by the City of Warwick.

April-October 2016. Bidder, along with the approved Vendors will begin to perform renovations to the lighthouse. We will begin with the removal of all hazardous materials (asbestos and lead paint) followed up by the repainting of the exterior and interior of all painted surfaces.

If time permits we will then move forward with the replacement of all windows and doors that are exposed to the outside elements.

Note: This timeline for renovations should allow for this work to be performed as long as the Vendors are available to perform the task and are not hampered by the weather.

April- October 2017. We will now move along with the restoration of the Interior which will include a complete nautical theme throughout the interior. This will include the Restroom and Kitchen area. Our due diligence will try to incorporate as many interior items that we feel may be important as to provide the visitors and guest with the historical feel for the lighthouse.

April 2018. Open for Tours and Visitors.

City of Warwick

Project Timeline & Proposed Vendors.

Vendors

Abcore Restoration Company, Inc., Narragansett, R.I. / Abatement and Painting

Abcore is one of the only contractors nationwide that restores lighthouses. Lighthouses has many logistical challenges that make normal task close to impossible at times.

List of lighthouses that Abcore has performed restoration services on:

- A). Plum Beach Lighthouse
- B). Rose Island Lighthouse,
- C). Beavertail Lighthouse
- D). Dutch Island Lighthouse
- E). Pomham Rock Lighthouse.

(See attachment #1)

Gauvin Home Builders, Warwick, RI / Interior Construction and Remodeling

The Gauvin Brothers (8) and their various companies have cut their teeth building both residential and commercial buildings here in Warwick.

From building many homes in the Strawberry Field area after WWII to the homes built at Country Club Estates located in the Western part of the City as well as Heritage Park to the Southern border of the City.

Hundreds of projects have been performed throughout the State of Rhode Island by the Gauvin's. We are known to have worked as Vendors to many other home builders as well.

The bidder, John Gauvin has taken on the restoration of a hydroelectric site which is located in Connecticut.

By the end of 2016 this FERC Licensed hydro is expected to be back on line producing 250kW of electricity once more.

The bidder also own and controls the abutting Flex Industrial Park which is under heavy excavation in the removal of over 700,000 tons of granite aggregate. When completed the buildings in this industrial park will receive their energy for the hydro. *(See attachment #2)*

City of Warwick

Goals and Objectives

As Successful Bidder we will enter into a minimum ten (10) year lease with the City of Warwick for the renovations, repair, restoration, maintenance, and update of the lighthouse. Said lease shall have two (2), five (5) year renewable extensions as agreed upon by the City and Successful Bidder. The City may terminate the lease with one (1) year's written notice to the successful bidder if the City desires to use the lighthouse for alternative public use. In the event that the conditions as set forth in this lease are not fully complied with, the City shall give the Successful Bidder written notification of the violation(s) of any conditions. The Successful Bidder shall have thirty (30) days to correct any such violations. If violations are not corrected within thirty (30) days, the City may immediately terminate this agreement.

Proposed Use of Lighthouse

- 1). the premises will be used only for public education and recreation purposes as the City requires. Use will include, but not limited to, tours, overnight stays, educational programs, weddings, marine activities listed in the City's Reuse Plan/or other activities not listed but approved by the City. The City will receive a Business plan within 60 days of the acknowledgment of the Bidder being awarded the bid.

- 2). The majority of the marketing of this lighthouse will be for overnight stays as to offset the cost of the renovations and repairs being performed and paid for by the Bidder. A marketing company located in East Greenwich will be handling a multitude of the marketing utilizing Facebook, Google as well as direct mailing.

- 3). Attached (see *attachments #3*) I have provided many examples of other lighthouses throughout New England and beyond that are currently being utilized to providing the Guest with overnight accommodations.

City of Warwick

Proposed Use of Lighthouse (cont.)

4). The Successful Bidder will allow access to the lighthouse, based on availability, to the City of Warwick upon twenty four (24) hour notice from the City of Warwick Planning Director or his/her designee, to the bidder.

5). The Successful Bidder shall obtain written consent from the City of Warwick Planning Director or his/her designee for any maintenance, restoration, upkeep, etc... that is not identified in their construction proposal.

Request for Taxpayer Identification Number and Certification

Give Form to the
 requester. Do not
 send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
John P. Garvin

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only one of the following seven boxes:
 Individual/sole proprietor or single-member LLC
 C Corporation
 S Corporation
 Partnership
 Trust/estate
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
 Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
 Other (see Instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
 (Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
2188 Tower Hill Rd.

6 City, state, and ZIP code
Saunderstown, R.I. 02874

7 List account number(s) here (optional)

Print or type
See Specific Instructions on page 2.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number											
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0	3	6	-	3	8	-	5	4	9	0	
or											
Employer identification number											
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out Item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person [Signature] Date ▶ 9/21/15

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.
 Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/irb.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.
- By signing the filled-out form, you:
- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
 - Certify that you are not subject to backup withholding, or
 - Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
 - Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details),

3. The IRS tells the requester that you furnished an incorrect TIN,

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code* on page 3 and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships* above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code* on page 3 and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(ii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box in line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box in line 3.

Limited Liability Company (LLC). If the name on line 1 is an LLC treated as a partnership for U.S. federal tax purposes, check the "Limited Liability Company" box and enter "P" in the space provided. If the LLC has filed Form 8832 or 2553 to be taxed as a corporation, check the "Limited Liability Company" box and in the space provided enter "C" for C corporation or "S" for S corporation. If it is a single-member LLC that is a disregarded entity, do not check the "Limited Liability Company" box; instead check the first box in line 3 "Individual/sole proprietor or single-member LLC."

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space in line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for ...	THEN the payment is exempt for ...
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note. You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN. However, the IRS prefers that you use your SSN.

If you are a single-member LLC that is disregarded as an entity separate from its owner (see *Limited Liability Company (LLC)* on this page), enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note. See the chart on page 4 for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.ssa.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/businesses and clicking on Employer Identification Number (EIN) under Starting a Business. You can get Forms W-7 and SS-4 from the IRS by visiting IRS.gov or by calling 1-800-TAX-FORM (1-800-829-3676).

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note. Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if items 1, 4, or 5 below indicate otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee* code earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account)	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Custodian account of a minor (Uniform Gift to Minors Act)	The minor ²
4. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
5. Sole proprietorship or disregarded entity owned by an individual	The owner ¹
6. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor [*]
For this type of account:	Give name and EIN of:
7. Disregarded entity not owned by an individual	The owner
8. A valid trust, estate, or pension trust	Legal entity ⁴
9. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
10. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
11. Partnership or multi-member LLC	The partnership
12. A broker or registered nominee	The broker or nominee
13. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
14. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships* on page 2.

*Note. Grantor also must provide a Form W-9 to trustee of trust.

Note. If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records from Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Publication 4535, Identity Theft Prevention and Victim Assistance.

Victims of identity theft who are experiencing economic harm or a system problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes. Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at: spam@uce.gov or contact them at www.ftc.gov/idtheft or 1-877-IDTHEFT (1-877-438-4338).

Visit IRS.gov to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

City of Warwick

Various Attachments

- 1). Attachment # 1 / Abcore Restoration, Inc.
- 2). Bidders / Hydro Electric Plant
- 3). Bidders / Flex Industrial Park
- 4). Lighthouses with Overnight Accommodations.
- 5). Website to Market the Lighthouse.



401-954-5857

ABCORE RESTORATION COMPANY, INC.

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[HISTORIC](#)

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[COMMERCIAL](#)

[LIGHTHOUSES](#)

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AWARD WINNING CONTRACTOR WITH OVER 35 YEARS OF EXPERIENCE

Abcore specializes in historic restoration and renovation to homes, landmarks, and buildings throughout Rhode Island.

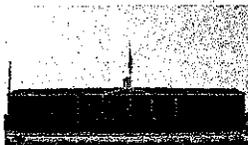
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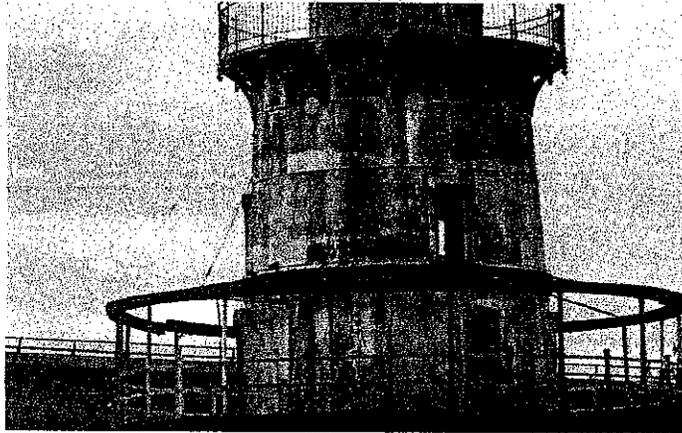


ABCORE RESTORATION COMPANY, INC.

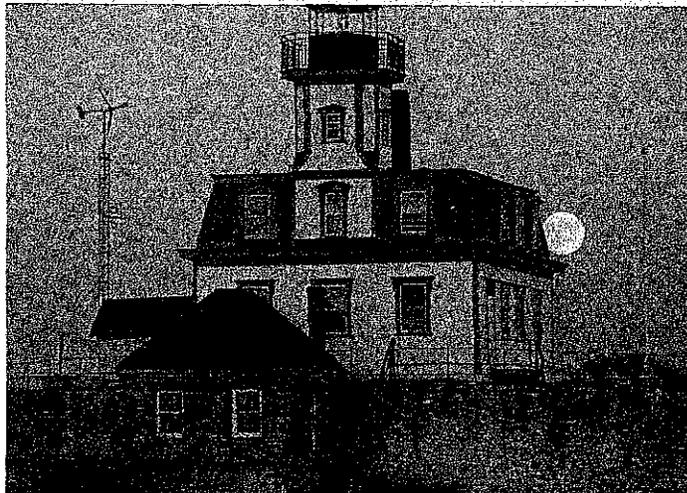
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Abcore is one of the only contractors nationwide that restores lighthouses. Lighthouse restoration has many logistical challenges that make normal tasks close to impossible at times. Abcore's thorough project planning process and coastal experience enable us to always remain productive. Along with the right construction machinery and an offsite shop we are equipped with the right resources to always remain working efficiently. Abcore received the Preserve Rhode Island Rhody Award for restoring Beavertail Lighthouse, Keith Lescarbeau Abcore President, won the Artisan of the year award, as well as another Rhody Award for the Rose Island Lighthouse project of the year. We have the experience, skills, and resources to continually deliver successful award winning projects .

Plum Beach Lighthouse



Rose Island Lighthouse



Beavertail Lighthouse



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New law increases interest in re-energizing dams

BY BRAD KANE

12/8/2014



PHOTO | PABLO ROBLES

Developer Jean-Paul Gauvin plans to convert an EPA Superfund site in the Moosup section of Plainfield into a working hydroelectric dam that — along with a solar array — will feed power to a 60 condominium complex.

While solar panels fly up on rooftops and fuel cells are installed throughout Connecticut, another type of renewable energy generation is slowly gaining steam in the state.

Recent changes to state law governing renewable generation has increased interest in re-energizing old dams along Connecticut's rivers and streams, with the potential to bring rundown and polluted properties back to productive use. The projects not only carry the potential to produce clean electricity but also leave the possibility for commercial and residential development along these waterfront properties, even though the projects can take significantly longer to complete than installing a solar array or a fuel cell.

Connecticut has at least 68 old dams along its rivers — most built in the 1800s or early 1900s to power mills — with the potential to be re-energized to produce 1 megawatt or more of electricity, according to the Hartford trade group Renewable Energy & Efficiency Business Association.

Berlin utility Connecticut Light & Power already has awarded six renewable energy credit contracts to dam re-energization projects, and legal changes that allow dam owners to sell their electricity to a bigger customer base has made the projects more economical.

"It is underutilized technology," said Paul Michaud, REEBA's executive director. "They were used to power old mills, but now they can be used to power the grid."

Connecticut doesn't allow for the construction of new dams for renewable-hydro energy, but state law says projects that use existing run-of-river dams are considered renewable. With changes in the law over the past two years, dam

owners now can increase their output from 5 megawatts to 30 megawatts of electricity — enough to power 24,000 homes — and can sell that electricity directly to municipalities, instead of having to rely on the real-time market or landing long-term, power-purchase contracts with utilities.

"The changes in the law have changed the level of interest in dam projects," said Jessie Stratton, director of policy development for the state Department of Energy & Environmental Protection. "The idea was if we can generate electricity from streams, that would be great."

Jean-Paul Gauvin is one of a handful of developers around the state looking to re-energize an old dam. His Glen Falls Dam project in the Moosup section of Plainfield seeks to get a working generation turbine alongside a 6.5 acre solar array, producing 2.5 megawatts of combined hydro-solar power.

Gauvin has been working on his Moosup project since 2006. The development, however, was stalled by the downturn in the real estate market in the late 2000s and storm damage to his dam in 2010. But he has been able to move quicker than other dam re-energization projects because his property already has a license from the Federal Energy Regulatory Commission to sell electricity, helping him avoid much of the state regulatory paperwork.

"This one has a FERC license to it, which helps," said Gauvin, whose license expires in 2032. "There are so many people who put in so much work to get that license, I thought it would be a shame to let it go."

Gauvin's hydro-solar project is the first phase of his development plans for the Moosup site. Once the renewable energy installations are complete next year, he plans to build a residential village powered by the electricity. Initial plans call for 60 condominiums.

Gauvin's Moosup development used to be a U.S. Environmental Protection Agency Superfund site, as the former Brunswick mill left water and soil contamination from 80 years of industrial operations. Before Gauvin took control of the property, EPA spent \$3.4 million cleaning up the contamination.

"My deal with the EPA was to get this property back on the tax roll," Gauvin said.

Brownfield development

Most of the 68 Connecticut dams with the potential for re-energization are on some kind of contaminated property, Michaud said, and the energy projects can remove that contamination and turn what were previously abandoned or neglected sites into functioning facilities.

The energy projects also carry the extra environmental benefit of installing fish ladders, Michaud said. Because nearly all of the dams in Connecticut were built before there was a strong understanding of fish habits, they don't have access points for fish to swim past the dams upstream to spawn.

Independent of any re-energization projects, DEEP has been working to install fish ladders at all Connecticut dams without one. In May, for example, the State Bond Commission awarded Bloomfield a \$600,000 grant to install a fish ladder and make improvements to Filley Park.

The fact that private developers re-energizing dams are installing fish ladders on their own is just icing on the cake, Stratton said.

Greg Renshaw, who is re-energizing the Cargill Falls Mill dam in Putnam, is installing a fish ladder in addition to using turbine generation technology, which won't harm fish, to make his 875 kilowatt dam as environmentally friendly as possible.

His \$24.5 million project includes not only the dam but 82 units of residential and 50,000 square feet of commercial space.

Renshaw received \$8 million in state and federal tax credits for his project, another \$5 million in Connecticut competitive housing assistance money, and — like Gauvin — a 15-year contract from CL&P to buy the renewable energy credits from the hydro project when it's up and running.

Lenders wary of dam re-energization

That financing is important because banks and major investors shied away from the Putnam project because it was Renshaw's first dam re-energization. Unlike Gauvin's project, Cargill Falls doesn't have a FERC license. Renshaw has been working on the development for 12 years and it is expected to be complete in April 2016.

"Once you really figure out these mill projects and complete one, you have banks that want to work with you because you have a track record," said Renshaw, who added he already is negotiating to start work on more local dam re-energization projects.

Even though there will be far fewer dam projects than solar projects — CL&P has awarded about 200 renewable energy credit contracts to solar arrays vs. six for dams — these projects still are important to Connecticut's overall energy profile, Michaud said.

Unlike solar that only generates electricity when the sun is shining, hydro projects generate power constantly, feeding the grid regardless of conditions. A 150 kilowatt hydro system generates as much power as a 1 megawatt solar system.

"The dams are more expensive upfront because of the hard costs compared to solar," Michaud said. "However, they are much cheaper to operate once they get up and running."

The dams already exist, so they might as well be put back into use, Stratton said.

"This Class I hydro isn't going to be a big contributor to our renewable energy generation, but if it is already there and it is economically viable, we should use it. Otherwise, it is a waste," Stratton said.

September 21, 2015

Honorable Mayor of Warwick, RI.
Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Dear Mayor Avidisian,

It is my pleasure to write a letter in support of the proposal to restore a historical property within the great city of Warwick. I am submitting my support for the restoration work to be overseen by John Gauvin of Rhode Island.

I've known Mr. Gauvin since 2006 as he came to the town of Plainfield Connecticut to invest in and work on the redevelopment of the Brunswick Mills Brownfield site. At that time I was the First Selectman of the town of Plainfield and witnessed first hand the dedication to detail and planning needed to see every aspect of the project come to life. It's taken many years of being an everyday coordinator to see the project come to life and thus far the 750,000 tons of excess aggregate and the refurbishing have been completed with more plans to move forward. This project has taken up much of Mr. Gauvin's time and energies from day one where he immediately worked with the town the DEP and EPA to clean up this site and worked to make this something that the town can be proud of upon completion. The Glen Falls Hydro project is something that Mr. Gauvin should be proud to say he's worked on.

Mr. Gauvin has also worked with smaller businesses in town refurbishing a former florist/greenhouse into a viable business that now houses a fan favorite ice cream shop called Ra-Ra's.

In conclusion, I fully support the efforts of the City of Warwick and hope that you can chose Mr. Gauvin to partner with for this project as I believe that both you and the residents of your town would be happy to have him n board for this restoration project.

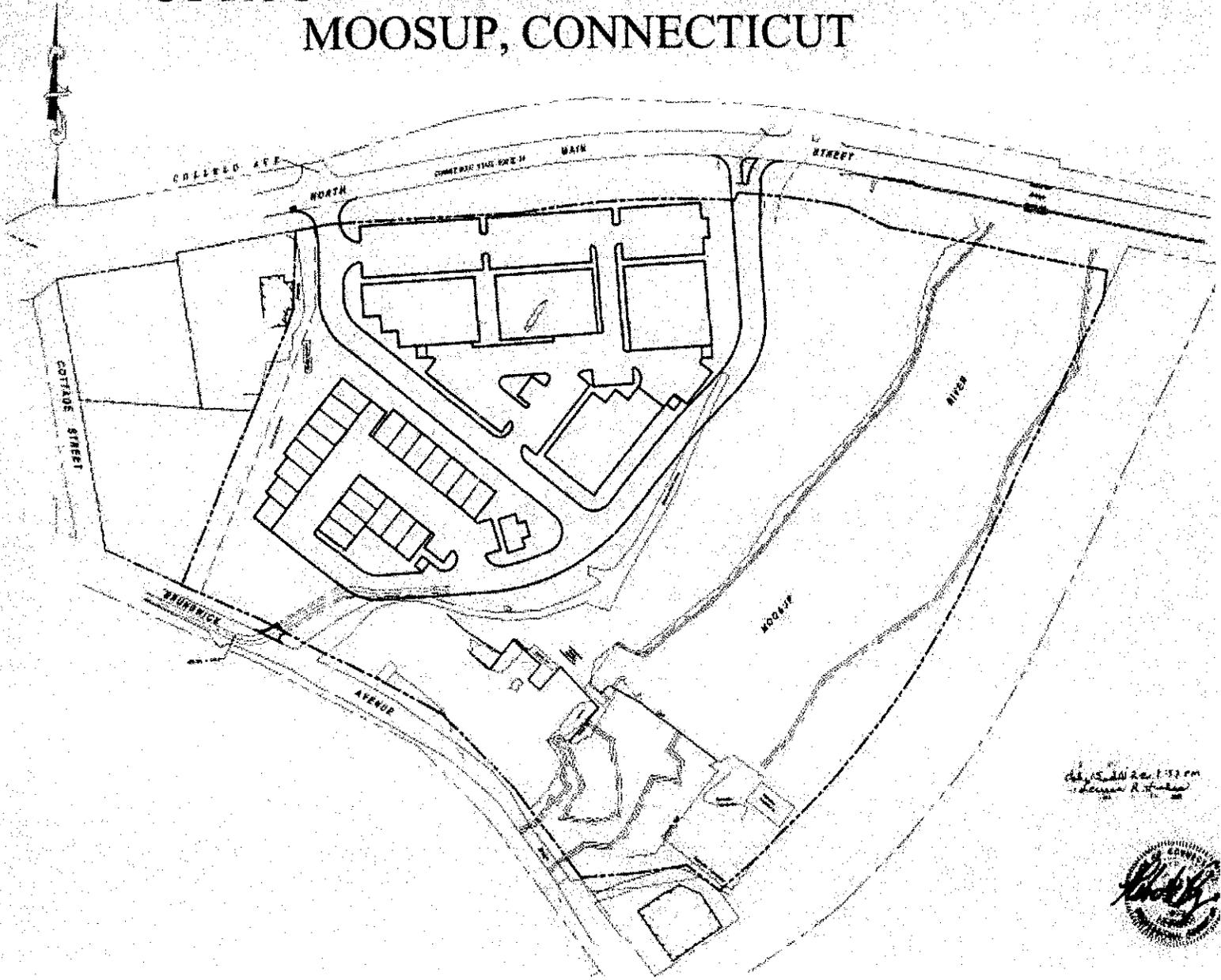
Sincerely,

Mr. Kevin M. Cunningham

Former First Selectman of the Town of Plainfield, Ct

RIVERSIDE PARK

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CT ROUTE #14 & BRUNSWICK AVENUE
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City of Moosup
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Ten Best Lighthouses to Sleep in



Smarter Travel

Jaclyn Liechti, SmarterTravel.com

Staff | September 3, 2010

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Saugerties Lighthouse, Saugerties, NY.

Photo: Patrick Landewe

Ever dreamed of staying in a lighthouse? In America, these coastal guardians have a proud history of keeping ships out of harm's way, and now a few will harbor you safely beneath

their lanterns for the night. There are options for every budget,, from hostel accommodations to renting out an entire keeper's house.

Saugerties Lighthouse, Saugerties, New York

The only light on the Hudson River with overnight accommodations, Saugerties Lighthouse can be accessed one way: by walking a half-mile trail that floods at high tide. Once there, guests can relax in either the West Room, which faces the Catskills Mountains, or the East Room, which looks onto the river. Both rooms, located on the second floor, are furnished with simple, comfortable furniture, much as the house would have been in the early 20th century.

Birders and photographers will especially enjoy the property, according to Keeper Patrick Landewe, as will lighthouse enthusiasts, since guests have access to the light tower during their stay. You can take a tour of the lighthouse (whether you stay or not) on Sunday afternoons or during the summer by appointment.

Rooms cost \$200 per night, and include breakfast prepared by the resident keeper. The bed and breakfast is open to guests Thursday through Sunday nights year-round except February, and it's wise to book a year or more in advance.



Pigeon Point Lighthouse Hostel, Pescadero, Ca.

Photo: tibchris/Chris Willis via Flickr

Pigeon Point Lighthouse Hostel, Pescadero, California

Perched at the top of a 35-foot cliff in Pescadero, California, the Pigeon Point Lighthouse is one of the tallest in the nation. Although the tower has been closed to the public since 2002, according to general manager Jeffrey Parry, the lamp room still houses the original first-order Fresnel lens. Today, the four Coast Guard family houses, built in 1959, serve as an international hostel for budget-minded travelers.

Relax in the hostel's cliff-top hot tub after a long day of exploring nearby beaches and redwood forests. In late winter, you can watch the elephant seals mating at Ano Nuevo State Park. Accommodations include gender-specific dorm-style

rooms, private single or double rooms, and private family rooms, all with shared bathrooms.

SEARCH AND SAVE	HOTELS	FLIGHTS	Search over 1,000,000 properties at once	Powered by 
City		09/23/2015	09/25/2015	Guests (2) ▼



*our mission: to preserve the historic and environmental integrity of rose island,
to maintain and operate the lighthouse, and to provide education and public access for all people.*

ROSE ISLAND LIGHTHOUSE FOUNDATION

Stay at the Lighthouse

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Educational Programs

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Home

site rental



Choose beautiful rose island and its' historic light station as the destination for a unique company outing, wedding ceremony, family gathering or a reception. offering spectacular views of newport harbor, 18 acre rose island is the perfect backdrop to celebrate any occasion. our knowledgeable staff will assist you in creating the atmosphere you desire for your memorable event.

built in 1869, the lighthouse is just minutes away from the quaint colonial town of newport, rhode island located on a small island set a mile into narragansett bay. rose island lighthouse stands as an independent, energy-efficient building that was home to keepers and their families for over a hundred years. listed in the national register of historic places, the rose island lighthouse museum (restored circa 1912) offers a glimpse into turn-of-the-century lighthouse life first-hand. your guests will marvel at the islands' natural beauty and take time out from the party to enjoy a guided tour of the lighthouse and grounds.

the site fees for hosting your event at rose island are based on the number of guests, tents, tables, and the hours of your event. call 401-847-4242 for more information.



Jean-Paul Gauvin <estatemangers@gmail.com>

John Paul Gauvin has shared a listing with you

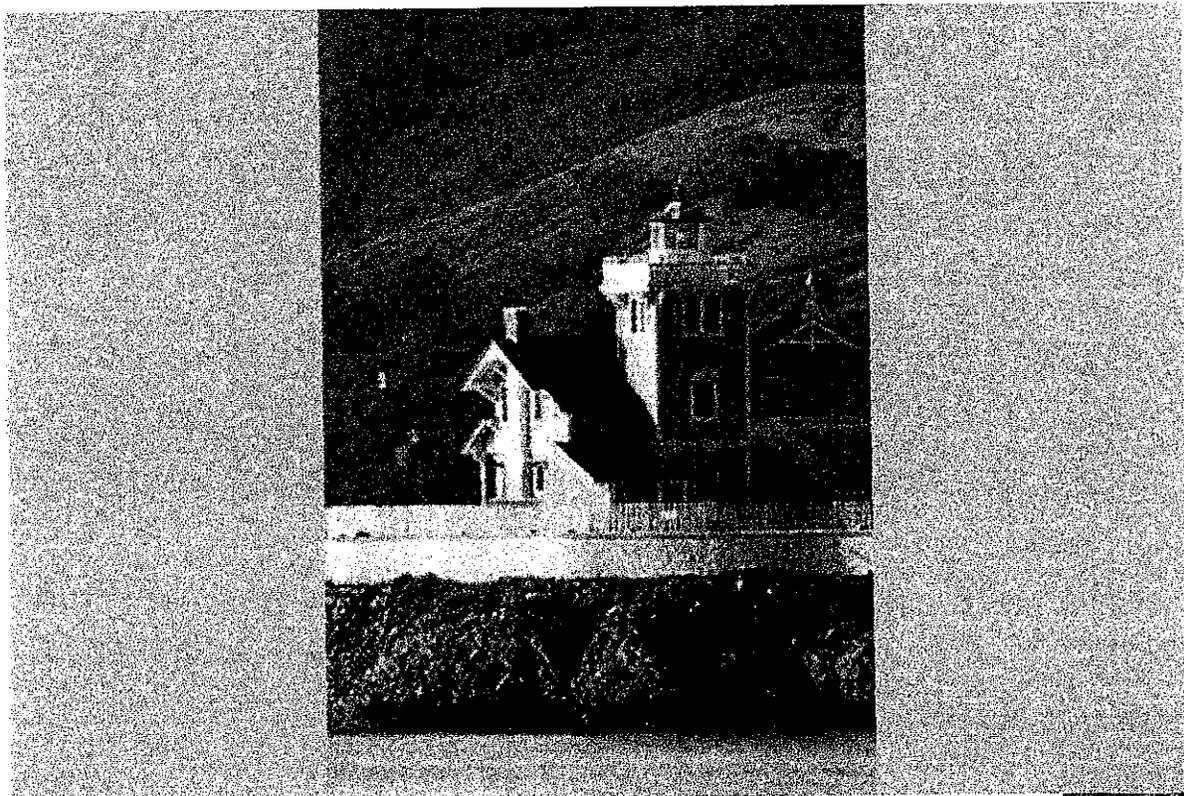
1 message

Airbnb <invitation@airbnb.com>
To: estatemangers@gmail.com

Sat, Sep 12, 2015 at 5:12 AM



John Paul Gauvin has shared a listing with you



Walter's Quarters - EB LightStation
Lighthouse - Private room



[View Listing](#)

2. 100



Jean-Paul Gauvin <estatemangers@gmail.com>

John Paul Gauvin has shared a listing with you

1 message

Airbnb <invitation@airbnb.com>
To: estatemangers@gmail.com

Sat, Sep 12, 2015 at 5:17 AM



John Paul Gauvin has shared a listing with you



The Sugarloaf Point Lighthouse
Lighthouse - Entire home/apt



[View Listing](#)

2.101

New England Lighthouses: A Virtual Guide (1)

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Lighthouses with

Overnight Accommodations

If you know of any lighthouses missing from this list, please let me know at nelights@gmail.com (<mailto:nelights@gmail.com>). Thanks!

NEW ENGLAND / NORTHEAST

Borden Flats Lighthouse (<http://www.bordenflats.com/>) - A "sparkplug" style offshore lighthouse near Fall River, Massachusetts.

Braddock Point Lighthouse (<http://www.braddockpointlighthouse.com/>) - On Lake Ontario near Rochester, New York, and open seasonally as a bed and breakfast.

Cuckolds Lighthouse (<http://innatecuckoldslighthouse.com/>) - In West Southport, Maine. Revel in your private use of the entire island and keepers' home; nestle by the fireplace in the cozy kitchen.

Execution Rocks Lighthouse (<http://www.lighthouserestorations.org/>) - Long Island Sound, New York; maintained by Historically Significant Structures, a nonprofit organization.

First Light Bed and Breakfast (<http://www.ohwy.com/me/j/j0247534.htm>) - On the waterfront in the quaint village of East Blue Hill, Maine. There is a privately built tower resembling a lighthouse at this inn.

Goose Rocks Light (http://www.beaconpreservation.org/content/publish/gr_stay.shtml) - A "sparkplug" style lighthouse near North Haven, in midcoast Maine.

Isle au Haut Light (The Keeper's House Inn) (<http://www.keepershouse.com/>) - Romantic and scenic accommodations on a beautiful Maine island with a historic lighthouse.

The Lighthouse Inn (<http://www.lighthouseinn.com/>) - In West Dennis on Cape Cod, MA, picturesquely situated along the shore of Nantucket Sound.

Little River Light (<http://www.littleriverlight.org/Overnight.html>) - In the unspoiled fishing village of Cutler, Maine. The station has been restored by the Friends of Little River Lighthouse, a chapter of the American Lighthouse Foundation.

Pemaquid Point Light (<http://www.maine coastcottages.com/cottageSnapShot.aspx?propNum=105>) - A spectacular location in Bristol, Maine. A one-bedroom second floor apartment is available for weekly vacation rentals.

Plymouth (Gurnet) Light (<http://www.buglight.org/keepersquarters.htm>) - An historic light station near Cape Cod. The Keeper's Cottage can be rented by the week or by the month.

Race Point Lighthouse (<http://racepointlighthouse.org/>) - At Provincetown at the tip of Cape Cod, recently restored by the Cape Cod Chapter of the American Lighthouse Foundation.

Rose Island Lighthouse (<http://www.roseislandlighthouse.org/>) - Near Newport, Rhode Island. A wonderful place!

Saugerties Lighthouse (<http://www.saugertieslighthouse.com/>) - In New York, on the Hudson River at Esopus Creek.

Sebasco Harbor Resort (<http://www.sebasco.com/>) - Part of this resort on Maine's Casco Bay is modeled to look like a lighthouse, with rooms inside.

Seguin Island Light (<http://www.seguin island.org/>) - Off the mouth of the Kennebec River in Maine. There are overnight accommodations available for members of the Friends of Seguin Island.

Selkirk Lighthouse (<http://www.salmonriverlighthouse marina.com/>) - Open to the public for daily, weekly and monthly rentals for most of the year. In New York on Lake Ontario, at the mouth of the Salmon River.

Thirty Mile Point Lighthouse (<http://www.reserveamerica.com/campgroundDetails.do?contractCode=NY&parkId=317>) - 30 miles east of the Niagara River on the shore of Lake Ontario in Golden Hill State Park. The three-bedroom apartment in the former keeper's house is available for rental year-round. You can make reservations by calling 1-800-456-CAMP or by visiting www.reserveamerica.com (<http://www.reserveamerica.com/>)

Whitehead Light (<http://whiteheadlightstation.org/>) - Offering programs for adults at an historic lighthouse in the heart of the Maine coast. In addition, the entire facility is available to rent for up to seven days and six nights.

Car Title

\$XX,XXX
STOCK#: XXXX

Balise Subaru
Warwick, RI

Disclaimer

Wings Neck Lighthouse (<http://wingsnecklighthouse.org/>)- This pretty lighthouse in Pocasset on Cape Cod is available for rent. You can find information on bed and breakfasts in Newport County, Rhode Island, at the website of the

You can find information on bed and breakfasts in Newport County, Rhode Island, at the website of the **Newport County Bed and Breakfast Association** (<http://newporttribedandbreakfast.com/>) and also the website of the **Newport County Inns and Bed and Breakfasts Association** (<http://newportinns.com/>).

MID-ATLANTIC & SOUTHERN U.S.

Anchorlight Bed and Breakfast (<http://www.anchorlight.net/>) - A Christian Bed and Breakfast located on beautiful Smith Lake in north Alabama. You can actually spend the night inside the replica lighthouse tower.

Chesapeake Bay Maritime Museum (http://www.cbmm.org/l_families.htm)- Offers youth groups the chance to stay overnight in Maryland's restored Hooper Strait Lighthouse.

The Cove Bed and Breakfast (<http://www.thecovebb.com/>) - North Carolina. Relaxing getaway offering lodging in six rooms with private baths, balconies and views of the 1823 Ocracoke Lighthouse and Pamlico Sound. Ideal for weddings, parties, retreats, and business meetings.

Cove Point Lighthouse, Maryland (<http://www.calvertmarinemuseum.com/exhibits/cove-point-lighthouse.php>) - Located just north of the mouth of Chesapeake Bay, The Cove Point Lighthouse is 45 minutes south of Annapolis and just over an hour from Washington, DC, and Baltimore.

Faro Blanco Marine Resort (http://www.key-west-florida.ht41.com/faro_blanco_marine_resort.htm) - The accommodations at this resort in Marathon, Florida, include rooms in a lighthouse replica.

Folly Beach Vacation Rentals (<http://www.follybeachsvacationrentals.com/>) - Oceanfront homes for rent in Folly Beach, South Carolina. All homes are just a short distance from the historic Morris Island Lighthouse.

Folly Beach, South Carolina (<http://www.follybeach.com/>) - Another site with lots of places to stay in this beautiful area, plus a **page on Morris Island Lighthouse**. (<http://www.follybeach.com/lighthouse.php>)

Katie's Light (<http://www.ameliainlandvacation.com/Houses/KatiesLight/>) - A replica of a Chesapeake Bay Lighthouse on Amelia Island, Florida.

Lighthouse Club Hotel (<http://www.fagers.com/hotel/>) - Suites in a lighthouse replica in Ocean City, Maryland.

Smithfield Station Lighthouse Suites (<http://www.smithfieldstation.com/rooms.html>) - A replica lighthouse in Smithfield, Virginia, with two spectacular and luxurious suites.

(<http://click.linksynergy.com/fs-bin/click?id=bGUTZhZJU4&offerid=21595>)

Companies I have Created, Owned and Operated

Glen Falls Hydro LLC (2007- Present) This project consisted of taking a fire ravaged FERC Licensed Hydroelectric plant (250kW) and rehabilitating the power plant as well as repairing the 160 ft. long Glen Falls Dam. Updating the systems will include adding a Fish ladder. I have retained the Engineers and the Contractors who have taken the lead role in seeing this project through with the assisted daily guidance of our son Jared to oversee the daily operations. Once in operation his power plant will create a "Net-Metered" arrangement to sell the power to the abutting tenants of an Industrial Park.

Old Village Mill LLC (2006-Present) This project consisted of taking a Superfund Brownfield site that sat was jammed up in legal proceedings and finding solutions that appeased the EPA, State and Local officials. This site is now under heavy excavation and is pre-approved as a Flex Industrial Park which will create local employment and tax revenue for this Town. Our son has also taken the lead role in this projects development which is expected to be a totally Carbon Free Industrial Park. The first in its kind.

The Village Gardener, LLC. (2007-2005) Garden Shop/ Landscape Design creation in which we rehabilitated a dormant Garden center that had been a landmark in the Eastern Connecticut Town for over 100 years. This Garden Shop sits on a 4 acre piece of property in a very high profile area and will continue to do very well for our son.

Gauvin Landscaping Services, Inc. (1989-1981) First Landscape Company I had going back to the mid 1980's. Installed lawns and Garden Scapes for many Builders and Developers in R.I. In the year 1989 we installed 197 separate lawns with a small crew of 13 employees.

Classic Coach, Inc. (2004-1985) provided motor coach transportation for the general charter groups of all ages across the Eastern seaboard. This company was nearly sunk due to 9/11 Terrorist attacks in NYC but by hanging in there with the help of our staff we pulled through and re-constructed the company to go on to break all sales for the last two years of operation before I sold the company off in 2004.

At one time we had over 51 unionized drivers employed by us. We provided a daily shuttle service for over 1400 Tradesman to the Amgen Corp. while it was under construction. Payroll was at \$65,000.00 per week for this 24 hour a day project. In this company's final days under

our leadership before I sold it, this company was bringing in over \$6 million dollars alone per year.

Preferred Coach, Inc. (2004-2000) Provided Executive transportation services for high end clientele which included many governmental employees as well as clients from the film and music industries.

Casino Express, Inc. (2004-2000) Developed and provided scheduled daily shuttles to Foxwoods and Mohegan Sun Casino in Ct.

Rhode Island Red Bus, Co. (2004- 1951) Purchased this company that had a presence in R.I. since the early 1950's. Provided coach service to many Athletic teams such as Brown University which would travel to other Ivy League schools along the Northeastern states.

Mini Coaches of Rhode Island, Inc. (1997-1991) This Company was formed to be able to provide service for the smaller groups that did not require a full size motor coach.

Capital Transportation, Inc. (1982-1994) First Bus Company that I owned. Mainly Mini-buses and Sedans were utilized in this service.

EDUCATION

General Motors School of Technology (Dedham, Ma.)

Toilgate Vo-Tech, Warwick, R.I. completed 3 years in 1973

School of Hard Knocks (taught by my father who built over 2000 homes in R.I.)

I have learned more things outside of school then at the schools through practical hands on experience.

AWARDS / OTHER

The highest rating the federal Government can issue a ground transportation company. This is based on Vehicle maintenance as well as Record keeping, Compliance, Lack of accidents and by overall mileage performed by a fleet.

Secret Service clearance to provide services for the Government of the United States as well as for visiting dignitaries.

Letter of Commendation for excellence in providing a shuttle service for Marshall Construction, Inc. for 2 years straight, 24 hours per day without one single incident while providing transportation for the construction of the new Amgen Corp. complex in RI. We moved over 1400 passengers / workers per day on this project. This project produced \$ 6 million dollars in revenue for my company.

Reference List:

References and recommendations citing skills and professionalism provided on request.

City of Warwick Bid Proposal RFP #2016-136

Non-Binding Request of the City of Warwick by the Bidder. These are merely a suggestion that I would like the City to consider and if I as the Bidder win approval of Bid RFP # 2016-136.

- 1). Three spaces be reserved for Lighthouse Guest at the Conimicut Park for parking of vehicles.
- 2). That the City agrees to offer a "First Right of Refusal" if the City of Warwick so desired to sell off the Conimicut Lighthouse.
- 3). That on top of the combined efforts of the City of Warwick and the Bidder in applying for Grants and Funding to rehabilitate this Lighthouse that the City also assist the Bidder in his attempt in passing legislation to have a License Plate designated for the Conimicut Lighthouse such as was the case for the Plum Beach Lighthouse. Using the same system as the Plum Beach Lighthouse proceeds of the Plum Point Beach License plates were utilized in the renovations of Plum Beach's Lighthouse.