

City Of Torrington

ECONOMIC DEVELOPMENT
(860) 496-5920



140 Main Street • City Hall
Torrington, CT 06790-5245

MEMORANDUM

TO: City Council CC:

FROM: Rista Malanca, AICP file

DATE: MARCH 15, 2023

RE: Contract Award for LEP Services – 245 E. Elm Street

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ FOR YOUR USE ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Dear Council Members,

As you may recall, the City of Torrington was awarded a \$1,000,000 grant for brownfield remediation at 245 E. Elm Street. In order to execute this project, the City must hire an Environmental Consultant to finalize the assessment, prepare bid specifications and oversee remediation. The grant budget included \$95,0000 for assessment and monitoring. This budget may be modified by DECD if necessary. Any expenses that exceed the grant funds, will be the responsibility of the property owner to pay.

The City issued an RFQ for the procurement and selection of an Environmental Consultant and requested a fee proposal for eight (8) separate tasks, that will need to be performed to close out the remediation on the property. Five Proposals were submitted:

- Platform Environmental \$29,000
- HRP \$188,432
- BL Companies \$ 190,350
- Verdantas \$ 197,900
- Atlas \$251,448

After reviewing the proposals and consultation with both the property owner and DECD the recommendation is to award this contract to Verdantas, as they are proposing a more robust Phase III assessment plan and are currently the LEP of record on this site.

DECD's Project Manager, Jennifer Schneider states: "Thank you for the documentation associated with the LEP - professional services at 245 E. Elm Street. DECD understands that it has been determined that

Verdantas is the most qualified to perform the site services, given their institutional knowledge of the project. Furthermore, their investigation proposal appears to include a more comprehensive evaluation of the soil and groundwater conditions; in preparation for remediation. Please proceed & send DECD a copy of the executed contract once it has been signed (along with the required certificate of insurance).”

The City plans to enter into an agreement with Verdantas for individual tasks as needed and within the existing grant budget. As the project progresses and funds allow, additional tasks will be added to Verdantas’ contract. For any expenses that exceed the grant allowance, Verdantas will have to enter into a separate agreement with the property owner to perform this scope of work.

Please authorize the Mayor to execute all contracts and change orders, as necessary, with Verdantas to perform Environmental Services on 245 E. Elm Street, within the allowance provided by the \$1,000,000 CT DECD Brownfield Remediation Grant awarded to the City.

End of Message