

Addendum No. 2

PLEASE ACKNOWLEDGE RECEIPT OF THIS ADDENDUM NO. 2 IN YOUR BID/PROPOSAL PACKAGE ON THE PRICE PROPOSAL FORM!

May 5, 2020

Town of Plympton, Massachusetts

To all Prospective Bidders for Lot #1 at Prospect Road, Plympton
RFP 2020 – Lot 1

Due to the COVID-19 situation, the Town of Plympton is postponing the **bid due date** for this RFP. The new date and time are as follows:

Wednesday, May 20, 2020 at 12:00 p.m. (noon)

- **We fully intend to go forward with this new bid due date of May 20, 2020**
- **Bids will be received at a table outside the main entrance of the Plympton Town House in sealed packages as per the instructions in the RFP**
- **Bidders must be wearing a face covering when approaching the table**
- **Bidders will be asked to provide an Email address**
- **Bids will remain sealed to allow for a decontamination period**
- **Bids will be opened publicly and read aloud outside the main entrance of the Plympton Town House on Friday, May 22, 2020 at 12:00 p.m.**
- **All Bidders must be wearing a face covering if attending the public bid opening**
- **Attending the public bid opening on May 22, 2020 is not required, as the results will be Emailed to everyone who submitted a bid and/or supplied an Email address to be kept informed on Tuesday, May 26, 2020**
- **The Town will contact the highest responsive Bidder of each lot on Tuesday, May 26, 2020 to move forward with the transaction(s).**

All other portions of the RFP and Associated Documents and Forms remain unchanged, even if the forms have older dates on them.

Below is a list of all questions received and answers provided by the Town:

Q: What is the total of the roll back taxes for each lot?

A: As per the latest information from the Assessors' Office (and subject to change), the total of the roll back taxes for each lot is as follows:

Lot #1 – Parcel 23-2-6 with 1.39 acres = \$525.99 rollback tax

Lot #2 – Parcel 23-2-6A with 1.45 acres = \$547.69 rollback tax

Lot #3 – Parcel 23-2-6B with 1.41 acres = \$534.18 rollback tax

Q: Will the Town of Plympton allow a perspective buyer/builder at own risk to cut a well road in to drill the well and make sure it is potable water?

A: The Town expects to allow due diligence inspections of the property in accordance with the terms of an executed purchase and sale agreement negotiated by the parties. Such terms may, but will not necessarily, allow for the invasive testing and alteration of the land in the manner proposed.

Q: When and who will be deciding which bid is accepted?

A: The Town will publicly open the bids at the date/time/location specified in the RFPs; the Town notes the evaluation criteria and information concerning the timing of award in the RFPs, so we would refer you back to those documents.

Q: If we do not win the bid, is the \$1,000 binder refunded to us in full?

A. Yes, please see clause H.4. of the RFP. The binder will be returned in full to bidders whose bids are not accepted by the Town.

Q: Are you still accepting bids on or before noon on April 7th?

A. ~~Yes, noon on April 7, 2020 remains the deadline at this time. If we need to extend the deadline due to the COVID-19 emergency, we will post it on the Town's website: town.plympton.ma.us~~

~~The deadline for bids has been extended to on or before noon on May 11, 2020. Bids will be opened publicly at noon on May 11, 2020. Please check the Town's website: town.plympton.ma.us in case this date needs to be extended further due to COVID-19.~~

The deadline for bids has been extended to 12:00 p.m. on May 20, 2020 following the instructions noted above. Bids will be opened publicly at 12:00 p.m. on May 22, 2020.

Q: What will be allowed to determine if the lots have a potable water supply?

A. Please see the hydrology report on the website: town.plympton.ma.us
Additionally, the Town expects to allow due diligence inspections of the property in accordance with the terms of an executed purchase and sale agreement negotiated by the parties. Such terms may, but will not necessarily, allow for the invasive testing and alteration of the land in the manner proposed.

Q. What would be the cause of the roll back tax amount to change? Is there a per diem rate?

A. We don't anticipate the amounts changing.

Q: Will the land at the rear border of Lot 2, also touching Lots 1 and 3 be kept as permanent conservation or could it possibly be sold as a buildable lot in the future?
Would it be possible to position the house on Lot 2 towards the Lot line between Lot 2/Lot 3 and the driveway towards the Lot 1/Lot 2 property line? If so, would it also be possible to push the house on Lot 2 towards the rear property line?

A: Yes, it is permanent Conservation land; as long as the new house/driveway/septic locations meet various setback requirements within the zoning and Board of Health regulations, they can be located as you want but note that there is not a lot of room to relocate septic systems due to the well setback requirements.

Q: It states in Paragraph H5 that you must provide evidence of having funds, then at the end of the same Paragraph it states the proposer must deliver a letter of commitment to the Town within fourteen days from the date of the Agreement. Can you wait to provide commitment letter for after if you win the bid? If you must provide proof can it be any other type of proof? (i.e. copy of bank account).

A: In order to be able to sign the Agreement as the winning bidder, your bid needs to include some evidence of proof of funds being available adequate to pay the purchase price (that can be a letter of commitment, pre-approval letter, etc.). Within 14 days from the date of the Agreement, you need to provide proof of a solid financing commitment for this purchase that documents you will in fact have the required funds to meet the closing date.

Q: Is it possible to get the septic/well plans for lots 2&3? How do we submit an offer?

A: The septic and well plans are posted online on the Town's website. Visit: town.plympton.ma.us and click on the homepage link that says: **THREE PREMIER LOTS FOR SALE: TWO BROOKS PRESERVE - CLICK HERE!!**

Directions for submitting an offer are contained within the RFPs that are also in the same location on the website.

Q: Regarding lot 3, can the septic/leaching field be enlarged to accommodate an in-law set up and if so, is an in-law residence permitted in the town even though the description states the agreed upon building will be a single-family residential use?

Also, is there a time frame when any portion of the project must be completed?

A: Under the Town's Bylaws, we believe that an in-law residence would be considered a two-family residence and these lots are specifically restricted to single-family use. As for a building permit, construction must start within 6 months of the effective date of the permit and be completed within two years.

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ADDITIONALLY, you must also note that you viewed the previously issued ADDENDUM NO. 1 on the Price Proposal Form – if you aren't familiar with that document, please visit the website to obtain it: town.plympton.ma.us and click the link on the homepage that says: **THREE PREMIER LOTS FOR SALE: TWO BROOKS PRESERVE - CLICK HERE!!*

--- End of Addendum No. 2 ---