

# MANDATORY BID WALK – CHERRY STREET PROJECT WATERBURY CT

Session started at 10:00 in the New Opportunities, inc. Auditorium.

Attendees were welcomed, and asked to sign in on the sign-in sheets. Attendees were reminded that attendance at the complete session was a threshold bid requirement and were instructed to sign out to document their attendance.

**Toni Hirst**, Chief Administrative Officer facilitated the Bid Session. **Frank Gardner**, Region One EPA Brownfield Project Manager for the Cherry Street Project was introduced. **Ray Sullivan**, Northwest Green Jobs Coordinator from the Northwest Regional Workforce Investment Board was present and talked about the Northwest Regional Workforce Investment Board Brownfield's Training Programming. .

The following questions were asked.

1. **What is the total value of the project? What is the value per parcel?**
  - a. The total funding for the project is \$ 570,250
  - b. Funds must be allocated between each parcel:
    - \$190,082 39 Cherry Ave
    - \$190,084 177 Cherry Street
    - \$190,084 215 Cherry Street
  - c. Financial reporting will be by address. Common costs can be cost allocated between the 3 parcels.
2. **Can you provide additional data on the radon found in the building? What is the history of this building?**
  - a. A report called "**Radium Contamination at Former Watch Manufacturers in Waterbury, CT**" will be posted at the New Opportunities, Inc. website and emailed to those completing the walk through.
  - b. The only information we have on the histories of the 3 parcels is contained in the documents have been posted on the NOI website.
3. **What are the key dates for the project?**
  - a. December 29, 2011 – last day to ask questions
  - b. December 31, 2011 – answers to all questions received will have been posted
4. **What kind of money do you have from EPA?**
  - a. HazMat
5. **Who will be providing the technical review for New Opportunities?**
  - a. NOI will be working closely with the EPA Region One Office, its' Environmental legal counsel, and will secure an Environmental Consultant
6. **Please confirm addresses and the allocation of money.**
  - a. 39 Cherry Ave, 217 Cherry Street and Project name: Cherry Street Project
  - b. Project includes the properties located at 39 Cherry Ave, 177 Cherry Street, and 215 Cherry Street

- c. Project DOES NOT include O Cherry Ave
- d. See answer to question 1

**7. ABCA – What is done and what isn't?**

- a. At this time no work has been done

**8. What is the scope of work NOI is looking for?**

- a. NOI is interested in conducting as much remediation per parcel as possible with the EPA Remediation dollars. We have provided you with Phase I and Phase II reports, as well as other supporting documents that we have received. Our expectation is that with the expertise found within each of your companies, you will be providing us with a proposed scope of work that will remediate the properties.
- b. We are interested in seeing a proposed scope of work has time and material costs per activity and location within a site. If your proposed remediation exceeds the available funds, we would request that your list be prioritized.

**9. Can you describe the ownership of the properties?**

- a. Please refer to the Phase 1 and Phase 2 documents for a discussion of property ownership and uses

**10. Will there be a short list?**

- a. Yes. We are planning on calling in 3-5 companies for interviews

**11. What is the end use of the property?**

- a. The site will contain a mixture of residential and commercial uses. The re-development plans are conceptual in nature.

**12. What criteria will be used to evaluate the bid?**

- a. Please refer to the bid documents

**13. Where do we turn our proposal?**

- a. Sealed proposals will be accepted up to 3:00 on Wednesday, January 18, 2012.
- b. Proposals should be delivered to the Office of the President, New Opportunities, Inc., 232 North Elm Street, 3<sup>rd</sup> floor, Waterbury. Enter the building at the entrance near the glass elevator.

**14. How will the bids be open?**

- a. Bids will be publicly opened at 3:10 in the Executive Conference Room on January 18, 2012

At the conclusion of the Question and Answer Period, the group took a walk through the site.

Toni Hirst