



CITY OF TORRINGTON
Addendum # 1

ADDENDUM #1 HAS BEEN ISSUED REGARDING QUESTIONS SUBMITTED AND RESPONSES. ALSO INCLUDED IN ADDENDUM IS THE MASTER PLAN LAYOUT FOR THIS PROJECT.

RFP# EES-296-051616 ENVIRONMENTAL ENGINEERING AND RE-USE PLANNING SERVICES – 100 FRANKLIN DRIVE

Date of opening: **May 16, 2016** Time: **11:00 AM** Location: **City Hall, 140 Main St., Room 206, Torrington, CT 06790**

SUBMIT SIGNED ADDENDUM WITH SUBMITTED BID.

The City of Torrington reserves the right to accept or reject any or all bids or any portion thereof, to waive technicalities, and to award the contract as will best serve the public interest.

Dated in Torrington: May 10, 2016

Purchasing Agent _____
Pennie Zucco

Bid Submitted By: _____

Name of Company _____

Signature

Address: _____

Title

Date

Date

Phone/Fax: _____

Please provide answers and details on the following:

Q-1) RFP #EES-296-051616 references (on Page 5) a conceptual Riverfront Recapture Redevelopment Plan that was prepared in September 2015 for the riverfront area. One of the RFP requirements is to develop a "strategic redevelopment strategy" for the riverfront area considering the conceptual master plan that was created. I have reviewed the City's web page but was unable to locate a copy of the September 2015 conceptual master plan. Can a copy of the conceptual Riverfront Recapture Redevelopment Plan be provided?

A-1) Attached is the Master Plan for this project

Q-2) Are there previous environmental reports that will be made available prior to Bid submittal? After project award?

A-2) Any environmental reports that are available, will be provided after the project award as part of the Phase 1 ESA process.

Q-3) Will the winning bidder be furnished with the contact information for the current Property Owner? The consultant? The Site's LEP?

A-3) Property Owner is engaged in the process, however the contract is between the City and selected respondent.

Q-4) Will the winner be provided with site drawings?

A-4) The property owner is fully cooperating with this project and will provide any documentation including site plans if available once the winning BID is selected.

Q-5) Since the scoping of Phase II activities will not occur until after the completion of the Phase I, are bidders required to name sub-contractors at this time? Depending on the findings of the Phase I, Phase II activities (and consequently the contractors used) could change.

A-5) No – however the sub-contractors will need to be approved by the City at the time in which we scope out the Phase 2 work.

Q-6) I have one question regarding #3 of the Summary Outline Scope of Services. Is strategic redevelopment planning part of the scope of services for this project? Should the environmental consultant team work with a planner and provide qualifications for planning services with this proposal?

A-6) Yes, that would be recommended although it is not required. The Redevelopment Strategy will look at the feasibility and re-use of the site depending on the environmental issues that are discovered through the phase 2 process.

Q-7) I have a question about the RFP for the 100 Franklin Drive property. In the RFP it indicates that the expected timeline runs from June 6-Aug 31st 2016. Is this just referring to the Phase I or all three tasks?

A-7) This would refer to Phase 1 specifically. However, we would like to move this project along and must have all environmental work completed by the end of 2016.

Q-8) 'Hourly fees and expense schedule' is listed as one of the selection criteria. Does this include the costs of laboratory analysis?

A-8) This RFP is specifically designed for a Phase 1 assessment. At this time, no laboratory expenses are expected. Selection of the consultant will be based on the Consultants hourly fees and expenses for the Phase 1 work.

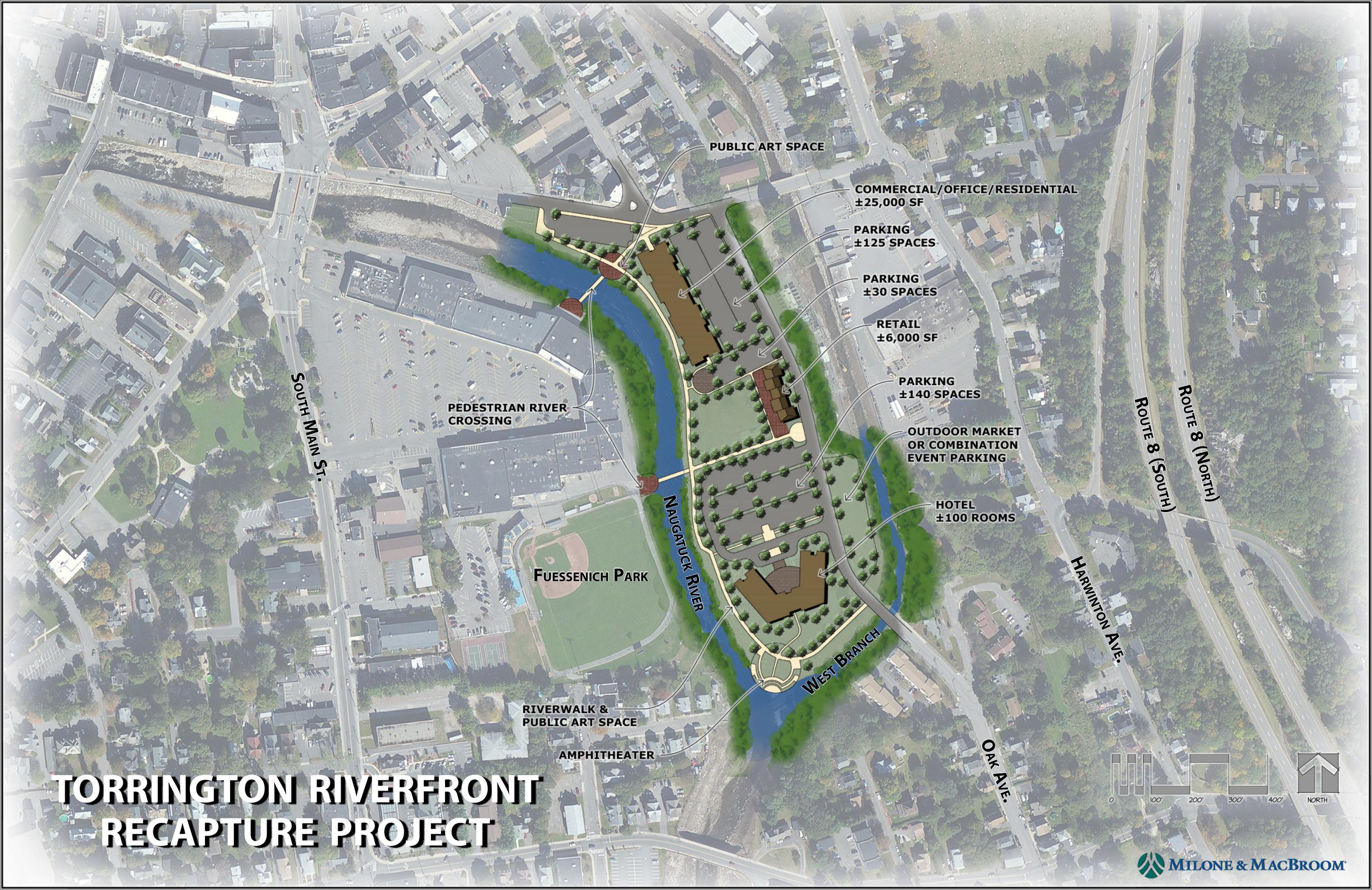
Q-9) The RFP indicates that the redevelopment plan will look at the future re-use of the 100 Franklin Drive site in conjunction with 100 Franklin Street. Please provide information on any land use restrictions implemented as part of the remediation of the 100 Franklin Street site.

A-9) Currently there are no land-use restrictions to 100 Franklin Street. However, the site has been enrolled in the voluntary cleanup program and at some time will require a restriction. Only 1/3 of the property was part of this remediation effort where a parking lot was constructed that serves as the environmental cap of that area, therefore further clean-up of the site is required. The City was awarded \$1,000,000 from DECD to further remediate the site. However, plans to remediate have been put on hold until more information is provided regarding the adjoining property, 100 Franklin Drive, as part of our Riverfront Recapture Project.

Q-10) Does the City have groundwater quality data collected on the south end of the 100 Franklin Street site? If so, please provide this data.

A-10) Again, we are only asking for a scope of services for the Phase 1 Assessment work. Please see Task 2 on the RFP. This data is not necessary for the preparation for the scope and fee for a Phase 1 ESA at 100 Franklin Drive.

TORRINGTON RIVERFRONT RECAPTURE PROJECT



PUBLIC ART SPACE

COMMERCIAL/OFFICE/RESIDENTIAL
±25,000 SF

PARKING
±125 SPACES

PARKING
±30 SPACES

RETAIL
±6,000 SF

PARKING
±140 SPACES

OUTDOOR MARKET
OR COMBINATION
EVENT PARKING

HOTEL
±100 ROOMS

SOUTH MAIN ST.

PEDESTRIAN RIVER
CROSSING

FUESSENICH PARK

NAUGATUCK RIVER

WEST BRANCH

RIVERWALK &
PUBLIC ART SPACE

AMPHITHEATER

ROUTE 8 (SOUTH)

ROUTE 8 (NORTH)

HARWINTON AVE.

OAK AVE.

