

**Request for Qualifications**  
**Redevelopment of Remediated Brownfield Property**  
**894 Middle Street, Bristol, CT**

The City of Bristol is accepting submissions from developers and associated parties toward the sale and development of an approximately 17-acre remediated Brownfield Property in the form of "raw land" located at 894 Middle Street.

Proposal submission documents are available from:

The City of Bristol Purchasing Department  
111 North Main Street, Second Floor  
Bristol, CT 06010

between the hours of 8:30 am and 5:00 pm Monday through Friday, or by downloading documents from the website noted below.

Submissions will be accepted by the Purchasing Department until **XXX at 1:00 pm**; submissions received after this date and time will not be considered. The City reserves the right to waive any informalities in any submission, to reject any and/or all submissions, and to accept the proposal(s) that in its judgment is in its best interest. Each submission shall contain one printed original and eight (8) copies, as well as a digital copy via USB media, and shall be in a sealed envelope or package clearly identified as "Redevelopment of Brownfield Property at 894 Middle Street" delivered to the address noted above.

The awarded firm will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, gender, or national origin.

Roger D. Rousseau, Purchasing Agent  
Tel (860) 584-6195  
Fax (860) 594-6171 [purchasing@bristolct.gov](mailto:purchasing@bristolct.gov) <http://www.bristolct.gov/bids>

## **I. PROJECT SPECIFICATIONS**

### **I.1 INTRODUCTION**

The City is accepting submissions from developers and associated parties for the purchase and development of a former Brownfield Property owned by the City of Bristol measuring approximately 17 acres located at 894 Middle Street (Rt. 229), Bristol, CT (the "Property"). **A drone video, A-2 survey, appraisal report, example development site plans, and other supporting materials are available as attachments to this RFP.**

The City invites proposals that enhance the economic development of the City through the best use of this important City-owned parcel. The City is specifically interested in prospects that will enhance the local economic base through a redevelopment project that meets high standards of design, exhibits high market feasibility, offers employment opportunities, and that can offer other benefits to the community.

Over the past decade, the City has conducted environmental assessments and supported remediation of the parcel, supervised by the CT Dept. of Energy and Environmental Protection (CT DEEP) and the U.S. Environmental Protection Agency (U.S. EPA). This brownfield activity was supported by grants from U.S. EPA, the CT Dept. of Economic and Community Development (DECD), and the Naugatuck Valley Council of Governments (NVCOG). The result is an Environmental Land Use Restriction placed on the parcel that prohibits the construction of residential development on the site, or significant disturbance of a 1.5-acre Soil Consolidation Area in the southwest corner of the site. Although traditional foundation work cannot occur within the Soil Consolidation Area, a parking field or slab-on-grade development work is allowed.

One or more qualified proposals will be selected, and representatives will be invited for an interview with City officials. Should the first selection be unable to complete an agreement for any reason, the City reserves the right to pursue other developers.

### **I.2 PROPERTY DESCRIPTION**

The subject property – 894 Middle Street – encompasses three contiguous parcels owned by the City of Bristol: Lot 17, Lot 17-3, and Lot 17-4-1 as identified on the attached property survey. Combined, the parcels make up an approximately 17 acre site that has 599.5 feet of frontage along the west side of Route 229 (Middle Street), 1,140+ feet of frontage along the southerly side of Enterprise Drive, and additional frontage along the curve between the two streets.

The subject property is located in the southeast corner of the City of Bristol, immediately north of the Southington town line, along the west side of Route 229 (Middle Street) and the south side of Enterprise Drive, within 229 Technology Park. The property enjoys high traffic counts and is located across the street from ESPN near Lake Compounce Amusement Park, the DoubleTree by Hilton Hotel and forthcoming HOME2 Hotel, and the 50,000 square foot Bristol Event Center. The site is situated adjacent to the 229 Technology Park, a municipally developed 110-acre business park containing approximately 40 individual sites hosting quality industrial properties, engineering/research facilities, offices, the referenced hotel and conference center, an Amazon distribution facility, the Covanta trash-to-energy plant, and similar commercial uses.

The site, which was formerly the site of the Laveiro Metal Reclamation operation, had suffered environmental contamination and was recognized as a Brownfield Property in recent years. In 2020 remediation work on the PCB-contaminated property was completed with a grant of \$1.3 million from DECD and substantial matching funding from the City of Bristol.

### **I.3 ENVIRONMENTAL ASSESSMENT & REMEDIATION**

#### Background

Laviero Metals operated a commercial scrap metal business on the site from approximately 1963 through 1977, which resulted in widespread PCB and lead contamination. The site was vacated in approximately 1990. As documented in the attached Phase I and Phase II Environmental Assessment Reports (2014), prior clean-ups of the site were attempted but these attempts were not successful and multiple areas of contamination remained. On May 5, 2015, the City of Bristol foreclosed on the property with the intent of remediating it for future commercial development.

#### Status of Environmental Remediation

On February 14, 2018, the City of Bristol received a Risk-Based Cleanup approval from the U.S. EPA to remediate the PCBs identified in the prior environmental reports. From March through December 2019, the City's contractor completed most of the soil and wetlands sediment remediation. In the process, several areas of landfilled debris containing lead were discovered. These soils were also excavated. The remediation approval from U.S. EPA included construction of a 0.93-acre Soil Consolidation Area (SCA) to cap low level contamination on-site. **Please see the attached survey of the SCA area.** Approximately 13,448 cubic yards of soils containing low-level PCBs and stabilized lead were capped in the SCA. The SCA is in the southwestern portion of the site, as identified on the attached general conditions map, and consists of a sloping earthen cap which matches surrounding grades.

At the conclusion of the remediation, more than 1,000 confirmatory soil samples were collected to demonstrate that the site meets remedial objectives, in accordance with the approved PCB remediation plan. The following quantities of contaminated soil were managed as part of this remediation:

Total Remediation Area	4.0-acres ±
Wetland Areas Remediated (total)	0.3-acres ±
Off-site soil disposal as high level PCB and/or lead	1,377 tons
Off-site soil disposal as medium level PCB waste and/or lead	1,606 tons
Low level PCB and/or lead soil capped on-site in the SCA	13,448 cubic yards

### Environmental Land Use Restriction

On July 8, 2022, the CT DEEP approved the City of Bristol's application for an Environmental Land Use Restriction (ELUR) for the site. The ELUR contains the following deed restrictions:

- The entire parcel is restricted from residential use (Subject Area A). Other commercial uses, including industrial, distribution, office/medical, and similar uses are encouraged.
- The SCA area consists of an approximately 0.93-acre area in the southwestern portion of the site where approximately 13,500 cubic yards of low level PCB soils and stabilized lead contaminated soils were placed below 4-feet of clean fill and an orange snow fence warning layer. This area is suitable for paved parking or slab-on-grade construction. Excavation or other activities that could expose the contaminated soils or would interfere with the soils being classified "inaccessible," in accordance with the Remediation Standard Regulations, is restricted. The A-2 Survey from the ELUR application is attached.

A PCB Completion Report and the ELUR have been submitted to the U.S. EPA to document and summarize the remediation activities and future property use requirements.

### Future Development

The site is available for commercial or industrial development. Environmental monitoring and reporting are normal and customary activities and should not interfere with the development of the Site. At this time, CT DEEP has indicated to the City that the ELUR application is administratively complete.

The selected developer will have an obligation to comply with the requirements of both the EPA approval and the Environmental Land Use Restriction with the CTDEEP.

The City of Bristol has established a groundwater monitoring network to document conditions downgradient of the former release areas. One year of monitoring has been completed. In accordance with the remediation standards, four quarterly groundwater monitoring rounds must be completed within two years to certify that the site is clean.

List of Attachments

<b>Drone Video of Site</b>	City of Bristol
<b>A-2 Survey of 894 Middle Street</b>	Civil 1
<b>Appraisal Report of 894 Middle Street</b>	Aldieri Assoc.
<b>Phase I ESA</b>	GeoDesign
<b>Phase II ESA</b>	GeoDesign
<b>Phase III ESA</b>	Nobis Engineering
<b>Remedial Action Plan</b>	Nobis Engineering
<b>Remedial Completion Report</b>	Down To Earth
<b>Environmental Land Use Restriction</b>	CTDEEP
<b>Groundwater Monitoring Report</b>	Down To Earth
<b>Examples of Site Plans</b>	BL Companies
<b>City of Bristol Zoning Regulations</b>	City of Bristol



**CITY OF BRISTOL  
BOARD OF FINANCE AGENDA REQUEST FORM**

To: Board of Finance Commissioners

From: Economic and Community Development  
(Requesting Department)

Date: July 7, 2023  
(Submission Date)

For the July 25, 2023 Board of Finance Meeting Agenda  
(Date of Meeting)

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This request is for:  
(Please check the type of request and list in whole dollar amounts)

- Additional Appropriation \$ \_\_\_\_\_
- Transfer from Contingency \$ \_\_\_\_\_
- Transfer(s) \$35,000.00
- Grant \$ \_\_\_\_\_
- Carry-over(s) \$ \_\_\_\_\_
- Other

**Approval:**

This request was approved by the Board of Economic and Community Development (governing Board of your department) at its meeting held on July 6, 2023.

\_\_\_\_\_  
(Department Head's signature)

\_\_\_\_\_  
(Date)

Board of Finance Agenda Request Form

***All requests to appear on the Board of Finance meeting agenda for consideration must be submitted to Jodi McGrane in the Comptroller's Office by 10:00 a.m. Monday of the preceding week of the meeting. Board of Finance Meetings are held on the fourth Tuesday of each month at 5:30 p.m. in the Council Chambers.***

Reason for request:

This transfer is necessary to make the Environmental Engineering account whole, and to provide funds for anticipated future fees for the 894 Middle Street Project.

Transfer(s) complete the following:

<b>From:</b> 3024101-589000-17G02 Contingency 894 Middle St	<b>To:</b> 3024101-533000-17G02 Environmental Engineering	<b>Amount:</b> \$20,000.00
<b>From:</b> 3024101-531000-17G02 Professional Fees 894 Middle St.	<b>To:</b> 3024101-533000-17G02 Environmental Engineering	<b>Amount:</b> \$15,000.00

Grants:

Total Amount: Grant \$ \_\_\_\_\_  
City Share \$ \_\_\_\_\_ %  
Federal / State Share \$ \_\_\_\_\_ %

Carry-overs list the following:

Account	Account Name	Amount