

BACKGROUND AND INTRODUCTION

The MIRA Dissolution Authority (“the Authority”) is the owner of the approximate 80 acre site of the now closed MIRA Resource Recovery Facility and Jet Turbine Facility located in the South Meadows section of Hartford CT and more specifically identified as 300 Maxim Road and 100 Reserve Road in Hartford (the “South Meadows Site” or “Site”). A general layout of the South Meadows Site is provided in Attachment A. The Authority seeks proposals from consultant and environmental engineers, including subject matter experts as required, to conduct a study that will result in a report (known herein as the “Report of the South Meadows Redevelopment Considerations Study”) to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site and to assist the Authority in engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site.

The Authority was created by the State of Connecticut effective July 1, 2023 with passage of Public Act 23-170. It replaces the Materials Innovation and Recycling Authority (MIRA) and was established largely in response to the closure of MIRA’s Resource Recovery Facility in Hartford. The Authority has effectively assumed all of MIRA’s underlying statutory duties, authorities and capabilities, and it continues MIRA’s ongoing waste transfer operations until acceptable alternatives become available, but it has also been charged with additional activities related to MIRA’s dissolution.

Specifically, as noted above, the Authority is charged with identifying the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site which is to include engaging representatives of Hartford and other stakeholders with respect to the future of the Site. The Authority will further wind down MIRA’s operations and activities in an orderly and responsible manner which may include the marketing and sale of its surplus property and facilities. Upon conclusion of the dissolution process, currently anticipated as early as July 1, 2025, but not later than July 1, 2026, any remaining rights, real or personal property of the Authority will pass to and vest in the State of Connecticut. It is expected that the **Report of the South Meadows Redevelopment Considerations Study** to be produced by the successful Proposer to this RFP will play a key role in guiding future redevelopment of the Site as the MIRA dissolution process evolves. Additional information on the Authority’s creation and the MIRA dissolution process can be found at <https://www.ctmira.org/>.

MIRA was originally created under Public Act 14-94 in June 2014 as successor to the former Connecticut Resources Recovery Authority (CRRRA). This was done in the same manner that the MIRA Dissolution Authority now succeeds MIRA. In 2014, MIRA assumed control of CRRRA’s assets, rights, duties, and obligations and continued its ongoing business. MIRA was, and the MIRA Dissolution Authority now is, a public instrumentality and political subdivision of the State engaged in specifically defined waste management service functions.

The underlying statutory powers of MIRA assumed by the Authority are to plan, design, construct, finance, manage, own, operate and maintain solid waste disposal, volume reduction, recycling, intermediate processing, resource recovery and related support facilities necessary to carry out the

State's Solid Waste Management Plan. The Authority may provide solid waste management services to municipalities and others in the State by receiving solid waste at its facilities, recovering resources from such solid waste, and generating revenues from such services sufficient for it to operate on a self-sustaining basis. ***Once the MIRA dissolution process is complete, these underlying statutory powers, and the statutes establishing the MIRA Dissolution Authority, are repealed.***

In addition to originally establishing MIRA, Public Act 14-94 established a consultative partnership between MIRA and the State's Department of Energy and Environmental Protection (DEEP) intended to bring about a redevelopment of the Resource Recovery Facility in Hartford. However, following a multi-year sustained effort, the redevelopment did not proceed due to an absence of support from key stakeholders. Major considerations precluding redevelopment of the Hartford Resource Recovery Facility included the nature of refurbishment work in relation to the level of investment required, increased tipping fees and community impacts.

In response to these circumstances, and considering the facility's age, serviceability and reliability, MIRA undertook a managed shut down of the Hartford Resource Recovery Facility and transitioned to waste transfer operations provided through operation of its transfer stations.

The Resource Recovery Facility stopped receiving waste deliveries, and processing waste into "refuse derived fuel", on July 11, 2022. Combustion of waste stopped on July 19, 2022 and the final shipment of ash left the facility on August 5, 2022. Since then, waste, refuse derived fuel and ash residue has been broom cleaned, equipment oils, fuels and lubricants have been properly removed, radioactive measuring devices have been removed, remaining energy consumption minimized, explosive blast cleaning of the boilers was undertaken and bag house filter bags removed. The Jet Turbine Facility also located at the Site was then shut down effective May 31, 2023. The facility was physically disabled from starting and associated operating permits surrendered. The Authority's corporate offices are now located at the Site.

SUMMARY SCOPE OF WORK

The successful Proposer (or team of Proposers) will be expected to undertake all work necessary to answer the Authority's charge to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site. The Authority recognizes that such environmental needs and knowledge will vary dependent on the nature of the redevelopment ultimately to occur. Accordingly, the ***Report of the South Meadows Redevelopment Considerations Study*** is expected to document existing environmental conditions, frame alternative unconstrained redevelopment concepts, and document the immediate environmental needs and knowledge associated with those alternative concepts.

Existing Environmental Conditions

The South Meadows Site is an "Establishment" under Connecticut's "Transfer Act" which stems from its original development and operation as a coal fired electric plant in the 1920s. It was converted to petroleum fuels by the 1940s and then to its Resource Recovery operation in the early 1980s. The site was purchased by the then "Connecticut Resources Recovery Authority" in 2001 which triggered the requirement to investigate and remediate prior environmental contamination. There were 44 areas of concern identified through thousands of soil samples taken, and the site went through 12 years of active remediation work including removal of 60,000 tons of impacted soil, pumping and treatment of ground water, installation of engineered controls, imposition of deed restrictions and environmental land use restrictions. A Verification Report (that the required remediation was complete) was initially submitted to the Department of Energy and Environmental Protection on June 26, 2018. However, additional contaminants were discovered in January 2019 causing rejection of the Verification Report. The necessary additional remediation activities are presently underway. This work is expected to be completed in the fall of 2023 at which time the Verification Report will be updated and resubmitted. An extensive volume of information is publicly available as a result of these efforts including but not limited to the environmental site assessments, remediation activities and reports, Environmental Land Use Restrictions and Verification Report as listed on Attachment B.

In addition to the steps already taken to properly shut down the Resource Recovery Facility, a formal "Closure Plan" is required by regulation to be submitted to the Department of Energy and Environmental Protection for its approval and then implemented. MIRA submitted its formal Closure Plan to the Department of Energy and Environmental Protection in May 2022. The major elements of work primarily represented additional removal of commercial chemical products, draining and sealing of tanks and vessels, more extensive cleaning of equipment and building surfaces and storm water drainage systems, sealing floor drains, cleaning the coal pond, cleaning and dismantling the duct work that joins the waste processing and power block components of the facility, sealing the cooling and service water intakes and discharges and removing lamps, batteries and smoke detectors. The work was estimated and funded at \$3.3 million. Comments on the Closure Plan were received from DEEP on October 14, 2022, which MIRA responded to on January 5, 2023. As part of its reply, MIRA agreed to additional work involving non accessible storm drain and floor drain systems, removal of coal, coordination with the US Army Corps, Greater Hartford Flood Commission, City of Hartford and DEEP,

oversight by an independent engineer, and removal of PCBs from the former NU Admin Building. Approval of the Closure Plan is pending. Copies of the Closure Plan and subsequent correspondences are included as Attachment C.

The Authority has engaged TRC Environmental Corporation over an extended period as the Certifying Party for the Site remediation under Connecticut's Transfer Act (TRC executed a Form III for the Site under Connecticut's Transfer Act as the Certifying Party). The Authority has separately engaged TRC for purposes of preparing the Closure Plan for the Hartford Resource Recovery Facility. The Authority continues to retain TRC under an "On Call" contract and will make copies of its publicly-available work products readily available to the successful Proposer. Some documents are available in hard-copy form only, while others are available in electronic (PDF) form. TRC is not prohibited from proposing under this RFP.

The selected Proposer will be expected to review and compile existing information and analyses available through the Verification Report, Closure Plan and other sources as necessary in order to document environmental remediation work completed and planned and how such work impacts upon the immediate environmental needs and knowledge necessary for future alternative development concepts. The selected Proposer will further assess the impact of an unapproved Verification Report and / or unapproved Closure Plan upon the South Meadows Redevelopment Considerations Study (if applicable).

Conceptual Site Considerations

The selected Proposer will be expected to review and document existing conditions on the Site that may impact and/or assist in formulating alternative high level unconstrained development concepts to be assessed. This is expected to include:

- A high level review and documentation of existing Site infrastructure including Site boundaries, buildings, utilities and other structures historically supporting the Site's energy and waste management uses.
- Survey of all buildings for "Hazardous Building Materials" (HBMs – asbestos, lead-based paint, PCBs)
 - Inspection of all buildings to inventory potential HBMs (types, locations, estimated quantities)
 - Sampling of potential HBMs to confirm status
 - Estimate the costs to abate all HBMs for building renovation or demolition
 - Identify potential future uses (if any) in lieu of demolition
- Review and document additional Site considerations including:
 - Eversource easements and neighboring infrastructure
 - Flood control system
 - Other easements
 - Zoning
 - Proximity to Brainard Airport

- Wetlands/other
- Potential for mixed uses and subdivision

High Level Unconstrained Development Alternatives

The selected proposer will be expected to document and present Existing Environmental Conditions and Conceptual Site Considerations to a Study Working Group established by the Authority for the purpose of formulating up to four high level conceptual development alternatives to be assessed. It is expected that such alternatives will also take into consideration current or future infrastructure needs of the community and any potential to leverage existing Site infrastructure. It is further expected that such alternatives will include developments falling within the Commercial / Industrial Standard as well as the Residential Standard as defined in the CT DEEP Remediation Standard Regulations. Such alternatives are expected to consider direct, indirect, quantitative and qualitative economic impacts to the state and to the region surrounding the property. High level conceptual development alternatives are to be developed only to the level of detail necessary to answer the Authority's charge to identify the immediate environmental needs and knowledge necessary for future redevelopment of the South Meadows Site and to assist the Authority in engaging representatives of the City of Hartford and other stakeholders, as appropriate, with respect to the future of the Site.

Environmental Needs and Knowledge Necessary for Each Redevelopment Alternative

The specific remediation standards to be met for each conceptual Site development will be fully documented and assessed (federal, state, local and all other permits, approvals, statutes and regulations) including the timeline and cost for all permitting and remediation activities.

Additional Site work associated with each alternative conceptual development will also be quantified at a high level as necessary for future decision making purposes including the cost and timeline for each.

- For Industrial/Commercial Activities (as defined in the CT-DEEP's Remediation Standard Regulations to mean any activity related to the commercial production, distribution, manufacture or sale of goods, services, or any other activity which is not a residential activity.") specify the future disposition of all Site infrastructure.
 - Maintaining all or some structures
 - Removing all structures
 - Identify any data gaps and prepare a draft plan to address same
- For Residential Activities (as defined in the CT-DEEP's Remediation Standard Regulations to mean a place intended for people to live, including, but not limited to, a residence, dwelling, house, apartment, condominium, nursing home, or dormitory; a pre-school, primary school, secondary school, day care center, playground, or outdoor recreational area; or a hospital, solely for the purposes of compliance with volatilization criteria.) specify the future disposition of all Site infrastructure.
 - Maintaining all or some structures

- Removing all structures
 - Utilizing Environmental Use Restrictions (EURs)
 - Remediation to Release all EURs
 - Identify any data gaps and prepare a draft plan to address same
- Currently-Permitted Use (waste management and/or recycling facility) specify the future disposition of all Site infrastructure.
 - Maintaining some or all structures
 - Removing all structures
 - Identify any data gaps and prepare a draft plan to address same
- If applicable, a subdivision plan that could be implemented for mixed use development, and/or to speed redevelopment of the Site as a whole.

Study Conduct

The selected proposer will be expected to perform and manage the work of both the Proposer and any of its proposed sub-consultants, coordinating between the Authority and various stakeholders including the CT Department of Energy and Environmental Protection (DEEP), the City of Hartford, the Greater Hartford Flood Commission, Eversource, and the Capital Region Development Authority (CRDA) and enabling the preparation of interim and final reports and findings for the Authority. Key project management activities will include:

- Implementing a community outreach strategy to include the conduct of public meetings informing the community on the goals and process of the study. These meetings will also allow for public input into the strategic analysis.
- Maintaining a detailed work plan with specific dates for interim milestones
- Updating the Authority regularly on project progress and completion of interim milestones
- Presenting interim reports to the Study Working Group for purposes of establishing alternative conceptual developments.
- Presenting final reports and findings to the Authority, Study Working Group and City and State officials.

RFP Projected Timeline

The following is the projected timeline for the RFP process:

ITEM	DATE
RFP Documents Available	Wednesday, October 25, 2023
Mandatory site tour	Thursday, November 9, 2023
Deadline for proposers to submit Written Questions	3:00 p.m., Wednesday, November 22, 2023
Authority Response to submitted Questions	Tuesday, November 28, 2023
Proposals Due at The Authority	3:00 p.m., Thursday December 7, 2023
Proposal evaluation including clarifications, interviews and negotiations	Between December 7 and Jan 23, the Authority may contact Proposer to clarify information in proposal or participate in meeting to discuss their proposal.
Approval by MIRA Dissolution Authority Board of Directors	Expected at meeting of Board of Directors on February 7, 2024