



## Regional Brownfields Partnership of West Central Connecticut

c/o Naugatuck Valley Council of Governments  
49 Leavenworth Street, Third Floor, Waterbury, CT 06702 | 203.757.0535 | [nvcogct.org](http://nvcogct.org)

### Environmental Assessment Short-list Request for Proposals Derby Main Street South

Questions and Answers through Friday, December 28

**1. The RFP does not specify the meeting location for the Tuesday, December 11 site-walk. Where should we plan to meet?**

We will meet at 90 Main Street South (former Lifetouch property). Ample parking is available between Factory Street and Caroline Street. We will then move on to 2 Factory Street (Jacob's Metal).

**2. The sharefile link included in the email is for the Berlin 1406 Chamberlain Highway project. Please provide the correct link.**

Sorry for the confusion. The correct link is available in the RFP document and below:

<https://nvcogct.syncedtool.com/shares/folder/8e4dfafb3f833c/>

**3. Do the proposed reuses at 90 Main Street and 2 Factory Street include building demolition?**

Although there has been some interest from potential purchasers looking to reuse the current structure at 90 Main Street, the most developed proposals at this time include complete site-clear and new construction. Conceptual plans have included either mixed-use retail and residential buildings or high-density residential.

2 Factory Street has been considered a potential site location for structured parking, which would necessitate structure demolition and site-clearing.

**4. Does the basement exist beneath the whole main level, or is it partial?**

NVCOG believes the basement exists only beneath the eastern portion of the structure. The western portion appears to be built on slab, with a crawl-space where the former mechanic's pit existed.



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### **5. Are there maps of soil boring locations included in the 2009 GO Environmental Phase II Report?**

Maps of soil boring and groundwater monitoring well location are part of the Phase II appendix and are available to view and download as separate PDFs at the sharefile link.

### **6. There is marking paint and damaged pavement that could indicate UST removal at the 90 Main Street building. Do you know if tank removal occurred and if there is any additional information related to that?**

There is record of three (3) underground storage tanks (USTs) on-site that were closed in-place in the 1950s at the eastern edge of the property (as is indicated in Go Environmental's Phase II Appendix 1, Figure 3. NVCOG does not have any additional information pertaining to tank removal at 90 Main Street.

### **7. I noticed the Project Proposal Form is different for this RFP. It only has one sheet (Proposal) and Phase III Assessment Survey requests bulk estimates for soil and ground water testing. Just verifying that the format has changed. Also, do you want separate proposal sheets filled out for 90 Main and 2 Factory, or a combined total?**

The Project Proposal Form was intentionally created for this Request for Proposals process. Note that, although the bid form has been simplified, additional requirements have been added to the Scope of Work section of the Request for Proposals. Please fill-out separate proposal sheets each for 90 Main Street and 2 Factory Street.

### **8. For budget tracking, will the project proposal form be used or will you be using the previous version with several tabs?**

The selected firm will be required to provide a completed RBP Oversight Form with their final contract proposal. The RBP Project Oversight Form will be used for budget tracking purposes, as required in previous RFPs.

### **9. Would it be possible for the owner to arrange for a few of the steel plates to be removed from the former mechanics pit in order to drill beneath them?**

At this time the owner does believe he'll be able to arrange for removal of the steel plates above the former mechanics pit. If a firm believes testing of this area is necessary and removal is



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advantageous, you may include such work to be completed by a drilling contractor or other in the proposal.

**10. There is a roadway (unpaved) bordering the 2 Factory Street parcel to the west. We didn't walk over that way during the walkover, but I was wondering if the rear of the parcel is accessible from that road, coming in from behind the scrap metal pile. Do you think accessing that area using the road would be possible? Not sure how much room there is to get in that way or if there is a fence, but that would seem to be the only way to access the area downgradient of the pile.**

The unpaved roadway bordering 2 Factory Street to the west is privately owned as part of the 23 Factory Street parcel. There is a fence lining the south and west edge of 2 Factory Street, behind the scrap metal piles. If testing in this area is considered necessary for assessment, NVCOG will arrange site access with the owner at 23 Factory Street.

If there is a question regarding site access on any parcel adjacent to either 2 Factory Street or 90 Main Street, all firms should assume NVCOG will arrange such access as necessary – however, please do make it clear in the proposal that your firm would require such access.

**11. Is power completely shut off at the 90 Main Street building? I know that we didn't have power during the site walk, but is it possible to have power and lights during interior investigation activities?**

The site owner will likely be unable to turn-on power at 90 Main Street. If you believe an on-site generator will be required to conduct assessment activities, please include the equipment and operation cost in your proposal with justification for the need.