



## East Main Street Riverfront Reuse Plan

FY 2018 CT DECD Brownfield Area-Wide Revitalization Grant





**REQUEST FOR QUALIFICATIONS:**

**BROWNFIELDS AREA-WIDE PLANNING  
THOMASTON EAST MAIN STREET RIVERFRONT REUSE PLAN**

**SUBMITTAL DEADLINE**

SUBMITTALS MUST BE RECEIVED BY:

Tuesday, February 26, 2019  
2:00pm EST

**SUBMIT QUALIFICATIONS TO:**

Max Tanguay-Colucci  
mcolucci@nvcogct.org

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**INCLUDED IN THIS PACKAGE**

- i. RFQ Solicitation
  - a. Intent
  - b. Background
  - c. Scope of Services
  - d. Deliverables
  - e. Selection Criteria
  - f. Procurement Schedule
- ii. Schedule A: Project-Area Context. Available for view and download at:  
<https://nvcogct.syncedtool.com/shares/folder/46c37dd30e1337/>

## NVCOG Request for Qualifications: Brownfield Area-Wide Planning

### **Intent**

The Naugatuck Valley Council of Governments (NVCOG) intends to select one (1) qualified multi-disciplinary team to prepare an analysis of infrastructure and contamination related challenges and opportunities at a three (3) parcel project area in Thomaston, Connecticut. The selected firm will be asked to prepare one (1) Phase I report at 235 East Main Street, Thomaston. The firm may be asked to opine on environmental liability issues, to draft a conceptual remedial action plan at 235 East Main Street, and to conduct limited environmental testing across the project-area as funding allows.

### **Background**

The Connecticut Department of Economic and Community Development awarded a second round of its Brownfield Area-Wide Revitalization (BAR) Planning Grant Program July, 2018. The BAR program is intended to facilitate reuse planning within areas affected by environmental contamination. On behalf of the Town of Thomaston, NVCOG received a BAR grant award to identify challenges and next steps in an area with a metals manufacturing legacy along the Naugatuck River.

### **Project Area (Schedule A)**

The BAR project area includes three parcels: 242 East Main Street (New England Railroad Museum), 200 East Main Street (New England Oil Terminal) and 235 East Main Street (former Plume and Atwood property). Rt. 6, which divides the parcels, is a significant state route connecting Rt. 8 to areas east and west (Plymouth and Bristol to the east and Watertown to the west). East Main Street (Rt. 6) here is elevated. The land falls off toward the Naugatuck River. A bridge allows East Main Street to cross the Naugatuck. Four (4) parcels exist in the area below. The sites can only be accessed by way of two (2) narrow, single-lane vehicular ramps. These ramps meet East Main Street at acute angles. Westbound motorists on Route 6 are unable to make a left turn onto the down ramp. The only other exit is at the north-end of 235 East Main Street, where a narrow winding road leads underneath a constricted historic railroad bridge. The current clearance is not enough for a full-size fire-truck or for many commercial vehicles.

An electric substation is located across the river from 235 East Main Street along Electric Avenue. Connecticut Light and Power is listed as owner of this parcel at 40 Electric Avenue. High-voltage transmission lines cross the river. There is a high-voltage transmission tower on the 235 East Main Street property, very near the East Main Street Bridge. To the north of 40 Electric Avenue across the river, the adjacent parcel is currently a vacant, grassy lot. Additionally, there is a historic hydropower dam in the Naugatuck River around this point. With the completion of the Town of Seymour's fish ladder, this small dam is considered the last obstacle to northward fish migration in the Naugatuck River. Thomaston Dam, the largest of three flood-control dams constructed by the U.S. Army Corps of Engineers in the Naugatuck River Basin, is located one-mile north of the project area.

Despite its challenges, the land below the East Main Street Bridge has great potential. This area is the gateway to historic downtown Thomaston for motorists, bus riders, and visitors to the Railroad Museum of New England. The historic Thomaston Town Hall and Opera House anchors downtown Thomaston. Many small businesses line Main Street north and south. The East Main Street Bridge is less than one-half mile away from this historic center. Providing access to the Naugatuck River here is a priority for the Town, as it is the closest point at which downtown and the river intersect.

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The former Plume and Atwood brass processing and manufacturing facility at 235 East Main Street is north of the East Main Street Bridge. It is a narrow 9.75 acre property along the east edge of the Naugatuck River. The site's riverfront is currently the preferred route for the planned 44-mile Naugatuck River Greenway connecting Torrington to Derby, Connecticut. Pieces of the former Plume and Atwood facility still stand. A majority of the metals processing sheds at 235 East Main have been demolished. While targeted removals and limited remediation activities have been conducted, there remains a great deal of planning needed to address remaining contamination. Known soil contaminants include PAHs, asbestos, and various metals. Use of the site is largely restricted as a result thereof, rendering the majority of the 10 acre parcel unused and vacant. There is one current lessee in a newer building at the north end of the site. The property owner, Deziel Properties, LLC., operates Deziel Paving, LLC, out of this space as well.

To the south of the East Main Street Bridge there are three properties, one of which is not included in the project scope at this time. The historic Thomaston Train Station at the southern portion of the project area is home to the Railroad Museum of New England, setting the stage for the town's bustling industrial village past. This property at 242 East Main Street is a very narrow 1.1 acre property constrained entirely by the historic railroad station, railroad tracks, and the train platform. The adjacent New England Oil Terminal property at 200 East Main Street is .42 acres. There are multiple large petroleum tanks on-site. Although currently for sale, 200 East Main Street has been dormant for some time due to the obsolesced nature of petroleum storage facilities in this area.

### Scope of Services

NVCOG and the Town of Thomaston will coordinate to conduct a minimum of two (2) public information and engagement sessions over the course of the BAR program. NVCOG will assist and oversee a scope of work to be conducted by a qualified firm. The scope of work as currently planned will include:

1. Completion of a Phase I Report - 235 E Main Street parcel (former Plume and Atwood)
2. Completion of an area-wide deficiencies and opportunities analysis including:
  - a. Current condition and ownership of flood/retaining walls along Naugatuck River
  - b. Known environmental conditions along the Naugatuck River
  - c. Current conditions of the historic dam and opportunities for power generation
  - d. Known environmental conditions re: concrete slabs within 235 E Main Street parcel
  - e. Opportunities for small-scale improvements across the BAR area
    - i. Design and installation of wayfinding signage along E Main Street
    - ii. Road improvements below E Main Street bridge – road surface marking and signage to guide visitors
    - iii. Coordination with CTDOT to improve pedestrian safety through traffic-calming
    - iv. Native plantings intended to reduce storm water run-off or to encourage interim phytoremediation
3. Assistance to development of Naugatuck River Greenway easement
4. Assistance to a minimum of two (2) public information and engagement sessions

### Proposal Requirements

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Sealed qualifications, in accordance with the format prescribed below, will be received at the Naugatuck Valley Council of Governments located at 49 Leavenworth Street, Waterbury, CT 06702 until 2:00pm EST, Tuesday, February 26. Any responses received after the advertised closing date and time shall be rejected.

### Format

The full package must be submitted digitally and shall not exceed four (4) total pages (excluding cover letter and appendices). **NVCOG is not requesting fee proposals at this time.** Any firm submitting a fee proposal should assume such information will be redacted prior to review by the Project Select Committee. **Submissions including fee proposals may be removed from consideration due to non-compliance with this RFQ.**

**Cover Letter:** A brief letter signed by an officer of the firm addressed to:

Rick Dunne, Executive Director, Naugatuck Valley Council of Governments, 49  
Leavenworth Street, Third Floor, Waterbury, CT 06702.

**1. Point of Contact:** The name, address, email address, and phone number for the primary point of contact for questions and follow-up re: this Request for Qualifications.

**2. Project Organization and Staff:** The name(s), business address, phone number, and email address of the primary firm and individuals proposed to participate in all tasks identified in the scope of work. A project manager or project lead must be identified along with the roles of other significant project participants. A Connecticut Licensed Environmental Professional (LEP) must be included in the project team but does not need to be identified as the project lead. Submitting firms should choose the candidates most appropriate for the scope of work discussed. Other professionals with experience in transportation and land-use planning should be included and defined.

*\*The Licensed Environmental Professional (LEP) license number must be indicated. The firm must declare the proposed LEP has not been subject to adverse findings in the LEP Verification Audit Program and has no active lawsuits or actions taken against the LEP that would jeopardize the LEP's current standing as a Licensed Environmental Professional in the State of Connecticut as established by Public Act 95-183 and codified as section 22a-133v of the Connecticut General Statutes. The firm must agree to notify NVCOG should any such event occur throughout an active procurement until closure of the grant.*

**3. Subcontractors:** Identify all subcontractors expected to be involved in tasks outlined in the scope of services, if applicable. Provide the name, phone number, and business address of each firm. If and only if your firm intends to utilize subcontractors in the scope of work discussed, your firm should demonstrate good faith efforts to procure State certified Disadvantaged Business Enterprise (DBE) firms through attachment of communication, bid proposals, or other documentation (Appendix B)

**4. Experience:** Please provide a minimum of two examples of project experience with valid references. Name of the project, address, brief description, project period, project cost delineated by major tasks, project team members, and valid reference contact information shall be included. Any references provided may be contacted. Qualified firms will demonstrate real experience with the following:

- Projects involving a pragmatic planning approach where real needs and feasible solutions were successfully identified and carried out

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- Management of state environmental cleanup and liability relief programs
- Projects completed in a timely and cost effective manner or demonstrate ability to handle complex issues effectively
- Projects that successfully brought together local, state, and federal partners

**Appendix A:** Staff Resumes – Include proposed team members’ resumes

**Appendix B:** Documentation of DBE Good Faith Efforts, if applicable and firm is unable to procure DBE firms

### Questions

General inquiries concerning the Request for Qualifications must be made to [mcolucci@nvcogct.org](mailto:mcolucci@nvcogct.org). Questions must be received by 2:00pm Tuesday, February 19. NVCOG is not bound by verbal responses. NVCOG staff will transmit all questions received and answers provided as addenda each Thursday through February 21, 2019.

### Selection Criteria

Submissions will be reviewed by a committee of the Regional Brownfield Partnership Executive members and municipal representatives. Selection criteria will include:

- Demonstrated ability to work successfully with municipal partners
- Strength, Effectiveness, and Value of Selected Project Examples
- Project Team Experience and References
- Demonstrated familiarity with complex environmental challenges
- Demonstrated ability to apply sound survey methods applicable to potential reuse strategies
- Participation of DBE subcontractors, or good faith efforts to procure DBE subcontractors.\*

\*NVCOG staff will review Connecticut’s DBE directory and make note of all submittals received from DBE firms and/or firms that intend to utilize DBE subcontractors. NVCOG encourages firms to consider subcontractors from the state of Connecticut’s DBE Directory, located at: [http://www.biznet.ct.gov/dot\\_dbe/dbesearch.aspx](http://www.biznet.ct.gov/dot_dbe/dbesearch.aspx).

Based upon the evaluation of the qualifications submitted, NVCOG may elect to conduct an interview process with selected firms.

### Procurement Schedule\*

<b>RFQ Release Date</b>	Tuesday, February 5
<b>RFQ Questions due to NVCOG</b>	2pm Tuesday, February 19
<b>Answers Posted</b>	Once weekly through 2/19/2019
<b>Qualifications Due</b>	2pm Tuesday, February 26
<b>Evaluation</b>	Week of February 24
<b>Request for Proposals Release Date</b>	March 2019

\*NVCOG reserves the right to amend or to cancel this RFQ.