



CITY OF TORRINGTON

PURCHASING DEPARTMENT
140 Main Street, Room 206
Torrington, CT 06790

Pennie Zucco, Purchasing Agent
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February 15, 2022

Mayor Elinor Carbone
Members of the City Council

RE: RFP# CVL-039-101221 CHRISTMAS VILLAGE LOTS ENVIRONMENTAL SERVICES

The City of Torrington received seven (7) proposals for the Christmas Village Lots Environmental Services.

TRC Environmental - Windsor, CT - \$29,146.00
GZA GeoEnvironmental, Inc. – Glastonbury, CT - \$21,100.00
ATC Group Services, LLC – East Hartford, CT - \$25,764.00
Triton Environmental, Inc. – Guilford, CT - \$26,000.00
HRP Associates, Inc. – Farmington, CT - \$32,700.00
Eagle Environmental, Inc. – Terryville, CT - \$7,830.00
BL Companies Connecticut, Inc. – Meriden, CT - \$24,200.00

A committee reviewed the proposals to itemize what services were included, the number of borings & wells they proposed along with their costs. After review, it is the recommendation of the committee and myself to award the Environmental Services for this project to GZA GeoEnvironmental, Inc., Glastonbury, CT for \$21,100.00 with the option to include additional Phase III ESA (approximately \$7,300.00) and Ground Penetrating Radar (approximately \$1,000.00) as needed to complete the Remedial Action Plan (RAP) pending approval from City Council.

Funding of this project will be from the Sue Grossman Project - OPM Smart Growth Grant.

Thank you for your consideration on this matter.


Pennie Zucco
Purchasing Agent

cc: R. Malanca; R. Drew; P. Kudzins



City of Torrington

Bid Name Christmas Village Lots - Environmental Source Bid Number RFP - CVL-039-101221
 Date of Opening October 12, 2021 Time of Opening 11:00 am

VENDOR	BID BOND	NON-COLLUSION	BID AMOUNT	ADDENDUM
TRC Environmental 21 Griffin Rd. North Windsor, CT 06095		✓		# 2 ✓
GZA 95 Glastonbury Blvd. 3rd Floor Glastonbury, CT 06033		✓		# 1 ✓ # 2 ✓
ATC Group Services Inc. 2910 Roberts St. Ste 301 East Hartford, CT 06108		✓		# 1 ✓ # 2 ✓
Triton Environmental Conc 385 Church St. Ste. 201 Gulford, CT 06437		✓		# 1 ✓ # 2 ✓
HRP 197 Scott Swamp Rd Farmington, CT 06032		✓		# 1 ✓ # 2 ✓
Eagle Environmental, Inc. 8 South Main St. Ste 3 Terryville, CT 06784		✓		# 1 ✓ # 2 ✓



City of Torrington

Bid Name Christmas Village Lots. Environmental Services Bid Number RFP. CVL-039-101221

Date of Opening October 12, 2021 Time of Opening 11:00 AM

VENDOR	BID BOND	NON-COLLUSION	BID AMOUNT	ADDENDUM
<u>BL Companies</u> <u>355 Research Parkway</u> <u>Meriden CT 06450</u>		<input checked="" type="checkbox"/>		<u>#1</u> <input checked="" type="checkbox"/> <u>#2</u> <input checked="" type="checkbox"/>



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95 Glastonbury Boulevard
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T: 860.286.8900
F: 860.633.5699
www.gza.com



October 11, 2021
File No. 05.P000296.22

Purchasing Department
City of Torrington
140 Main Street, Room 206
Torrington, CT 06790

Attention: Ms. Pennie Zucco

Re: Proposal for Environmental Services
160 Church Street and Railroad Avenue parcel (M118/B002/L009), Torrington, CT
RFP #CVL-039-101221, Christmas Village Lots – Environmental Services

Dear Ms. Zucco:

GZA GeoEnvironmental, Inc. (GZA) is pleased to submit the following proposal for Environmental Services for the above-referenced properties (Site) to the City of Torrington (Client) in response to RFP CVL-039-101221 and subsequently issued Addendums 1 and 2. This proposal presents the scope of work and estimated fees for the tasks listed below. In addition, we reference contractual terms and conditions and provide a signature block for acceptance of this contract.

BACKGROUND

Based on GZA's review of previous investigation reports provided by the City, GZA understands that the Site consists of two separate undeveloped parcels totaling 1.34 acres located adjacent to the Naugatuck Railroad. The parcels are referred to as the 160 Church Street parcel and the Railroad Avenue Parcel.

The City provided the following investigation reports for GZA's review:

- Phase I Environmental Site Assessment (ESA) prepared by HRP Associates, Inc. (HRP) dated January 18, 2007;
- Phase II Subsurface Investigation Report prepared by HRP dated June 21, 2007;

160 Church Street Parcel

Of the two subject parcels comprising the Site for this RFP, this parcel adjoins the northern side of Church Street and adjoins Christmas Village to the west. In 2007, HRP completed a Phase I ESA and a Phase II Subsurface Investigation Report (SIR) which included the collection of limited soil and groundwater samples from this parcel. However, the larger focus of Phase II SIR was on the 136 Water Street property located across Church Street to the south. The investigations appear to have been completed under USEPA's Brownfield Redevelopment Program.

Based on Sanborn mapping included with HRP's Phase I ESA, the Church Street parcel has historically (and currently) adjoined the Naugatuck Railroad and the former "Railroad Ave".



The on-line CT ECO Parcels viewer shows a portion of railroad line currently within the parcel boundary.

HRP indicated that between approximately 1891 and 1970, the parcel was developed and used for various purposes, including: as a grist/seed/feed mill, storage of hay/grain/flour, and the sales of livestock grain and feeds, paint, varnish, and insecticides. It should be noted that while structures are visible on the parcel in the Sanborn maps appended to the 2007 Phase I ESA report, they are too blurry to read. Therefore, the historical uses could not be confirmed. HRP indicated the building was demolished around 1970, although it appears there was more than one structure.

HRP's Phase I ESA identified environmental releases at both the 58-74 Migeon Avenue and 180-182 Church Street parcels located across the railroad, west of the 160 Church Street parcel. These properties appear to have been combined into what is now listed simply as 58 Migeon Ave. HRP noted records indicating trichloroethylene (TCE), an industrial solvent, had exceeded CT DEP¹ standards in soil at this property and that numerous spills had occurred, including 650 gallons and 50 gallons of methylene bisphenyl isocyanate in 1999 and 2001. Based on groundwater contours developed during HRP's Phase II SIR, this property would be cross-gradient of the 160 Church Street Site. However, large or ongoing releases could still be of concern, given the proximity of this property.

Three soil borings were advanced and one monitoring well was installed at the 160 Church Street Site during HRP's Phase II SIR. The soil sample TB-4 collected from 4 to 6 feet below grade (fbg) from the southern-most boring on the parcel contained the pesticide 4'-DDT in excess of the CT Remediation Standards Regulations (RSRs) GB pollutant mobility criteria (GB-PMC) and polychlorinated biphenyls (PCBs) at a concentration below RSR criteria. HRP hypothesized the detection of PCBs in soil might be due to the historical storage of pesticides and paint. In addition, a duplicate of the soil sample (TB-4 (DUP)) contained polyaromatic hydrocarbons (PAHs) with concentrations in excess of the residential direct exposure criteria (R-DEC), the industrial/commercial direct exposure criteria (I/C-DEC) and the GB-PMC. HRP noted that the northern borings contained fill materials from grade to 10 fbg including coal, slag and ash. HRP also noted field evidence of petroleum contamination in the northern borings (TB-6 and TB-7), though samples from these borings were not analyzed for TPH or VOCs.

In the groundwater sample collected from MW-4 (TB-4 location), arsenic and lead were detected above the RSR Surface Water Protection Criteria (SWPC). HRP also noted tetrachloroethylene (PCE) was detected at 1.1 micrograms per liter, below RSR criteria. During the Phase II, HRP encountered groundwater at 7.65 fbg at the 160 Church Street Site.

"Railroad Avenue Parcel"

The second parcel subject to the RFP is located generally north of the 160 Church Street parcel, but also adjoins the narrow portion of the Church Street parcel to the east. This parcel was not part of HRP's 2007 Phase I ESA or Phase II SIR and per the RFP, the City is unaware of a Phase I ESA having been conducted for this property. Although the parcel appears to be currently undeveloped, structures are visible on this parcel in the Sanborn maps attached to HRP's Phase I ESA, although the maps are too blurry to discern the labelling on the structures.

¹ CT DEP now CT Department of Energy and Environmental Protection (CTDEEP)



We understand that the City acquired the Site parcels in 2018 and plans to construct asphalt parking areas and a trail on them. We understand the City's Engineering Department will be designing the parking lot, but a Connecticut Licensed Environmental Professional (LEP) is needed to perform the necessary assessment work and develop a Remedial Action Plan (RAP) that guides the final site plan and reflects the intended use as paved municipal parking lots. To our knowledge, the Site has not been entered into a formal remediation program (such as the CT Transfer Act or Voluntary Remediation Programs).

Based on our review of the City's RFP we are certain the services requested are all available from GZA's team. The following Scope of Work is proposed to address the tasks requested in the Scope of Services of the RFP.

SCOPE OF SERVICES

Task 1 – Phase I Environmental Site Assessment (Phase I ESA)

To develop an understanding of the historical usage of the "Railroad Avenue" parcel GZA recommends conducting a Phase I ESA to identify recognized environmental conditions (RECs) associated with that parcel. In addition, GZA will include the 160 Church Street parcel as part of the Phase I ESA to update the previous HRP Phase I ESA. GZA's Phase I ESA scope would consist of the following:

Site Reconnaissance

GZA will conduct a site reconnaissance to observe surficial evidence of recognized environmental conditions. Typical elements of the site reconnaissance consistent with the ASTM guideline include:

- documentation of current site use;
- documentation of use of adjoining properties;
- observations for hazardous materials present at the Site;
- observations for aboveground and underground storage tanks; and
- observations for spills, stains, floor drains, sumps or other features which might result in a release of hazardous material or petroleum products to the soil and groundwater.

For the purpose of this proposal, we assume the site reconnaissance can be completed during one visit to the Site and that all public areas of the Site will be accessible during the visit. Photographs of pertinent site features will be included in the report.

Interviews

GZA will attempt to interview the present property owner, selected tenants, and the Key Site Manager, or others knowledgeable of the property, either during the site reconnaissance or by telephone, regarding the current and past site use. Past owners and tenants may also be interviewed as part of this assessment. If the property is abandoned as defined by ASTM, GZA will attempt to interview one or more adjoining or neighboring property owners. We will also inquire about environmental permits, records, and previous environmental studies which may have been conducted at the Site.

Certain local officials knowledgeable of environmental issues will also be interviewed (see Task 5). These local officials may include health and fire agencies who may maintain environmental records concerning the property.

Site History Review



GZA will review the Site ASTM Standard Historical Sources to develop a chain-of-use history to undeveloped land or data failure. The Standard Historical Sources used will be selected from the following resources, as available and appropriate for the Site.

- aerial photos
- assessor's records
- street directories
- historical societies
- fire insurance maps
- title information, if provided by the Client
- building department records
- historical topographic maps

It should be noted that data gaps may be present in the history of use that is developed. GZA cannot make any representation as to the environmental conditions at the Site during these data gaps.

Regulatory Review

GZA will review selected state and federal lists and databases for the location of listed properties in accordance with ASTM guidance and as noted below. This review will primarily be conducted through a database subcontractor such as Environmental Data Resources, Inc. When appropriate, tribal records made available will be reviewed.

National Priorities List sites (NPL)	1 mile
Federal Delisted NPL sites	0.5 mile
Federal CERCLIS list	0.5 mile
Federal CERCLIS NFRAP	0.5 mile
Federal RCRA TSD list	1 mile
Federal RCRA generator list	property and adjoining properties
Federal RCRA CORRACTS	1 mile
Federal institutional controls/engineering controls	property only
Federal ERNS list	property only
State hazardous waste sites list	1 mile
State landfill or solid waste disposal sites	0.5 mile
State leaking underground storage tank list	0.5 mile
State registered underground storage tank list	property and adjoining property
State institutional controls/engineering controls	property only
State Brownfield Sites	0.5 mile
State Voluntary Clean-Up Sites	0.5 mile

ASTM standard 1527-13, section 8.2.2.1, specifies that “if the property or any of the adjoining properties is identified on one or more of the standard environmental record sources [described above], pertinent regulatory files and/or records associated with the listing should be reviewed in accordance with 8.1.1 through 8.1.8” of the standard. GZA’s budget includes review of regulatory files related to the Site; however, if extensive files are available for neighboring properties and review appears warranted, you will be notified, and a change order may be issued for the review of regulatory agency files for neighboring properties.

Local Agency Review

In addition to the state database review, GZA will attempt to contact the local environmental regulatory agencies, either by telephone or in person, to inquire about environmental conditions at the Site and in the vicinity. These agencies typically include:



- health department
- water department
- conservation commission
- town engineer
- fire department
- zoning board
- water/sewer department
- building department
- city/town clerk

User Responsibilities

ASTM E1527-13 describes tasks that are performed by the User, as defined by ASTM, which will help identify the possibility of Recognized Environmental Conditions. ASTM defines the User as the party who seeks to use Practice E1527-13 to complete an environmental site assessment of the property. GZA will review the information provided by the User and summarize the information in the report. User responsibilities defined by ASTM include:

- a review of land title records and lien records for environmental liens or Activity and Use Limitations (AUL). ASTM states that this information shall be reported to the Environmental Professional;
- communicate any “specialized knowledge or experience of the user” regarding recognized environmental conditions at the property to the Environmental Professional;
- communicate any “actual knowledge” of the user of any environmental lien or AULs;
- “consider the relationship of the purchase price to the fair market value” and
- communicate any “commonly known or reasonably ascertainable” information regarding recognized environmental conditions at the property to the Environmental Professional.

Section 12.3 of ASTM E1527-13 (The Evaluation and Report Preparation) indicates “the report shall state whether the user reported to the environmental professional any information pursuant to the user’s responsibility described in Section 6.00.”

Report

GZA will prepare a Phase I report for the Site containing observations and conclusions relating to the environmental conditions at the Site, and identify significant data gaps, if any. The report will include an opinion by GZA with regard to the presence of recognized environmental conditions which may result in hazardous materials or petroleum products in the soil and groundwater at the Site. The report will also include an opinion regarding the applicability of the Connecticut Transfer Act. GZA notes that any final opinion or determination as to whether a property is subject to the Connecticut Transfer Act is a legal one and advice of counsel should be obtained. The report and opinions will be based solely upon the services described herein and will not be based on scientific tasks or procedures beyond the scope of described services or the time and budgetary constraints imposed by Client. GZA will provide an electronic copy of the final report.



Task 2 – Phase II / Phase III Environmental Site Assessment

The purpose of conducting a Phase II/III ESA is to evaluate whether releases to soil or groundwater have occurred from the Recognized Environmental Conditions (RECs) and/or Areas of Concern (AOCs) identified in the previous reports or in the Phase I ESA proposed in Task 1 and to assess the extent and degree of any releases (Phase III) to determine whether and to what extent remedial actions may be necessary. GZA's Phase II/III investigation will be performed in accordance with ASTM E1903-0011 and the CTDEEP Site Characterization Guidance Document (SCGD). The selection of sample locations and analyses will be based on the results of the 2007 HRP Phase I ESA, 2007 HRP Phase II SIR and the Phase I ESA proposed in Task 1. The scope of work has been designed based on the future use of the Site as a parking lot, which would allow for the use of a Targeted Brownfield Remedy that relies on utilizing the pavement as a cap to demonstrate RSR compliance and allows for a scaled back investigation in those areas, thus reducing the cost and timeframe of the investigation. Prior to conducting the Phase II/III investigation, GZA will meet with the City of Torrington to discuss the proposed scope of work described below and any recommended modifications to that scope resulting from the findings of the Phase I ESA (Task 1).

For the Phase II/III investigation at the Site, GZA will:

- Prepare a site-specific health and safety plan for protection of GZA workers prior to the commencement of field activities;
- Coordinate with the City of Torrington, and GZA's subcontractors (drilling, analytical laboratory, etc.); and
- Require our drilling subcontractor to obtain the required permits and contact Call-Before-You-Dig to mark subsurface utilities in the public right-of-way.

We request that the City of Torrington provide us with all available information concerning the location of on-site utilities and clear proposed drilling locations prior to performing the subsurface explorations; GZA will not be responsible for damage to utilities.

To investigate for impacts, GZA proposes to advance approximately fourteen (14) soil borings and complete two (2) borings as groundwater monitoring wells at the Site using a Geoprobe® drill rig. GZA has budgeted for the borings and wells to be completed in one day. For the purposes of this proposal, we assume free and clear access to all sample locations. Depending on the potential release mechanism, the soil borings will be advanced to depths ranging from 5 to 15 feet below grade (fbg), or equipment refusal, if shallower. Soil samples from each boring/location will be observed for evidence of environmental impact (staining, odors, etc.), field screened for organic vapors using a photoionization detector (PID) and logged by a GZA scientist. Soil samples will be selected for laboratory testing by a Connecticut-certified laboratory on a standard 5 to 7-day turnaround time based upon visual observations, PID screening and a conceptual site model (CSM) developed based on the HRP reports and results of the Phase I ESA. Laboratory analyses will be completed using USEPA SW-846 Test Methods and CTDEEP Reasonable Confidence Protocols (RCPs).

GZA's current proposed Phase II/III soil testing program is described in the following table and is generally based on HRP's 2007 Phase II SIR and is subject to change based on the Phase I ESA proposed as Task 1:



Area of Concern	Number of Borings, Samples and Proposed Laboratory Analysis
#1: 160 Church Street - Soil impacts in vicinity of previous soil sample TB-4	5 Borings 5 Soil samples for VOCs, ETPH, PCBs, PAHs and pesticides 2 Soil samples for total RCRA-8 metals
#2: 160 Church Street – Soils along the western boundary of the parcel near the railroad track	4 Borings 5 Soil samples for VOCs, ETPH, PCBs, PAHs, and RCRA-8 metals 2 Soil samples for pesticides
#3: Railroad Avenue parcel – preliminary sampling plan pending proposed Phase I ESA of parcel	5 Borings 5 Soil samples for VOCs, ETPH, PCBs, PAHs, and RCRA-8 metals

ETPH = extractable total petroleum hydrocarbons by Connecticut Department of Public Health Method

VOCs = volatile organic compounds by EPA Method 8260

PAHs = polycyclic aromatic hydrocarbons by EPA Method 8270

RCRA-8 metals = arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver

Based on total metal, PAH and pesticide results for the soil samples proposed above, GZA has budgeted 3 soil samples per compound group to be additionally analyzed for leachable (by the synthetic precipitation leaching procedure: SPLP) metals, PAHs and pesticides.

To evaluate current groundwater conditions, GZA proposes to install two 2-inch monitoring wells using a Geoprobe® drill rig or hollow-stem auger drill rig and assumes the previous monitoring well MW-4 exists and is viable to be sampled. Based on review of previous investigations, groundwater was generally encountered at approximately 8 fbg at the Site. GZA anticipates that the two wells would be installed to a depth of approximately 15 fbg and constructed with 10 feet of screen to straddle the groundwater table. GZA will return to the Site approximately one week after installation to collect groundwater samples from the two newly installed wells and one existing well and perform the following testing program on a standard (5 to 7 business days) turn-around time.

Three groundwater samples will be collected and submitted to a Connecticut-certified laboratory for analysis for ETPH by the CTDPH Method, VOCs by EPA Method 8260, PAHs by EPA Method 8270 with Selective Ion Monitoring (SIMs), RCRA-8 metals, copper, nickel and zinc. Laboratory analyses will be completed using USEPA SW-846 Test Methods and CTDEEP Reasonable Confidence Protocols (RCPs).

Following the completion of the Phase II/III ESA field activities and data analysis, GZA will discuss the results with the City. GZA notes that if additional impacts are discovered during the conduct of the Phase II/III ESA scope of work, additional assessment of the extent and degree could be warranted. If determined to be needed, potential tasks and fees associated with any additional scope would be discussed with the City. An estimated scope of work for additional Phase III tasks is provided in Task 3.

Upon the completion of the investigations, GZA will prepare draft and final electronic copies of the combined Phase II and III Investigation Report containing the results of our investigations, and our conclusions relating to the apparent environmental conditions at the Site. The report would include the following:

- Final Conceptual Site Model;
- Summary of sampling activities;
- Copies of all field sampling sheets/forms/test boring or well construction logs;



- Photographs of existing Site conditions;
- A copy of the laboratory report(s);
- Data summary tables of the compounds detected at each sampling location, highlighting any compounds that exceed applicable State standards;
- A table of the groundwater levels and elevations at each well;
- Site map;
- QA/QC information;
- A discussion of results and their implications for site redevelopment;
- Recommendations for any supplemental investigations or remedial actions, as warranted.

Task 3 – Additional Phase III Environmental Site Assessment

Based on our understanding of the Site GZA recognizes the potential for additional Phase III investigation to be warranted due to the findings of the Phase II/Phase III proposed in Task 2. Due to this, GZA proposed the following scope of work for additional Phase III activities, which is based on the previous reports and GZA's experience with assessments on similar properties. This sampling and analytical plan is for budgeting purposes, which will be re-evaluated once the Phase I and Phase II ESAs are complete.

GZA estimates that eight (8) additional soil borings will be advanced to 10 feet below grade using a Geoprobe direct push drill. Soil samples from the boring will be observed for evidence of environmental impact (staining, odors, etc.), differences relative to background conditions, and will be field screened for organic vapors using a PID.

We have budgeted one day to collect additional soil samples from the Site for the additional Phase III ESA.

GZA estimates that 8 soil samples (one from each boring), will be collected and submitted to a Connecticut-certified laboratory for analysis of ETPH, PAHs and VOCs on a standard turn-around (5 to 7 business days for receipt of analytical test results).

Should field observations suggest additional testing is warranted, Client will be notified for authorization to conduct the additional work.

Upon completion of the additional Phase III ESA, GZA will summarize the activities and laboratory results by updating the Phase II/III Investigation Report and provide our opinions and recommendations for regulatory reporting, additional investigation or remedial actions should such be deemed appropriate. GZA will provide Client with draft and final electronic copies of our report.

Task 4 – Remedial Action Plan

GZA will prepare a Remedial Action Plan (RAP) for the Site where remediation activities are contemplated that addresses each of the locations where impacts are found to exceed remedial criteria in soil and groundwater and explain how general compliance with the RSRs could be achieved in consideration of the proposed development plan. The RAP will include a summary of the Phase II/III Assessment activities and information obtained from prior reports and will identify which areas require some form of remediation to achieve compliance with RSR criteria. The compliance strategies for soil may utilize both active (excavation or treatment approaches) and passive techniques (presumptive remedies and potentially, utilization of administrative controls such as EURs



(Environmental Use Restrictions)). We anticipate that capping using the proposed pavement may be part of the remedial strategy. Compliance strategies for groundwater, if impacted, would likely include monitored natural attenuation without active remediation, or by achieving compliance through remediation/removal of source areas and subsequent groundwater monitoring or Natural Attenuation.

Discussions with the City as to what, if any, EURs might be acceptable and that might be used in “capping” impacted soils will help determine the actions needed to bring the Site into compliance with the RSRs.

Once preferred remedial strategies are decided, then a RAP will be prepared addressing each of the release areas.

BASIS OF BILLINGS

Billings for GZA’s professional services will be based on Time and Materials in accordance with the attached schedule of fees (DAS-19), which are from GZA’s CTDAS environmental contract #18PSX0153, the effective date of which is March 1, 2019 and the fees remain valid until February 28, 2024. A task breakdown of the estimated labor and other direct costs for the above scope of services is as follows:

Task 1 – Phase I ESA	\$ 2,100
Task 2 – Phase II/III ESA	\$15,500
Task 3 – Additional Phase III ESA (Estimated, if required)	\$ 7,300
Task 4 – RAP	\$ 3,500
Total Estimate Tasks 1 through 4:	\$21,100 - \$28,400*

* Budget range depends upon the need for the Task 3 Scope of Work.

GZA notes that fees could potentially increase due to adverse drilling conditions or significant impacts detected during the assessment that would require further investigation. Additional services beyond those proposed will not be conducted without the City’s approval to do so.

SCHEDULE

Due to the adequate staffing levels of GZA’s Connecticut offices, GZA typically begins working on new projects within 48 hours of authorization by the client. The anticipated schedule for the above listed tasks is below.

Task 1 - Phase I ESA – Approximately 3 weeks from authorization

Task 2 – Phase II/III ESA – Approximately 8 weeks from authorization (Initiated after Phase I is significantly completed)

Task 3 – RAP – Approximately 10 weeks from authorization

Schedule may be dependent upon subcontractor availability; however, the listed timeframes are typical.

CONDITIONS OF ENGAGEMENT AND ACCEPTANCE

Conditions of Engagement are described in the Terms and Conditions of the DAS Contract #18PSX0153, which is available on the CTDAS website or a copy of which can be provided upon request. This Proposal for Services and Terms and Conditions shall constitute the entire agreement between the parties. An executed agreement must



be received prior to initiation of work. This proposal may be accepted by signing in the appropriate space on the next page and returning one copy to us. Issuance of a purchase order implicitly acknowledges acceptance of the Terms and Conditions. This proposal remains valid for one-hundred twenty (120) days from the date of submission.

Very truly yours,

GZA GEOENVIRONMENTAL, INC.

Jason A. Krechko, LEP
Project Manager

Kathleen A. Cyr, LEP, P.E.
Principal

Adam T. Henry, LEP
Consultant/Reviewer

Attachments:

Appendix A – Proof of Insurance

Appendix B – Acceptance of Terms of this Agreement

Appendix C – Non-Collusion Affidavit

Appendix D – Signed Addendums #1 & #2

Appendix E - Schedule of Fees, Material and Equipment Rates – DAS Contract Rates

This Proposal for Services and the Terms and Conditions of the DAS Contract #18PSX0153 are hereby accepted and executed by a duly authorized signatory, who by execution hereof, warrants that he/she has full authority to act for, in the name, and on behalf of Client.

CITY OF TORRINGTON

By: _____ Title: _____

Typed Name: _____ Date: _____

Billing Address (if different from above):



APPENDIX A

Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/2/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Risk Strategies Company 160 Federal St. 4th Floor Boston, MA 02110	CONTACT NAME:	
	PHONE (A/C, No, Ext): 617-330-5700	FAX (A/C, No): 617-439-3752
INSURED GZA GeoEnvironmental, Inc. 95 Glastonbury Boulevard, 3rd Floor Glastonbury CT 06033	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Great Divide Insurance Company/ Nautilus Ins Group	NAIC # 25224
	INSURER B: The First Liberty Insurance Corp	33588
	INSURER C:	
	INSURER D: Commerce & Industry Insurance Company	19410
	INSURER E: Lexington Insurance Company	19437
	INSURER F: Liberty Mutual Fire Insurance Company	23035

COVERAGES**CERTIFICATE NUMBER:** 60430771**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Deductible - \$25,000 per occurrence BI/PD GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		GLP2007957-18	2/28/2021	2/28/2022	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		AS6-Z11-261208-011	2/28/2021	2/28/2022	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
F	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input checked="" type="checkbox"/> N/A		WC2-Z11-261208-041	2/28/2021	2/28/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E L EACH ACCIDENT \$1,000,000 E L DISEASE - EA EMPLOYEE \$1,000,000 E L DISEASE - POLICY LIMIT \$1,000,000
D	Contractors Pollution Liability		CPO 11710520	2/28/2021	2/28/2022	Each Claim/ \$1,000,000 Aggregate \$1,000,000
E	Professional Liability		031711017	2/28/2021	2/28/2022	Each Claim/ \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of insurance only.

CERTIFICATE HOLDER**CANCELLATION**

SAMPLE - EVIDENCE OF INSURANCE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Michael Christian

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ACORD 25 (2016/03)

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APPENDIX B

ACCEPTANCE OF TERMS OF THIS AGREEMENT

APPENDIX B
City of Torrington
REQUEST FOR PROPOSALS
CHRISTMAS VILLAGE LOTS – ENVIRONMENTAL SERVICES
RFP CVL-039-101221

Acceptance of Terms of this Agreement

Name of Proposer: GZA GeoEnvironmental, Inc.


Contact Person: Kathleen A. Cyr

Address: 95 Glastonbury Boulevard, 3rd Floor

City/State/Zip: Glastonbury, CT 06033

Telephone: 860-286-8900 Fax: 860-633-5699

E-mail: kathleen.cyr@gza.com

Authorized Signature  Title: Principal

Name Printed: Kathleen Cyr Date: _____

Federal Tax Identification Number: (FEIN) 04-2393851

It is agreed by the above signed proposer that the signature and submission of this proposal represents the proposer's acceptance of all terms, conditions, and requirements of the proposal specifications, and, if awarded, the proposal will represent the agreement between the parties.

The proposer agrees that the cost of any work performed, materials furnished, services provided, or expenses incurred, which are not specifically delineated in the proposal documents, but which are incidental to the scope, intent, and completion of this contract, shall be deemed to have been included in the prices for the various items scheduled.



APPENDIX C

NON-COLLUSION AFFIDAVIT

APPENDIX C
City of Torrington
REQUEST FOR PROPOSALS
CHRISTMAS VILLAGE LOTS – ENVIRONMENTAL SERVICES
RFP CVL-039-101221

NON-COLLUSION AFFIDAVIT

STATE OF Connecticut COUNTY OF Hartford

I, Barbara B. Rizner, being first duly sworn, deposes and says that:

1. I am Kathleen A. Cyr of GZA GeoEnvironmental, Inc., the Bidder that has submitted the attached Bid for "\$21,100 to \$28,400"
2. I am fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties of interest, including this affiant, has in any way colluded, conspired, connived or agreed directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with such Contract, for which the attached Bid has been submitted nor has it in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the price of any Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Torrington or any person interested in the proposed Contract; and
5. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Printed) Kathleen A. Cyr

(Signed) 

(Title) Principal

Subscribed and sworn to before this 11th day of October, 20 21.

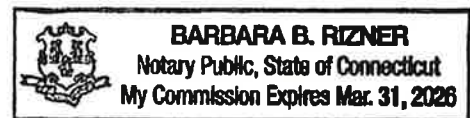
Barbara B. Rizner

Notary Public-Printed



Notary Public Signature

My Commission Expires March 31, 2026



NOTE: Documents must be signed before and sealed by a Notary Public. Only documents bearing a notary seal will be accepted.



APPENDIX D

Signed Addendums #1 & #2



CITY OF TORRINGTON


**ADDENDUM #1 HAS BEEN ISSUED TO INCLUDE THE LINK FOR THE REPORTS
PERTAINING TO PHASE I AND PHASE II ENVIRONMENTAL REPORTS**

RFQ # CVL-039-101221 CHRISTMAS VILLAGE LOTS - ENVIRONMENTAL SERVICES

Date of bid opening: October 12, 2021 Time: 11:00 AM Location: City Hall, 140 Main St., Torrington, CT

Submit signed addenda with 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.

Company name GZA GeoEnvironmental, Inc.
Authorized Representative Kathleen A. Cyr
Authorized Signature 
Phone 860-286-8900 Fax 860-633-5699
Address 95 Glastonbury Boulevard, 3rd Floor Email kathleen.cyr@gza.com
City, State, Zip Glastonbury, CT 06033
Federal Tax Identification Number: (FEIN) 04-2393851

Question 9/22/2021:

Q1) On page 1 of the RFP, it notes that "In 2007, a Phase I and Phase 2 subsurface investigation were conducted at 160 Church Street and 136 Water Street (see attached)". However, no reports have been attached to the RFP. Will these reports be provided?

A1) Please click the following link to review the reports:

<https://drive.torringtonct.org/d/f/643741929036625405>



CITY OF TORRINGTON


ADDENDA #2 HAS BEEN ISSUED PERTAINING TO QUESTIONS/ANSWERS SUBMITTED FOR CHRISTMAS VILLAGE LOTS – ENVIRONMENTAL SERVICES

RFQ # CVL-039-101221 CHRISTMAS VILLAGE LOTS - ENVIRONMENTAL SERVICES

Date of bid opening: **October 12, 2021** Time: **11:00 AM** Location: **City Hall, 140 Main St., Torrington, CT**

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Company name GZA GeoEnvironmental, Inc.
Authorized Representative Kathleen A. Cyr
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Phone 860-286-8900 Fax 860-633-5699
Address 95 Glastonbury Boulevard, 3rd Floor Email kathleen.cyr@gza.com
City, State, Zip Glastonbury, CT 06033
Federal Tax Identification Number: (FEIN) 04-2393851

Questions 10/6/2021:

Q1) Does the City intend to enter into the Connecticut Department of Energy and Environmental Protection (CT DEEP) Voluntary Remediation Program?

A1) The City is not currently enrolled in either program, looking for LEP to advise appropriate path forward

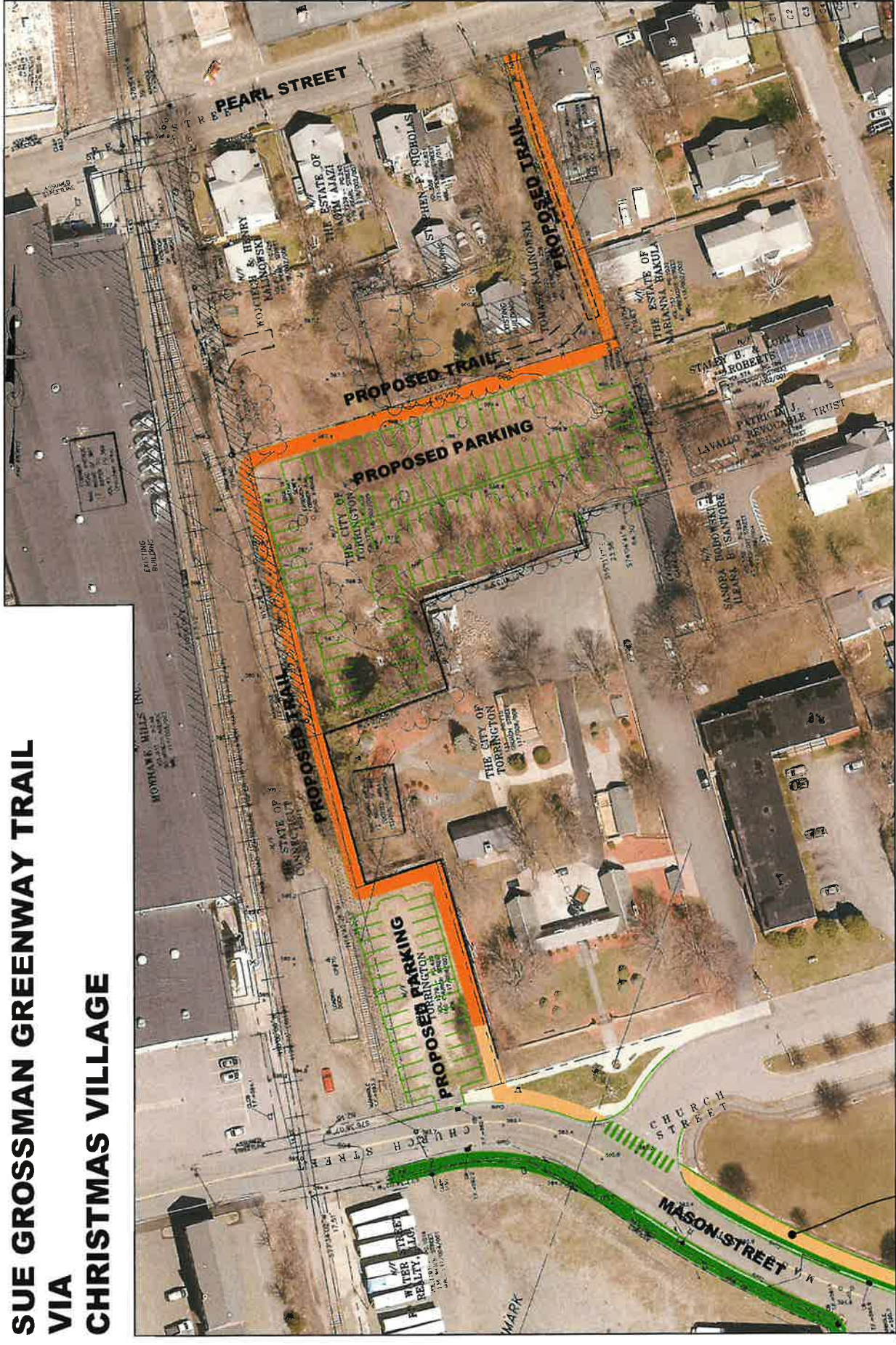
Q2) Are preliminary parking lot design plans available showing the location of utilities and structures?

A2) Attached is a conceptual parking design, the City has not done any further design.

Q3) Are we pre-qualified for this work and you only require project approach, scope, and fee?

A3) If firm is on the State contract (18PSX0153) then they are pre-qualified. If not on the State contract, then should submit qualifications

**SUE GROSSMAN GREENWAY TRAIL
VIA
CHRISTMAS VILLAGE**





APPENDIX E

Schedule of Fees, Materials and Equipment Rates -DAS Contract Rates

MASTER SERVICES AGREEMENT
DAS CONTRACT RATES

Principals (Senior Principal, Principal, Associate Principal)	\$210.00 per hour
Senior Project Manager	\$175.00 per hour
Project Manager	\$140.00 per hour
Assistant Project Manager	\$115.00 per hour
Engineer I	\$100.00 per hour
Engineer II	\$85.00 per hour
CADD Operator	\$100.00 per hour
Technician	\$85.00 per hour
Word Processor	\$80.00 per hour
Clerical	\$80.00 per hour

The above rates for personnel will be charged for actual time worked on the project and are valid through February 28, 2024. In addition, there will be charges for:

- Communication fee charged at 3.0% of labor invoiced for total cost of local, long distance, and cellular phone equipment and connectivity; electronic data communication and transmission; facsimile and document scanning; and USPS postage.
- Time required for travel from Company office to job or meeting site and return.
- For work requiring out-of-town overnight stay, the minimum charge for work on the project will be eight (8) hours per day.
- Technical and field equipment rental charges based on standard unit prices.
- Outside services and Out-of-Pocket Expenses - at cost plus 5%.

DAS Contract Rates

Proposer: <u>GZA GeoEnvironmental, Inc.</u>			
MATERIAL COSTS			
	Materials	Units	Unit Price
	Disposable Bailers	EACH	\$10.00
	Marking Paint	CAN	\$4.00
	Survey Tape	ROLL	\$2.00
	Survey Flags	EACH	\$0.10
	Field Camera	EACH	\$20.00
	Caution Tape	ROLL	\$8.00
	Sorbent Pads	PAD	\$1.00
	Bags of Ice for Sample Coolers	BAG	\$2.00
	Propane Torch	EACH	\$10.00
	Health and Safety Pack (Includes: gloves, Tyvek suit, rubber boots)	EACH	\$10.00
	Respirator Cartridges	EACH	\$20.00
	Metals Filters	EACH	\$20.00
	Tubing 1/2-inch I.D. Black Poly.	FOOT	\$0.50
	Tubing 3/16-inch I.D. Polyethylene	FOOT	\$0.50
	Tubing Double: 3/16 & 3/8-inch I.D. Poly.	FOOT	\$2.00
	Tubing Double: 3/16 & 3/16-inch I.D. Poly.	FOOT	\$2.00
	2" Bladder Pump Bladders (Poly)	EACH	\$6.00
	1" Bladder Pump Bladders (Tedlar)	EACH	\$12.00
	Tubing 1/4-inch I.D. Silicone	FOOT	\$3.00
	Tubing 1/2-inch Silicone	FOOT	\$4.50
	Soil Probe Sleeves	EACH	\$5.00
	Encore Samplers	EACH	\$10.00
	Tedlar Bags	EACH	\$25.00
	Soil Vapor Stainless Steel Probe Tips	EACH	\$40.00
	Separate materials handling charges will not be allowed and must, therefore, be included in the unit price specified for each item.		

Prices valid through February 28, 2024

PROPOSER: <u>GZA GeoEnvironmental, Inc.</u>						
EQUIPMENT RATES (includes overhead, i.e., taxes, fuel, maintenance, delivery)						
Equipment Description	No. of Units	Capacity/size/model (specify for each unit)	Hourly Rate	Daily Rate	Weekly Rate	Monthly Rate
Metal detector	1	Metrotech	\$8	\$40	\$160	\$640
Photo ionization detector	7	TEI & Thermo Scientific OVM 580B	\$16	\$80	\$320	\$1,360
Multi-gas Meter (specify type)	1	Multi-RAE Plus 5-gas meter	\$10	\$50	\$200	\$800
Landfill Gas Meter	0	Rented	N.A.	N.A.	N.A.	N.A.
Core Drill	0	Rented	N.A.	N.A.	N.A.	N.A.
Hammer Drill	2	Kango & Bosch	\$15	\$75	\$300	\$1,200
Manometer	0	Rented	N.A.	N.A.	N.A.	N.A.
Survey equipment (specify type)	1	Leitz Automatic C3E	\$8	\$40	\$160	\$640
Utility class vehicles: (includes cargo vans and trucks)	3	2007 Dodge Truck 2011 Ford Transit Van 2006 Ford Econoline Van	\$30	\$150	\$600	\$2,400
Interface Probe	2	ORS & Marine Moisture	\$10	\$50	\$200	\$800
Water Level Indicator	5	Keck & Slope Indicator	\$4	\$20	\$80	\$320
Turbidity Meter	1	Micro TPI	\$5	\$25	\$100	\$400
YSI Multi Probe Meter	3	YSI 556A	\$15	\$75	\$300	\$1,200
Turbidity Meter	1	Micro TPI	\$5	\$25	\$100	\$400
Suction Pump	3	Honda G100 & G110	\$8	\$40	\$160	\$640
Peristaltic Pump	4	GeoTech	\$8	\$40	\$160	\$640
Compressor	1		\$10	\$50	\$200	\$800
Generators	3	Honda Generac	\$10	\$50	\$200	\$800
Soil Gas Survey Equipment	1	AMS soil gas kit & rods	\$24	\$120	\$480	\$1,920
Air Sampling Pump	2	SKC 224-PCXR7	\$4	\$20	\$80	\$250
Hand Auger	4		\$5	\$25	\$100	\$400
Hand-held Air Sampling Pump	2	Draeger & Sensidyne	\$2	\$10	\$40	\$160
Well Development Kit	1	includes wale pumps, bailers, pH probe, conductivity probe, Honda pump, water level indicator	\$20	\$100	\$400	\$1,600
Low Flow Sampling Kit	1	includes multi-probe meter, turbidity meter, flow thru cell, pump, water level indicator	\$30	\$150	\$600	\$2,400
Soil Sampling Kit	1	includes hand augers/soil probes, slide hammer, jack, OVM meter	\$20	\$100	\$400	\$1,600
Soil Gas Sampling Kit	1	includes hammer, drill generator, slide hammer, probes, air pump, OVM	\$50	\$250	\$1,000	\$4,000
Hand Auger	4		\$5	\$25	\$100	\$400
Power Boat (14') with Trailer	1	1992 Alumacraft & 2008 Long Boat trailer	\$10	\$50	\$200	\$800

Prices valid through February 28, 2024