



**ADDENDUM NO. 1
Issued October 17, 2023**

TO

**“REQUEST FOR PROPOSALS
FOR
INSURANCE CONSULTING AND BROKER SERVICES**

(RFP Number 24-AUTH-002)

(RFP Issued September 13, 2023)

Note: Entities submitting a Proposal are required to acknowledge this and all Addenda in Section 5 of the Proposal Form.

1. RESPONSES TO SUBMITTED QUESTIONS

Below are answers to submitted questions received by the MIRA Dissolution Authority as of Thursday, October 12, 2023.

1.	Question	Could we get a current schedule of insurance showing coverage, carrier, limits and premiums?
	Answer	See attachment A to this Addendum (note: the specific company and policy number has been deliberately withheld).
2.	Question	Could we get Statement of Value/location listing detailing addresses and site usages?
	Answer	See attachment B to this Addendum. The only area updated from the 4/1/21-4/1/22 values is the corporate office. The location is now 300 Maxim Road in Hartford and there are far fewer employees located there as previously noted. Following are the assumptions for the changes: <ul style="list-style-type: none"> • Contents was reduced to \$82,000 including \$6,000 per office for office furniture & cubes etc.(\$72,000) plus \$10,000 for the conference room • EDP / Media was increased to \$135,000 based on out IT manager's estimate to replace all servers, PCs and laptops. • M&E includes printers and copiers which we are estimating at \$30,000 for two main units, several small desktops and this would also cover break room items (fridge, microwave etc.).
3.	Question	Who is the Authority's current insurance consultant/broker? For how long? (assuming under the former Authority name)
	Answer	Beecher Carlson has been providing these services to the Authority and its predecessor MIRA since 2015.
4.	Question	What is the total annual compensation received from all sources by the current insurance consultant/broker?
	Answer	The current contractor receives an annual compensation of \$75,000 for the fixed fee services contemplated in the agreement. Per the contract with the current consultant (originally executed by the Authority's predecessor MIRA): "Consultant shall be paid by MIRA for the services rendered and expenses incurred under this Agreement pursuant to Section 1 of Exhibit A of this Agreement on the basis set forth in Section 1 of Exhibit C of this Agreement (the "Fixed Fee Component"). Consultant shall not receive any other compensation for the performance of the Services specified in Section 1 of Exhibit A of the Agreement."
5.	Question	Additional information if available would be very helpful: <ul style="list-style-type: none"> • Phase I repots for all locations to be contemplated (if there are no Phase 1's, quotes will be for new/operational coverage only) <ul style="list-style-type: none"> ◦ If the Phase 1 recommends a Phase 2 we will need that Phase 2 along with any other soil or groundwater testing/monitoring data • Any Closure documentation for past issues/cases (No Further Action letters). • If available, copy of mold/moisture management plans/protocols. • Confirmation of any planned redevelopment at any locations (or not).

	Answer	See Summary Of Environmental Assessments included as attachment C to this Addendum.
6.	Question	<p>If there are any underground storage tanks, please provide</p> <ul style="list-style-type: none"> o Age of tank (date of install) o Contents of tank (petroleum, chemicals etc.) o Construction type of tank (steel or fiberglass), Double or single walled o Most recent tank tight ness test for each tank.
	Answer	See Tank Inventory included as attachment D to this Addendum.

2. CORRECTION REGARDING MIRA DISSOLUTION AUTHORITY FAX

By way of this Addendum 1, any reference in the RFP to the Authority’s fax number is hereby eliminated. Prospective proposers should contact the Authority via phone or email in the manner specified in the RFP.

3. ATTACHMENTS

- Attachment A: Summary of Insurance
- Attachment B: Schedule of Values
- Attachment C: Summary of Environmental Assessments
- Attachment D: Tank Inventory

- END OF ADDENDUM 1 (attachments follow)-

Attachment A - Summary of Insurance
(company and policy number deliberately withheld)

MIRA: Materials Innovation Recycling Authority Summary of Insurance 2023-2024			
Coverage	Company	Policy Number	Limits / Terms
<u>General Liability</u> <i>July 1st, 2023-July 1st, 2024</i>	Premium: \$40,061.35		General Aggregate \$2,000,000 Products/ Completed Operations Aggregate \$2,000,000 Advertising Injury/Personal Injury \$1,000,000 Personal Advertising Injury \$1,000,000 Each Occurrence Limit \$1,000,000 Damage to Premises Rented to You \$1,000,000 Medical Expense Limit \$10,000 Per Location Aggregate Included- No Cap Employee Benefits Liability: Each Employee (Claims Made) \$1,000,000 Aggregate Limit \$1,000,000 Deductible Amount \$1,000 Retro-Active Date 8/1/1996 Estimated GL Payroll/Rating Basis \$240,344 Subject to annual audit
<u>Auto Liability</u> <i>July 1st, 2023-July 1st, 2024</i>	Premium: \$34,017		Scheduled Vehicles: 12 Power Units per Vehicle Schedule Limits: Combined Single Limit – Symbol 1: Any Auto \$1,000,000 Medical Payments \$5,000 Uninsured Motorist Limit \$1,000,000 Underinsured Motorist Limit Statutory Min. Medical Payments Statutory Min. Personal Injury Protection Basic Hired and Non-Owned Liability \$1,000,000 Hired Physical Damage \$50,000 Comprehensive/Hired Car Physical Damage ACV Symbol 2 (owned); Symbol 8 (hired) Collision/Hired Car Physical Damage ACV Symbol 2 (owned); Symbol 8 (hired) Deductibles: Comprehensive \$1,000 Collision \$1,000 Subject to annual audit
<u>Workers Compensation</u> <i>July 1st, 2023-July 1st, 2024</i>	Premium & Fees: \$20,712.80		Workers Compensation Statutory Limits Covered States: CT Other States: All states except Monopolistic Experience Modification Factor: .68 Employers Liability Limits: Bodily Injury By Accident- Each Accident \$1,000,000 Bodily Injury by Disease – Policy Limit \$1,000,000 Bodily Injury Disease Each Employee \$1,000,000 Remuneration: \$1,417,211 # Employees: 15 Subject to Annual Audit
<u>Umbrella Lead-\$10M</u> <i>July 1st, 2023-July 1st, 2024</i>	Premium: \$48,915.65		Each Occurrence \$10,000,000 Aggregate \$10,000,000 Products Completed Ops \$10,000,000 Self-Insured Retention \$10,000
<u>Excess Liability-\$15M xs \$10M</u> <i>July 1st, 2023-July 1st 2024</i>	Premium & Taxes: \$46,000		Per Occurrence \$15,000,000 xs \$10,000,000 General Aggregate \$15,000,000 xs \$10,000,000 Products/ Completed Ops Aggregate \$15,000,000 xs\$10,000,000
<u>Property</u> <i>March 30th, 2023-July 1st, 2024</i>	Premium & Taxes: \$118,849		Total Insured Values Limit of Liability Property Damage \$16,655,244 Equipment Breakdown \$4,275,000 Business Interruption Not Included Deductibles Building & Business Personal Property \$10,000

Attachment A - Summary of Insurance
(company and policy number deliberately withheld)

<u>Pollution Liability</u> <i>July 1st, 2023 - July 1st 2024</i>	<p align="center">Premium & Taxes: \$182,569.92</p>		<table border="0"> <tr> <td>Limit of Liability Per Condition</td> <td align="right">\$20,000,000</td> </tr> <tr> <td>Aggregate</td> <td align="right">\$20,000,000</td> </tr> <tr> <td>Self-Insured Retention</td> <td align="right">\$250,000</td> </tr> <tr> <td>Retro: 10/1/1996</td> <td></td> </tr> </table>	Limit of Liability Per Condition	\$20,000,000	Aggregate	\$20,000,000	Self-Insured Retention	\$250,000	Retro: 10/1/1996																																																											
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<u>D&O- Public Officials/ EPL</u> <i>July 1st, 2023-July 1st, 2024</i>	<p align="center">I</p> <p align="center">Premium & Taxes/Fees: \$94,255.26</p>		<table border="0"> <tr> <td>Public Officials Errors & Omissions:</td> <td></td> </tr> <tr> <td>Each Claim</td> <td align="right">\$10,000,000</td> </tr> <tr> <td>Annual Aggregate Limit</td> <td align="right">\$10,000,000</td> </tr> <tr> <td>Employee Practices Liability:</td> <td></td> </tr> <tr> <td>Each Claim</td> <td align="right">\$10,000,000</td> </tr> <tr> <td>Annual Aggregate Limit</td> <td align="right">\$10,000,000</td> </tr> </table>	Public Officials Errors & Omissions:		Each Claim	\$10,000,000	Annual Aggregate Limit	\$10,000,000	Employee Practices Liability:		Each Claim	\$10,000,000	Annual Aggregate Limit	\$10,000,000																																																						
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<u>Crime</u> <i>July 1st, 2023-July 1st, 2024</i>	<p align="center">Premium \$3,419</p>		<table border="0"> <tr> <td>Coverage A (Employee Theft)</td> <td></td> </tr> <tr> <td>Employee Theft- Single Limit</td> <td align="right">\$3,000,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$100,000</td> </tr> <tr> <td>ERISA Fidelity</td> <td align="right">Not Covered</td> </tr> <tr> <td>Employee Theft of Client Property</td> <td align="right">Not Covered</td> </tr> <tr> <td>Coverage B (Forgery or Alteration)</td> <td></td> </tr> <tr> <td>Single Loss Limit</td> <td align="right">\$3,000,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$100,000</td> </tr> <tr> <td>Coverage C (On Premises Liability)</td> <td></td> </tr> <tr> <td>Single Loss Limit</td> <td align="right">\$100,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$500</td> </tr> <tr> <td>Coverage D (In Transit)</td> <td></td> </tr> <tr> <td>Single Loss Limit</td> <td align="right">\$10,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$500</td> </tr> <tr> <td>Coverage E (Money Orders & Counterfeit)</td> <td></td> </tr> <tr> <td>Single Loss Limit</td> <td align="right">\$10,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$500</td> </tr> <tr> <td>Coverage F (Computer)</td> <td></td> </tr> <tr> <td>Computer Crime- Single Loss Limit</td> <td align="right">\$3,000,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$10,000</td> </tr> <tr> <td>Computer Program/Data Restoration</td> <td align="right">\$100,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$100,000</td> </tr> <tr> <td>Coverage G (Funds Transfer Fraud)</td> <td></td> </tr> <tr> <td>Single Loss Limit</td> <td align="right">\$3,000,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$100,000</td> </tr> <tr> <td>Coverage H (Personal Accounts Protection)</td> <td></td> </tr> <tr> <td>Forgery & Alteration- Single Loss Limit</td> <td align="right">\$100,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$10,000</td> </tr> <tr> <td>Identity Fraud Expense Reimbursement</td> <td align="right">\$25,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$0</td> </tr> <tr> <td>Coverage I (Claim Expense)</td> <td></td> </tr> <tr> <td>Claims Expense</td> <td align="right">\$100,000</td> </tr> <tr> <td>Retention</td> <td align="right">\$0</td> </tr> </table>	Coverage A (Employee Theft)		Employee Theft- Single Limit	\$3,000,000	Retention	\$100,000	ERISA Fidelity	Not Covered	Employee Theft of Client Property	Not Covered	Coverage B (Forgery or Alteration)		Single Loss Limit	\$3,000,000	Retention	\$100,000	Coverage C (On Premises Liability)		Single Loss Limit	\$100,000	Retention	\$500	Coverage D (In Transit)		Single Loss Limit	\$10,000	Retention	\$500	Coverage E (Money Orders & Counterfeit)		Single Loss Limit	\$10,000	Retention	\$500	Coverage F (Computer)		Computer Crime- Single Loss Limit	\$3,000,000	Retention	\$10,000	Computer Program/Data Restoration	\$100,000	Retention	\$100,000	Coverage G (Funds Transfer Fraud)		Single Loss Limit	\$3,000,000	Retention	\$100,000	Coverage H (Personal Accounts Protection)		Forgery & Alteration- Single Loss Limit	\$100,000	Retention	\$10,000	Identity Fraud Expense Reimbursement	\$25,000	Retention	\$0	Coverage I (Claim Expense)		Claims Expense	\$100,000	Retention	\$0
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<u>Fiduciary Liability</u> <i>July 1st, 2023-July 1st, 2024</i>	<p align="center">Premium: \$5,489</p>		<table border="0"> <tr> <td>Limit of Liability</td> <td></td> </tr> <tr> <td>Policy Aggregate</td> <td align="right">\$3,000,000</td> </tr> <tr> <td>Additional Defense</td> <td align="right">\$1,000,000</td> </tr> <tr> <td>Retention</td> <td></td> </tr> <tr> <td>Per Claim Limit</td> <td align="right">\$0</td> </tr> <tr> <td>Sublimits:</td> <td></td> </tr> <tr> <td>Settlement Program Limit (each)</td> <td align="right">\$100,000</td> </tr> <tr> <td>HIPAA Limit</td> <td align="right">\$1,500,000</td> </tr> <tr> <td>502c Penalties</td> <td align="right">\$200,000</td> </tr> </table>	Limit of Liability		Policy Aggregate	\$3,000,000	Additional Defense	\$1,000,000	Retention		Per Claim Limit	\$0	Sublimits:		Settlement Program Limit (each)	\$100,000	HIPAA Limit	\$1,500,000	502c Penalties	\$200,000																																																
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<p>*The above is for illustration purposes only. Please refer to policies for terms, conditions & exclusion. If there are any discrepancies, the policies will prevail</p>																																																																					

SUMMARY OF ENVIRONMENTAL SITE ASSESSMENTS/REMEDICATION

MIRA South Meadow Station Property (Includes CSWS Resource Recovery Facility and Jet Turbine Facility) Reserve Road, Gate 20 and 300 Maxim Road Hartford, CT 06114

Previous investigations and remedial activities performed at the South Meadow Station property have been documented in the following reports which have all been submitted to the CTDEEP:

- Land Tech Remedial, December 1995, *Subsurface Investigations and Remedial Installation Report*.
- HRP Associates, Inc., October 1998, *Phase I Environmental Site Assessment Report, CRRR Power Block Facility and Waste Processing Facility, Maxim Road and Reserve Road, Hartford, Connecticut*.
- Metcalf & Eddy, Inc., March 1999, *Phase I Environmental Assessment, Connecticut Light and Power Company South Meadow Station, Hartford*.
- HRP Associates, Inc., June 1999, *Subsurface Investigation Report, Mid-Connecticut Project, Maxim and Reserve Roads, Hartford, Connecticut*.
- Metcalf & Eddy, Inc., July 1999, *Phase II Field Investigation Report, South Meadows, Hartford*.
- HRP Associates, Inc., June 1999, *Mercury Boiler Investigation*.
- TRC Environmental Corp., October 2001, *Phase III Work Plan*.
- TRC Environmental Corp., June 2002, *Sample Work Plan for Area 7B*.
- TRC Environmental Corp., September 2002, *Phase III Remedial Investigation Report*.
- TRC Environmental Corp., June 2003, *Supplemental Phase III Site Investigation Report*.
- TRC Environmental Corporation, September 2003. *Specifications: Remediation of Areas WPF-4, 1-2, 1-3, 1-4, 1-5, 1-6 and PBF-5 by Soil Excavation, South Meadows Station*.
- TRC Environmental Corp., February 2004, *Sampling Work Plan for the Track Hopper Room and Soils Below the Mercury Boiler Room*.
- TRC Environmental Corp., March 2004, *Closure Report; South Meadows Former Mercury Boiler Room Decommissioning & Demolition*.
- TRC Environmental Corp., July 2004. *Excavation Remedial Action Plan for Area PBF-3 Former Transformer/Switchyard*.
- TRC Environmental Corp., August 2004, *Supplemental Site Investigation Area WPF-4 and Area 1-2*.

- TRC Environmental Corp., April 2005, *Area PBF-3 PCB Remedial Action Plan*.
- TRC Environmental Corp., July 2005, *Track Hopper Room Investigation Report*.
- TRC Environmental Corp., August 2005, *95 Percent Upper Confidence Limit Determination for Arsenic*.
- TRC Environmental Corp., January 2006, *Remedial Action Plan for Soils Beneath Remaining Structure at the Former Mercury Boiler Room*.
- TRC Environmental Corp., January 2006, *Parcel No. 3 (CL&P Parcel) Remedial Action Plan*.
- TRC Environmental Corp., March 2006, *Remedial Action Plan for Area PBF-4 Former PCB Oil Storage Tanks*.
- TRC Environmental Corp., April 2006, *Soil Investigation Report, Electrical Switchyards, Parcel 3*.
- TRC Environmental Corp., June 2006, *Waste Processing Facility Engineered Control, Remedial Action Plan*.
- TRC Environmental Corp., June 2006, *Waste Processing Facility Remedial Action Plan*.
- TRC Environmental Corp., July 2006, *Remedial Action Plan for Former PCB Storage Tank, Piping and Appurtenances*.
- TRC Environmental Corp., February 2007, *Waste Processing Facility Area 3, Asbestos Containing Materials Investigation Work Plan*.
- TRC Environmental Corp., February 2007, *Remedial Action Plan for Area 3*.
- TRC Environmental Corp., September 2007, *Remedial Action Plan for Soil Beneath Former 1927 Boiler Room Addition*.
- TRC Environmental Corp., September 2008, *Specifications; Track Hopper Room Remediation*.
- TRC Environmental Corp., March 2010, *Remedial Action Report: Former PCB Storage Tank, Piping and Appurtenances*.
- TRC Environmental Corp., April 2010, *Self-Implementing Cleanup Plan for 115 kV Switchyard*.
- TRC Environmental Corp., November 2011, *Remedial Action Report Retained Parcel 115 kV Switchyard*.
- TRC Environmental Corp., January 2012, *Fuel Farm (Area 2-2) Remedial Action Plan*.
- TRC Environmental Corp., September 2012, *Remedial Action Report, Area PBF-3/Former Transformer Switchyard*.
- TRC Environmental Corp., September 2012, *Waste Processing Facility Storm Water Detention Basin Engineered & Access Control Remedial Action Plan*.
- TRC Environmental Corp., October 2012, *Fuel Line (Delineation Area 2) Engineered Control Remedial Action Plan*.
- TRC Environmental Corp., November 2012, *Fuel Oil Line Investigation Report*.

- TRC Environmental Corp., November 2012, *Waste Processing Facility Storm Water Detention Basin Engineered & Access Control Remedial Action Plan.*
- TRC Environmental Corp., March 2013, *Alternative SWPC Application and PMC Exception Document.*
- TRC Environmental Corp., April 2013, *Remedial Action Report: Area PBF-4 Former PCB Oil Storage Tanks.*
- TRC Environmental Corp., July 2013, *Remedial Action Report: PBF-1, Mercury Boiler Room, Track Hopper Room, PBF-4 and PBF-5.*
- TRC Environmental Corp., November 2013, *Remedial Action Report: Area 1-3: Excavation of ETPH impacted Soils.*
- TRC Environmental Corp., November 2013, *Remedial Action Report: Area 1-6: Former Vanadium Pile.*
- TRC Environmental Corp., November 2013, *Remedial Action Report: Waste Processing Facility Area 4.*
- TRC Environmental Corp., November 2013, *Remedial Action Report: Waste Processing Facility Areas 1, 2 and 3.*
- TRC Environmental Corp., November 2013, *Remedial Action Report: Waste Processing Facility Areas 4 and 5.*
- TRC Environmental Corp., November 2013, *Memorandum: Bollard Excavation/Remediation.*
- TRC Environmental Corp., November 2013, *Remedial Action Report: Fuel Line (Delineation Area 2)*
- TRC Environmental Corp., December 2013, *Remedial Action Report: Waste Processing Facility Storm Water Detention Basin.*
- TRC Environmental Corp., January 2014, *Remedial Action Report: Area 2-1/2-2: Fuel Farm.*
- TRC Environmental Corp., January 2014, *Remedial Action Report: Area 1-2, 1-4 and 1-5: Coal Pond/Coal Pile Areas.*
- TRC Environmental Corp., February 2014, *Remedial Action Report: Areas 3-2 and 3-3.*
- TRC Environmental Corp., February 2014, *Memorandum: WPF Storm Water Basin Fence Line Remediation.*
- TRC Environmental Corp., March 2014, *Remedial Action Report: Area 3-1.*
- TRC Environmental Corp., November 2015, *Remedial Action Report: PBF Wetlands A and E.*
- TRC Environmental Corp., May 2018, *Verification Report.*
- Weston & Sampson, Inc., April 2019, *Soil Investigation Report, South Meadows Substation, Reserve Road, Hartford, CT.*
- Weston & Sampson, Inc., April 2019, *Eversource Energy, Soil Management Plan, DOT Project 63-703, South Meadows Substation, Reserve Road, Hartford, CT.*

- Weston & Sampson, Inc., June 2019, *Eversource Energy Services Company, PCB Self-Implementing Cleanup Plan, South Meadows Substation, Reserve Road, Hartford, CT.*
- TRC Environmental Corp., August 2019, *Area 3 PCB Investigation Work Plan.*
- Weston & Sampson, Inc., August 2019, *Eversource Energy, Soil Management Plan, 115-kV Switchyard, South Meadows Substation, Gate 20 Reserve Road, Hartford, CT.*
- Weston & Sampson, Inc., December 2019, *Eversource Energy Services Company, Remedial Action Report, Conduit Installation Project, South Meadows Substation 115 kV Switchyard, Reserve Road, Hartford, CT.*
- Weston & Sampson, Inc., February 2020, *Eversource Energy Services Company, Remedial Action Report, DOT Project 63-703, Duct Bank Relocation Project, South Meadows Substation, Gate 20 Reserve Road and 300 Maxim Road, Hartford, CT.*
- TRC Environmental Corp., September 2021, Revised November 2021, *Area 3-1 Self-Implementing PCB Cleanup Plan.*
- TRC Environmental Corp., June 2022, *Area 3-3 Risk Based and Self-Implementing PCB Cleanup Plan.*

Previous investigations and remedial activities specific to the unoccupied, northern portion of the administration building at the South Meadow Station have been documented in the following reports:

- TRC Environmental Corp., January 9, 2002, *Asbestos and Lead survey, Administration Building, Reserve Road, Hartford, CT.*
- HRP Associates, Inc.; March 29, 2012, *Hazardous Materials Survey Report, Northern Portion of the Administration Building, South Meadow Station, Gate 20 Reserve Road, Hartford, Connecticut.*
- HRP Associates, Inc.; January 17, 2014, *Hazardous Materials Abatement Documentation, Northern Portion of the CRRA Facility Administration Building, Gate 20 Reserve Road, Hartford, Connecticut.*

**Shelton Transfer Station Property
(Lease to City of Shelton)
866 River Road
Shelton, CT**

Site investigation activities performed at the Shelton Transfer Station property prior to leasing the transfer station to the City of Shelton has been documented in the following report:

- Fuss & O'Neill, Inc., May 18, 2009, *Shelton Transfer Station Baseline Investigation*.

**Shelton Landfill Property
866 River Road
Shelton, CT**

As a permitted, closed disposal facility, the Shelton Landfill is subject to a post-closure monitoring and maintenance program that includes, among other things, periodic (quarterly, semi-annual and/or annual) groundwater and surface water monitoring.

In addition to the periodic monitoring events and their related reports, other site investigation activities performed at the Shelton Landfill property have been documented in the following reports, which have all been submitted to the CTDEEP:

- TRC Corporation, December 9, 1993, *Final RCRA Facility Assessment CT Resource Recovery Authority Shelton Landfill, Shelton, Connecticut*.
- HRP Associates, Inc., September 1996, *Report of Monitoring Program for the Northeast Expansion Area, Background Sampling of the Northeast Expansion Area*.
- Connecticut Ecosystems, LLC, November 1998, *Habitat Mapping Report*. And subsequent annual updates to the habitat mapping.
- HRP Associates, Inc., March 19, 2003, *Study to Determine Zone of Influence at Shelton Landfill, CRRRA Shelton Landfill, Shelton, Connecticut*.
- Fuss & O'Neill, Inc., December 31, 2009, *Screening-Level Ecological Risk Assessment: CRRRA-Shelton Landfill*.
- SCS Engineers, PC, April 20, 2000, revised to March 2010, *CRRRA Shelton Landfill - Landfill Gas System Operations and Gas Migration Monitoring Plan*.
- CRRRA, May 7, 2010, *Shelton Landfill Screening Level Ecological Risk Assessment (SLERA) Groundwater Discharge Rates*.

**Waterbury Bulky Waste Landfill Property
Intersection of Highland Avenue and Highview Street
Waterbury, CT**

As a permitted, closed disposal facility, the Waterbury Bulky Waste Landfill is subject to a post-closure monitoring and maintenance program that includes, among other things, periodic (quarterly, semi-annual and/or annual) groundwater water monitoring.

In addition to the periodic monitoring events and their related reports, site investigation activities have been documented for the Waterbury Bulky Waste Landfill property in the following report:

- HRP Associates, Inc., June 27, 2006, *Phase I Environmental Site Assessment Report, CRRA Property Located at the Intersection of Highland Avenue and Highview Street, Waterbury, Connecticut*

**Ellington Landfill
Sadds Mill Road (Route 140)
Ellington, CT**

As a permitted, closed disposal facility, the Ellington Landfill is subject to a post-closure monitoring and maintenance program that includes, among other things, periodic (quarterly, semi-annual and/or annual) groundwater water, surface water and domestic well monitoring.

In addition to the periodic monitoring events and their related reports, site investigation activities have been documented for the Ellington Landfill property in the following reports:

- Fuss & O'Neill, Inc., July 1990, *Phase II Hydrogeologic Investigation Report.*
- Fuss & O'Neill, Inc., August 2005, *Plume Delineation Study Report.*

**Former Barberino Property
Pent Road
Wallingford, CT**

The “Former Barberino Property” (FBP) is located adjacent to the Wallingford Landfill, which is a permitted, closed disposal facility. Groundwater quality at the FBP has been impacted by the leachate plume from the Wallingford Landfill, and groundwater and surface water on the FBP is subject to monitoring under the Wallingford Landfill’s post-closure monitoring and maintenance program. The groundwater and surface water monitoring includes, among other things, periodic (quarterly, semi-annual and/or annual) groundwater and surface water monitoring.

In addition to the periodic monitoring events and their related reports, other site investigation activities performed at the Former Barberino Property have been documented in the following reports, which have all been submitted to the CTDEEP:

- *Phase I Environmental Site Assessment Barberino Property Pent Road Wallingford, Connecticut*; October 2000; TRC Environmental Corporation
- *Soil sampling Results and Notification Requirements, Pent Road, Wallingford, CT*; December 27, 2000; TRC Environmental Corporation
- *Soil Removal and Disposal Barberino Property, Oliver Creek Road and Pent Road, Wallingford, CT*; July 6, 2001; TRC Environmental Corporation
- *Henry’s Trailer Park Septic Tank Sampling, Barberino Property, Wallingford, CT*; August 15, 2001; Consulting Environmental Engineers, Inc.
- *Asbestos and Lead Inspection, Pent Road (Structure #2, Structure #3, & Structure #4)*; January 24, 2002; TRC Environmental Corporation
- *CRRA Demolition of 25, 100 and 98 Pent Road, Wallingford, CT*; November 11, 2002; Excavation Technology, Inc.
- *Underground Storage Tank Closure Documentation 92 Pent Road, Wallingford, Connecticut*; November 15, 2002; Excavation Technology, Inc.
- *Wetlands Functions and Values Assessment, Barberino Property, Pent & Oliver Creek Roads, Wallingford, Connecticut*; December 2001; TRC Environmental Corporation
- *Screening-Level Ecological Risk Assessment, CRRA-Wallingford Landfill*; April 6, 2009; Fuss & O’Neill, Inc.
- *Baseline Ecological Risk Assessment, CRRA-Wallingford Landfill, 25 Pent Road, Wallingford, Connecticut*; June 8, 2011; O’Reilly, Talbot & Okun Associates.
- *Baseline Ecological Risk Assessment Supplement, Connecticut Resources Recovery Authority, Wallingford Landfill, 25 Pent Road, Wallingford, Connecticut*; December 10, 2013; URS Corporation.

On March 9, 2020, MIRA, as the Lessor, entered into a “Ground Lease for Solar Energy System” with Wallingford Renewable Energy LLC (WRE), as the Lessee. The Ground Lease is for the location and operation of solar energy generation and electrical infrastructure and related facilities on a portion of the Former Barberino Property, and related buffer areas. Prior to execution of the Ground Lease, WRE completed certain due diligence and permitting activities, including activities summarized in the following:

- EA Engineering, Science, Technology, Inc., March 2018, *DRAFT Phase I Environmental Site Assessment Report, Wallingford Renewable Energy Project Area, Pent Road and Oliver Creek Road, Wallingford, Connecticut.*
- May 25, 2018, “Temporary Work Agreement” (TWA) between MIRA and WRE for the purpose of cleanup of debris and any required “Developer Remediation” (as defined in the TWA), and restoration of any land disturbed during cleanup activities.
- Tetra Tech, November 2019, *Development and Management Plan*, including vernal pool survey.

**MIRA Offices
211 Murphy Road
Hartford, CT**

Site activities related to moisture surveys and mold abatement have been documented for the 211 Murphy Road property in the following reports:

- HRP Associates, Inc., May 23, 2007, *Carpet Replacement Recommendation, Connecticut Resources Recovery Authority, 211 Murphy Road, Hartford, Connecticut.*
- HRP Associates, Inc., May 25, 2007, *Additional Remediation Recommendations, Connecticut Resources Recovery Authority, 211 Murphy Road, Hartford, Connecticut.*
- HRP Associates, Inc., June 27, 2007, *Final Visual Clearance Letter, Connecticut Resources Recovery Authority, 211 Murphy Road, Hartford, Connecticut.*
- HRP Associates, Inc., April 24, 2009, *Limited Mold and Moisture Survey Report, Connecticut Resources Recovery Authority (CRRRA Recycling Facility, 211 Murphy Road, Hartford, Connecticut.*
- HRP Associates, Inc., June 3, 2009, *Final Visual Clearance Letter, Connecticut Resources Recovery Authority, 211 Murphy Road, Hartford, Connecticut.*

**“The Collins Building”
171 Murphy Road
Hartford, CT**

“The Collins Building” is not occupied. MIRA completed a Phase I Environmental Site Assessment at this property in the spring of 2016, as a prelude to listing the property for sale.

Site investigation activities have been documented for the 171 Murphy Road property in the following reports:

- HRP Associates, Inc., April 5, 2016, *Phase I Environmental Site Assessment Report, 171 Murphy Road, Hartford, Connecticut.*
- HRP Associates, Inc., July 6, 2016, *Ground Penetrating Radar Survey, Potential Underground Storage Tank, 171 Murphy Road, Hartford, Connecticut.*

TANK INVENTORY

TABLE 1A
BULK PETROLEUM PRODUCT STORAGE INFORMATION

CHEMICAL LISTINGS	CAPACITY	RELEASE SCENARIOS	TYPE OF CONTAINMENT	DIMENSIONS OF CONTAINMENT AREA
Miscellaneous Lube Oil - Drained July 2022	12 x 75-gallon 3 x 55-gallon	A bermed containment storage room will direct a spill towards a floor drain which discharges to the facility's 80,000 gallon waste water basin. The basin discharges to an oil-water separator prior to discharging to the sanitary sewer system.	Bermed cement containment	30 ft x 20 ft x 4 in
Used Oil Storage AST - Drained July 2022	1,200 gallons			
Two Turbine Oil Storage ASTs used during turbine outages - Drained July 2022	1,200 gallons each			
Virgin Turbine Oil Storage AST - Drained July 2022	1,400 gallons			
Diesel	2 X ASTs - 500 gallons each	A spill will be contained by a bermed containment pad	Bermed cement containment	21ft x 15ft x 10 in
Turbine No. 5 Seal Oil - Drained July 2022	100 gallons	A spill will be directed towards a floor drain which discharges to the facility's 80,000 gallon waste water basin. The basin discharges to an oil-water separator prior to discharging to the sanitary sewer system.	None	NA
Turbine No. 5 Reservoir Oil - Drained July 2022	2,000 gallons		None	N/A
Turbine No. 5 Tanner Oil AST - Drained July 2022	275 gallons		None	NA
Turbine No. 6 Seal Oil - Drained July 2022	100 gallons		None	NA

TABLE 1A
BULK PETROLEUM PRODUCT STORAGE INFORMATION

CHEMICAL LISTINGS	CAPACITY	RELEASE SCENARIOS	TYPE OF CONTAINMENT	DIMENSIONS OF CONTAINMENT AREA
Turbine No. 6 Reservoir Oil - Drained July 2022	2,000 gallons		None	N/A
Turbine No. 6 Tanner Oil AST - Drained July 2022	275 gallons		None	NA
80K Used Oil Storage AST	500 gallons	A spill will be contained by a bermed containment pad and will be directed towards a drain which discharges back into the facility's 80,000 gallon waste water basin.	Bermed cement containment	23ft x 23ft x 6 in.
Miscellaneous Lube Oil	Approx 30 drums	Spill pallets are used to contain a maximum of 55 gallons for every 4 drums. All drums are located inside the facility's warehouse which does not contain any floor drains.	Plastic spill pallets	(4 pallets 10in x 51.5in x 51.5in) (6 pallets 19in x 26in x 51in)
Parts washers - Removed July 2022	2 x 60-gallon	Fluid in Maintenance Shop washer would discharge across the floor, which does not have a drain, and possibly out the overhead door onto a concrete pad and the surrounding gravel-covered earth. Fluid in Turbine Pit washer would discharge across the floor and into drains that flow to the 80,000-gallon basin	Maintenance Shop – none at this time Turbine Pit – 80,000-gallon used oil AST	Maintenance Shop – none at this time Turbine Pit – 80,000-gallon used oil AST is 500 gallons

TABLE 1B
ELECTRICAL TRANSFORMER STORAGE INFORMATION

CHEMICAL LISTINGS	CAPACITY	RELEASE SCENARIOS	TYPE OF CONTAINMENT	DIMENSIONS OF CONTAINMENT AREA
Transfer Building 1000 KVA Transformers	2 Transformers 265 gallons each	In the event of a transformer failure, the oil would spread across the concrete bermed containment. The containment drains back to the facility's lined coal pond.	Bermed cement collection basin	10ft x 24 ft x 6in.
Scrubber Building 1500 KVA Transformers	2 Transformers 385 gallons each	In the event of a transformer failure, the oil would spread across the concrete bermed containment. The containment drains back to the facility's lined coal pond.	Bermed cement collection basin	8.5ft x 25 ft x 5in.
Switch Yard Transformers (1A-1X and 1A-2X) (1A-25S and 1A-26S)	2 Transformers x 5850 gallons each and 2 Transformers x 2125 gallons each	In the event of a transformer failure, the oil would spread across traprock located around the base of the transformers. A sump is located under the transformers which could be used to collect some free product.	Traprock and Sump	N/A

TABLE 1C
BULK CHEMICALS STORAGE INFORMATION

CHEMICAL LISTINGS	CAPACITY	RELEASE SCENARIOS	TYPE OF CONTAINMENT	DIMENSIONS OF CONTAINMENT AREA
Boiler Chemicals: Sodium Phosphate (dibasic) Sodium Phosphate (tribasic) Sodium Phosphate (monobasic) Diethylhydroxylamine Sodium Hydroxide Nitrous acid + Molybdic acid Methoxypropylamine Sodium Nitrite Sodium Molybdate	Drained 7/2022 2 x 80-gallon ASTs; 3 x 160-gallon ASTs	A bermed containment pad will direct a spill towards drains which discharge to the facility's neutralization basin. The neutralization basin discharges to the sanitary sewer system or can be diverted to the facility's lined coal pond	Bermed cement containment	11ft x 32ft x 6 in.
Urea	25,000 gallons	A bermed diversion structure will direct spills towards a storm drain which discharges to the facility's lined coal pond.	Bermed cement containment	70ft circumference x 5 in
Sulfuric Acid	Drained 11/2016 5,000 gallons	A bermed containment pad will direct a spill towards drains which discharge to the facility's neutralization basin. The neutralization basin discharges to the sanitary sewer system or can be diverted to the facility's lined coal pond	Bermed cement containment	42ft x 16ft x 6 in
Sodium Hydroxide	Drained 8/2016 5,000 gallons			
Acetic Acid	Approx 7 drums			
Phosphoric Acid	0 to 3 55-gallon drums			
Lime Slurry	Drained 7/2022 15,000-gallon AST 3 x 600-gallon ASTs	The graded asphalt will direct a spill towards a waste water trench which discharges to the facility's lined coal pond.	None	NA

TABLE 1C
BULK CHEMICALS STORAGE INFORMATION

CHEMICAL LISTINGS	CAPACITY	RELEASE SCENARIOS	TYPE OF CONTAINMENT	DIMENSIONS OF CONTAINMENT AREA
Dolomitic Lime (solid)	111 tons	The graded asphalt will direct a spill towards a waste water trench which discharges to the facility's lined coal pond.	None	NA
Pebble Lime (solid)	160 tons	The graded asphalt will direct a spill towards a waste water trench which discharges to the facility's lined coal pond.	None	NA

Waste Processing Facility Oil Storage, as of October 16, 2023

MATERIAL	FACILITY USE	STORAGE	QUANTITY STORED	STORAGE TYPE	STORAGE LOCATION	Comments
Diesel Fuel	Fuel for On-site Equipment	OUTDOOR	5000 gal.	AST	West side of Facility next to MSW Platform	
Diesel Fuel	Heat water for wheel wash	OUTDOOR	300 gal.	AST	North side of Wheel Wash Building	
Diesel Fuel	Mobile Refueler for shredder	OUTDOOR	100 gal.	AST	Mobile AST, therefore, location varies	AST Drained July 2022
*Grease/Hydraulic Oil	Lubrication For Equipment Maintenance	INDOOR	Varies	55 gal. Drums	Ferrous Metals Load-out Area, Waste Processing Area and Parts Storage Building	Drums Emptied July 2022
Kerosene	Fuel For Trailer Heaters	OUTDOOR	275 gal.	AST	West Side of Facility next to fence	AST Drained July 2022
Transformer Oil	Transformers (2)	OUTDOOR	285 gal. Each	2 Transformers	West side of Facility next to diesel fuel AST	
Mineral Oil	Transformer	OUTDOOR	324 gal.	Transformer	North End of Facility near RTO's	
Hydraulic Fluid	Hydraulic Unit Associated with Picking Station	INDOOR	70 gal. Each	2 Hydraulic Units	South End of Facility next to Picking Station	Hydraulic Reservoirs Drained July 2022
Hydraulic Fluid	2 Hydraulic Units Associated with Waste Processing Area	INDOOR	275 gal. Each	2 Hydraulic Units	Waste Processing Area	Hydraulic Reservoirs Drained July 2022
Lubricating Oil	Lubrication of the Secondary Shredder Bearings	INDOOR	100 gal. Each	2 Lubrication Units	North End of Waste Processing Area	Lubrication Reservoirs Drained July 2022

Waste Processing Facility Oil Storage, as of October 16, 2023

MATERIAL	FACILITY USE	STORAGE	QUANTITY STORED	STORAGE TYPE	STORAGE LOCATION	Comments
Lubricating Oil	Lubrication of the Primary Shredder Bearings	INDOOR	53 gal.	1 Lubrication Unit	Mechanical Room	Lubrication Reservoir Drained July 2022
Hydraulic Fluid	Hydraulic Unit Associated with 145 Picking Station	INDOOR	80 gal.	Hydraulic Unit	East side of Waste Processing Area	Hydraulic Reservoirs Drained July 2022
Grease	Mobile Grease Gun Unit	INDOOR	55 gal.	55 gal. Drum	Varies - Waste Processing Area	

South Meadow Station – Jet Turbine Facility

Oil Containing Equipment

A. FACILITY OPERATING SYSTEMS

Hydraulic & Lubricating Oil:

Generator Lube Oil Reservoir/Tank	4 @ 100 gal/ea est.	400 gal
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(the above is located within the base plate of the generating unit)

Other Oils:

Primary fuel filters (Jet fuel)	2 @ 100 gal/ea est.	200 gal
Secondary fuel filters (Jet fuel)	2 @ 100 gal/ea est.	<u>200 gal</u>
Subtotal A		800 gallons

B. STORED OIL (All Non PCB)

Stored oil in Tanks:

Tank #6 - Aboveground	Jet Fuel	550,000 gal
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Stored oil in drums:

Lube and used oils, container storage area	<15 @ 55 gal/ea	825 gal
Used oils & other wastes in container storage area	< 2 @ 55 gal/ea	<u>110 gal</u>
Subtotal B		550,935 gallons

C. OPERATING ELECTRICAL EQUIPMENT

1A-11X Transformer	7,560 gal
1A-13X Transformer	<u>7,560 gal</u>

Subtotal C	15,120 gallons
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<u>TOTAL OIL VOLUME</u>	<u>566,855 GAL</u>
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NOTE: Tank #6 was drained of its Jet Fuel contents in August 2023.

ACTIVE ABOVE-GROUND STORAGE TANKS AT MIRA TRANSFER STATIONS, AS OF OCTOBER 16, 2023

Facility	Construction	Nominal Capacity (gal.)	Contents
Ellington Transfer Station	Double-Walled Steel	1,000	Diesel Fuel - Empty and Out of Service as of January 2013
Essex Transfer Station	Double-Walled Steel	1,000	Diesel Fuel
Torrington Transfer Station	Double-Walled Steel	1,000	Diesel Fuel
Watertown Transfer Station	Double-Walled Steel	1,000	Diesel Fuel - Empty and Out of Service as of July 2022

ACTIVE MIRA UNDERGROUND STORAGE TANKS, AS OF OCTOBER 16, 2023

Facility	Construction	Nominal Capacity (gal.)	Contents
Ellington Transfer Station	Concrete	5,000	MSW Tipping Floor Leachate/Wash Water - Facility Inactive Since January 2013
	Concrete	60,000	Water for Emergency Fire Fighting
Essex Transfer Station	Concrete	5,000	MSW Tipping Floor Leachate/Wash Water
Torrington Transfer Station	Concrete	5,000	MSW Tipping Floor Leachate/Wash Water
Watertown Transfer Station	Concrete	5,000	MSW Tipping Floor Leachate/Wash Water- Facility Inactive Since July 2022
	Concrete	2,500	Sanitary (Bathroom) Wastewater - Facility Inactive Since July 2022
	Concrete	60,000	Water for Emergency Fire Fighting
Waste Processing Facility	None		
Power Block Facility	Concrete	80,000	Wastewater Storage Tank Associated with DSN 002C to POTW
	Brick-Lined Concrete	26,000	Wastewater Collection and Neutralization Basin for DSN 002B to POTW
CSWS Regional Recycling Center	None		
Shelton Transfer Station (Leased to City of Shelton)	Concrete	5,000	MSW Leachate/Floor Wash Water

Attachment D – Tank Inventory

Shelton Landfill	Double-Wall Steel	30,000	Ash Residue Leachate
	Single-Wall FRP	3,000	Landfill Gas Condensate
	Single-Wall FRP	1,500	Landfill Gas Condensate
Ellington Landfill	Single-Wall FRP	3,000	Landfill Gas Condensate
	Single-Wall FRP	1,000	Landfill Gas Condensate
	Single-Wall FRP	600	Landfill Gas Condensate
Waterbury Bulky Waste Landfill	None		
Former Barberino Property	None		

ACTIVE MIRA UNDERGROUND OIL/WATER SEPARATORS, LIFT STATIONS AND SEPTIC SYSTEMS, AS OF OCTOBER 16, 2023			
Facility	Type of Unit	Nominal Capacity (gal.)	Function/Contents
Ellington Transfer Station	Septic System	1,000	Treat Sanitary Wastewater from Transfer Station Bathroom - Facility Inactive Since January 2013
	Septic System	1,000	Treat Sanitary Wastewater from Scale House Bathroom - Facility Inactive Since January 2013
Essex Transfer Station	Oil/Water Separator	5,000	Treatment of Stormwater
	Septic System	1,000	Treat Sanitary Wastewater from Scale House Bathroom
Torrington Transfer Station	Oil/Water Separator	5,000	Treatment of Stormwater
	Oil/Water Separator	5,000	Treatment of Stormwater
	Septic System	1,000	Treat Sanitary Wastewater from Scale House Bathroom
	Dry Well	---	Infiltration of Stormwater from Scale at Scale House
Watertown Transfer Station	None		
Waste Processing Facility	Lift Station	---	Convey Floor Drainage from Beneath Shredders to Oil/Water Separator
	Lift Station	---	Convey Floor Drainage from RDF Storage Area to Oil/Water Separator
	Oil/Water Separator	1,500	Treat Floor Drainage Wastewaters (MSW Leachate) for Discharge to POTW
	Oil/Water Separator	1,000	Treat Floor Drainage Wastewaters and Compressor Condensate for Discharge to POTW
	Oil/Water/Grit Separator	2 x 9,200	Treatment of Stormwater

Attachment D – Tank Inventory

Power Block Facility	Grit Separator	3,000	Treatment of Ash Hauling Vehicles Wheel Wash Water for Discharge to POTW
	Lift Station	---	Convey Treated Wastewaters to POTW
CSWS Regional Recycling Center	Oil/Water Separator	5,000	Treat Stormwater from Scales for Discharge to Municipal Storm Sewer System
Shelton Transfer Station (Leased to City of Shelton)	Oil/Water/Grit Separator	3,600	Treat Stormwater for Discharge to River
	Septic System	1,000	Treat Sanitary Wastewater from Transfer Station Bathroom
Shelton Landfill	Oil/Water/Grit Separator	3,000	Treat Wastewater from Truck Wash Prior to Discharge to Underground Ash Residue Leachate Storage Tank
	Lift Station	---	Convey Ash Residue Leachate from SEEA to Underground Storage Tank
	Lift Station	---	Convey Ash Residue Leachate from NEEA to Underground Storage Tank
	Lift Station	---	Convey Treated Ash Residue Leachate and Sanitary Wastewaters to POTW
	Lift Station	---	Convey Landfill Gas Condensate to UST Adjacent to Flare Station
	Septic System	1,000	Treat Sanitary Wastewater from Scale House Bathroom
Ellington Landfill	None		
Waterbury Bulky Waste Landfill	None		
Former Barberino Property	None		