

DATE: August 15, 2014
TO: Board of Selectmen
FROM: Chuck Hodgkinson
SUBJECT: Nab's Corner Affordable Homesite Lot Development

AWARD WATER WELL PROJECT

This requests your approval to award the water well installation project to John Clarke of Island Water Source, Inc. This is the only response we had to the Request for Proposals issued last month for the installation of four wells—one for each of the four homesite lots.

The bid is \$23,000 including the required clearing for well site access and water testing for the Board of Health—see attached bid. The bids do not include the cost for well pumps. The working budget for this phase of the project is \$23,700.

DISCUSS SUBDIVISION SITE PLAN AND NEW ROAD

We would also like your decision on how to proceed with the new roadway and utilities phases of the project.

The approved subdivision includes a new South Road curb cut for the Land Bank parking lot and new 100-yard roadway on the Town's land that intersects with Ridge Hill Road to the north—see attached site plan. The new road was planned to avoid having 4-8 additional cars belonging to the four homesite lot recipients driving on the Ridge Hill Road section crossing Rob Lionette's one-acre lot.

Rob Lionette mentioned to Tim he would not mind if all homesite lot residents used the current Ridge Hill Road that crosses his property for home access—including the other neighbors already doing so.

If we abandon the planned new roadway and use Ridge Hill Road it might save approximately \$10,000-\$15,000 in the development budget for creating the new road with turnouts. We would still need to construct the new curb cut and install an asphalt apron for the Land Bank parking area. I don't know if the Land Bank would pay for this. The following would also need to be done if we use Ridge Hill Road instead of the current plan:

1. Obtain Planning Board approval, revise and re-file the subdivision site plan, revise the special conditions for the subdivision. I don't know if the hearing would need to be re-opened for these changes.
2. I do not know if the Planning Board will require the road on Rob's land to be widened. Turnouts may need to be added as well for the increased traffic flow.

3. A formal easement agreement would need to be developed, agreed by all parties and filed for the Town's four homesite lots allowing vehicle and utilities use for the section of Ridge Hill Road crossing Rob's land.
4. The utilities plan that was designed for bringing power to the four lots would need to be abandoned and changed. NStar has been reviewing the current plan of running the utilities up the new roadway for about a month. This plan also calls for upgrading a utilities pole from a support pole to a power pole. Once NStar approves a plan we then need to obtain Verizon and Comcast approval for their service before we can issue the Utilities RFP.
5. Another utilities option would be to execute the current design (if approved by NStar and the others) and only clear and dig a utilities trench up the planned new roadway – instead of clearing and building a 12-14-foot wide roadway with the trench.
6. A formal road association would still need to be created for all residents using the road – as conditioned by the Planning Board.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Cuech", is located below the text "Thank you for your consideration.".

Island Water Source, Inc.

23 NORTH LINE ROAD, EDGARTOWN MA 02539
Tel 508-693-4999 Fax 508-693-6186

islwater@aol.com

August 11, 2014

Mr. Charles Hodgkinson
Chilmark Town Hall
401 Middle Rd.
Chilmark, MA 02535

Re: Nab's Corner Well Bid

Dear Mr. Hodgkinson,

This letter is to address the five points that the Nab's Corner Well bid should address.

Item 1: The Project Manager is John Clarke, owner/operator Island Water Source, Inc. The Site Supervisor is Dave Schwoch, Master certified well driller by the National Groundwater Association, Mass license number 559. He is the same person who conducted the work on the Middle Line Road project. He has 28 years of well drilling experience on the island and over 2,300 wells drilled.

Item2: I would refer to item one concerning our experience with the Middle Line Road project.

Item3: Island Water Source, Inc. has been in business on Martha's Vineyard since September 1995. We have the capital on hand to pay for the project without any need for progress payments.

Item 4: Please see attached bid sheet. The additional cost of a one hundred (100) foot deep well as specified in the bid write-up is \$5,750 including brush cutting.

Item 5: References:

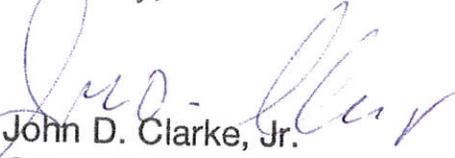
Tim Carroll – 508-645-2101

Frank Fenner – 508-645-3814 or 774-563-1116

Kent Healy – 508-693-6736

Although I have specified the amount for an additional well in the above item 4, I do not believe that will be necessary. Water should be obtained on all four lots on the first attempt.

Sincerely,


John D. Clarke, Jr.
CWD/PI Mass license #703





Town of Chilmark
IFB 14-004

COMPANY NAME: Island Water Source Inc.

BID FORM

Nab's Corner Affordable Housing Wells

Gentlemen:

We the undersigned propose to furnish the Town of Chilmark with four potable water wells per attached specifications for the price stated below:

TOTAL PRICE OF CONTRACT

Per Chilmark Specifications

\$ 23,000

In Written Words Twenty Three Thousand Dollars

Additional well + clearing costs @ 100' is \$5,750 @

Did you deviate from the specifications in anyway? (If YES, you must submit a detailed description of all deviations.)

YES _____ NO

I acknowledge receipt and review of Addenda #(s) 1, 2 & 3 (write in numbers).

I acknowledge that I have examined the site and I am familiar with existing conditions.

BY: [Signature]
AUTHORIZED SIGNATURE

John D. Clarke Jr
PRINT NAME

8/13/14
DATE

Island Water Source Inc.
COMPANY NAME
23 North Line Road
Street Address
SAME
Mailing ADDRESS

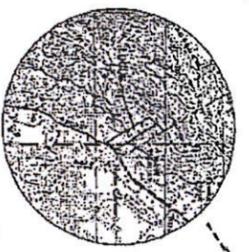
508 693 4999 508 922 7698
TELEPHONE NUMBER Cell number
508 693 6186
FAX #
islwater@aol.com
EMAIL ADDRESS
NAB'S CORNER WELLS

Edgartown MA 02539
CITY STATE ZIP CODE

SUBMIT in SEALED ENVELOPE Marked on its face "**Nab's Corner Wells**"

March 24, 2009

Job No. 1953



Location Map Scale: 1:25000

TOWN OF CHILMARK
PLANNING BOARD
"APPROVED"

Date: _____

I, Jessica A. Groff, Clerk of the Town of Chilmark, hereby certify that the plan of approval of this plan by the Planning Board has been received and recorded at this office and no notice of appeal was received during the twenty days next after such receipt and recording of said notice.

Town Clerk

Date: _____

I certify that this survey and plan were prepared in accordance with the Procedural Land Surveying in the Commonwealth of Massachusetts.

Professional Land Surveyor

Date: _____

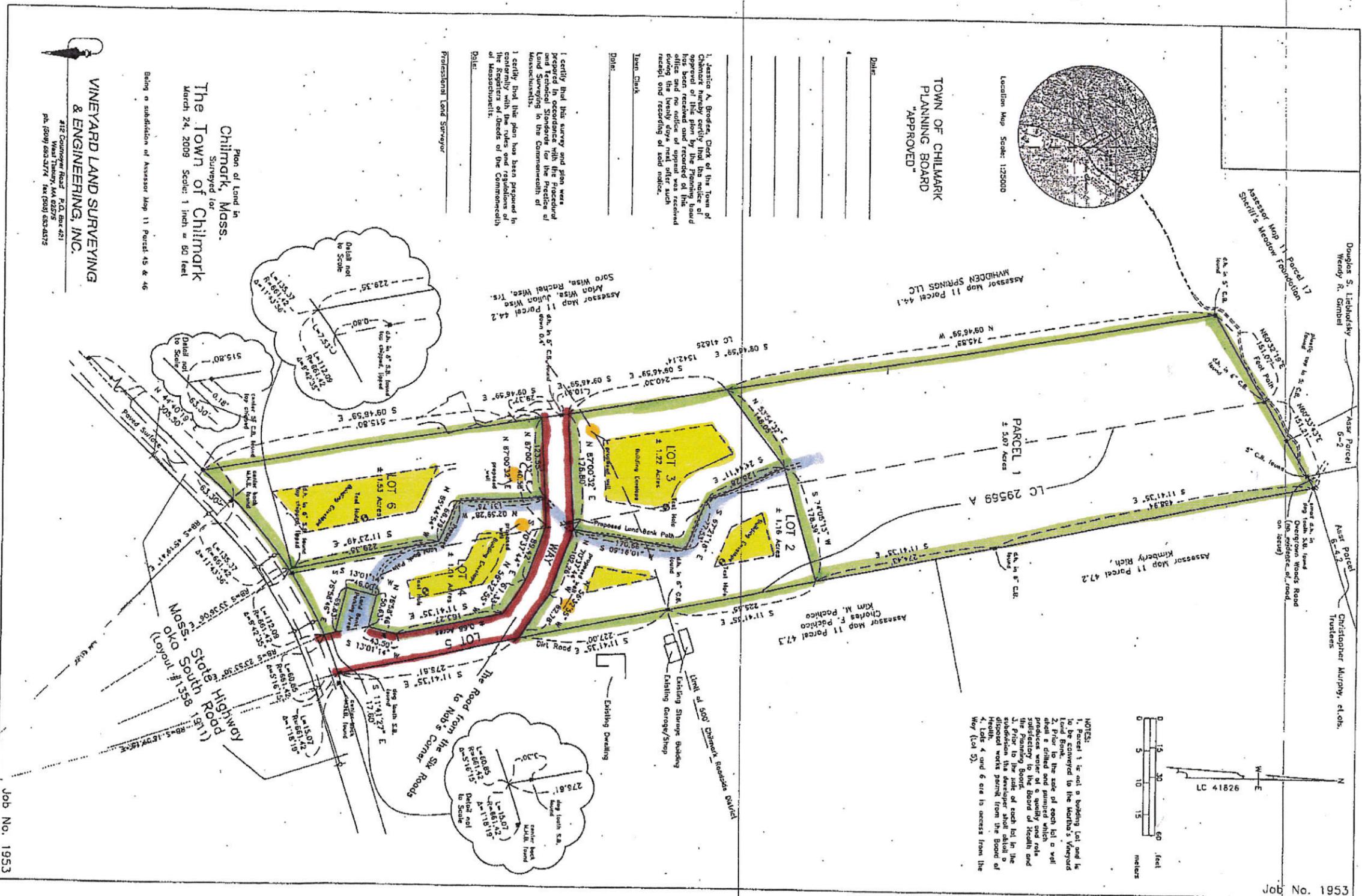
Plan of Land in
Chilmark, Mass.
Surveyed for
The Town of Chilmark
March 24, 2009 Scale: 1 inch = 50 feet
Being a subdivision of Assessor Map 11 Parcel 45 & 46

VINEYARD LAND SURVEYING
& ENGINEERING, INC.

#12 Cotuitway Road P.O. Box 421
West Tisbury, MA 02575
ph. (508) 833-0774 fax (508) 833-4375

Job No. 1953

- LOT LINES
- BUILDING ENVELOPE
- LAND BANK PARKING & TRAIL
- ROAD LAYOUT
- PROPOSED WELL



NOTES:
 1. Parcel 1 is not a building lot and is to be conveyed to the Martha's Vineyard Land Bank.
 2. Prior to the sale of each lot a well production test shall be conducted, satisfactory to the Board of Health and the Planning Board.
 3. Prior to the sale of each lot in the subdivision the developer shall obtain a health work permit from the Board of Health.
 4. Lots 4 and 6 are to be accessed from the Way (Lot 5).