

REQUEST FOR BIDS

Phase I Environmental Site Assessment of
142 Main Street / Assessor Parcel Number 041-029-041
Terryville, CT 06786

BID SUBMISSION DEADLINE

Thursday - January 12, 2017
4:00 PM Eastern

SUBMIT PROPOSALS TO:

Margus Laan
Director of Planning & Economic Development
Land Use Department
Town Hall 80 Main Street
Terryville, CT 06876
mlaan@plymouthct.us
Telephone 860-585-4044

ADDRESSED TO:

Mayor David Merchant
Town Hall 80 Main Street
Terryville, CT 06876

Intent

The Town of Plymouth intends to hire a Licensed Environmental Professional (LEP) to complete Phase I Environmental Site Assessment for the property known as 142 Main Street / Assessor Parcel Number 041-029-041 in the Town of Plymouth through the submission of bid and fee for undertaking the work.

Bid Scope

The Town of Plymouth seeks completion of a Phase I Environmental Site Assessment (ESA) for the purpose of identifying Areas of Contamination (AOCs) and / or Recognized Environmental Conditions (RECs) that have resulted from current or historical uses of the site. The Phase I ESA shall be conducted in accordance with ASTM E1527-013 and CT DEEP Site Characterization Guidance Document (SCGD).

Deliverables

Provide a detailed scope of work to include: compliance with ASTM E1527-13, the applicability of the Connecticut Transfer Act as it relates to the site; the text of the report shall be supplemented with review of all available documentation from previously conducted environmental activities and / or reporting including the interpretation of the findings and an evaluation of the implications for incorporation into the Conceptual Site Model (CSM). Some

site evaluation has been done; copies of known reports are available for reference and review on the Town's website (see Background, Existing Resources & Studies).

Report preparation shall include data gaps, findings and conclusions, and updated CSM developed to the fullest extent as currently practicable. A draft report will be made available to the Town for review and comment prior to the report being finalized.

Provide two (2) copies of the final report and two (2) electronic copies in PDF format on CD.

Report shall be signed and stamped by a licensed environmental professional (LEP).

Background, Existing Resources & Studies

The Town of Plymouth received a municipal Brownfield Assessment Grant – Round 8 from Connecticut Department of Economic and Community Development (DECD) for the purpose of assessing the property at 142 Main Street for contamination and prepare for remediation.

This is not a tabula rasa situation as some facts are known about 142 Main Street. The property is a recently abandoned, combination motor vehicle fueling and service / repair facility that dates back to at least the mid 1960's (the 1966 sales deed makes reference to "*gas station building, and all other improvements thereon*" and the Assessor Card references 1967 as the year of building construction). Given the motor vehicle fuel, service and repair use history, there is the likelihood of contamination being present at the site. Motor vehicle service and repair facilities use multitudes of hazardous chemicals and substances, all of which may have leaked, been accidentally spilled or been purposefully dumped onto the ground, thereby contaminating the site. Petroleum contamination of the site from gasoline is known, specifically from the 2007 gasoline spill, and of the subsequent remediation and follow-up testing and monitoring for traces of gasoline. The gasoline clean-up and the on-site testing and monitoring were overseen by the Connecticut Department of Energy & Environmental Protection.

As noted above, there is gasoline contamination, which has been tested and monitored at the site and therefore some knowledge of contamination is known. This knowledge is very specific in nature, tested for the presence of gasoline as gasoline was the spilt substance. Because the test for gasoline is the test for petroleum, testing for gasoline provides insight to the presence of other petroleum substances in the soil. However, these tests would not have detected non-petroleum chemicals and substances.

What is not known are uses prior to the establishment of the motor vehicle fueling and service / repair facility at the site and their character, whether those too could have contributed to on-site contamination. Also not known are the presence on site of other contaminants than petroleum, and the quantities of those contaminants, as many of the chemicals and substances used in motor vehicle service / repair are hazardous.

For the development of the Phase I Environmental Site Assessment, below are documents providing background and explanation of known conditions at 142 Main Street. Electronic copies of these background documents are available on the Town's website: go to "Bids,

RFPs & RFQs" under the category titled "Business", located at the bottom of the main page of the Town's website www.plymouthct.us.

1. Final Decision; In the matter of Underground Storage Tank Enforcement, Mayfair Garage, Inc., March 5, 2008; Office of Adjudications.

Document ID: Adobe Document "DEP Final Decision for Mayfair Garage Inc. March 2008".

2. Targeted Subsurface Investigation Report 142 Main Street Terryville, CT 06786; Project #SAS-07-0012 August 2010; prepared by Loureiro Engineering Associates, Inc.; prepared for Site Assessment & Support Unit, Emergency Response and Spill Prevention Division, Bureau of Materials Management & Compliance Assurance, Connecticut, Department of Energy & Environmental Protection.

Document ID: Adobe Document "SummaryReport-Terryville".

3. Status Report for Mayfair Garage – 142 Main Street, Plymouth, CT; prepared by CT DEEP, Site Assessment and Support (SAS) Unit, 12-26-13; Mayfair Garage, Main Street, Plymouth, CT; Subsurface Gasoline Release & Remediation – December, 2013; & Significant Operational Compliance (SOC) – April, 2013.

Document ID: Adobe Document "142MainStreet_Plymouth_Status12-26-2013".

4. Mayfair Garage – 142 Main St. Plymouth; conducted by DEEP / Site Assessment & Support Unit; Groundwater / Product Gauging for 11/16,17/2015.

Document ID: Adobe Document "Copy of PlymouthMayfairGarageGWgauging111715".

5. Map: State of Connecticut, Department of Energy and Environmental Protection, Site Assessment and Support Unit; Project Name and Address: Mayfair Garage #142 Rt 6 Terryville, CT; prepared by: Charles S. Morrison; date 12/18/15.

Document ID: Adobe Document "Mayfair 1-6-16".

6. Map (Ground Water Flow): State of Connecticut, Department of Energy and Environmental Protection, Site Assessment and Support Unit; Project Name and Address: Mayfair Garage #142 Rt 6 Terryville, CT; prepared by: Charles S. Morrison; date 12/18/15.

Document ID: Adobe Document "Mayfair1 GW Flow 1-6-16".

7. Pre-Demolition Hazardous Building Materials Inspection Report for Former Mayfair Garage – 142 Main Street, Plymouth, Connecticut, Eagle Project No. 16-069.12T1; Eagle Environmental, Inc.; date August 18, 2016.

Document ID: Adobe Document "142 Main St - Haz Insp Rept".