



ADDENDUM NO. 5
Issued February 21, 2024

TO

REQUEST FOR PROPOSALS
TO CONDUCT
THE SOUTH MEADOWS REDEVELOPMENT CONSIDERA-
TIONS STUDY

(RFP Number 24-AUTH-004)

Note: Entities submitting a Proposal are required to acknowledge this and all Addenda in Section 4 of the Proposal Form.

1. RESPONSES TO QUESTIONS

This Addendum consists of responses by the MIRA Dissolution Authority (the “Authority”) to written questions received. The Authority will continue to answer questions received in subsequent Addenda through the schedule specified in Section I.C. of the RFP

1.	Question	Please provide more detail concerning TRC’s role as Certifying Party and what role will TRC continue to provide following commencement of the Redevelopment Considerations study ?
	Answer	TRC was contracted by CRRA (a predecessor to the MIRA Dissolution Authority) to act as the Certifying Party and to remediate environmental contamination that existed at the South Meadows property at the time that the property was transferred from CL&P to CRRA in April 2001. TRC’s obligation is to remediate the property to Industrial/Commercial standards, consistent with the site operations and layout as they existed at the time of the property transfer from CL&P to CRRA. TRC is also responsible for performance of the inspection and maintenance program associated with engineered controls that have been installed at the site for remediation purposes. TRC’s role as the Certifying Party is specific to the April 2001 property transfer.
2.	Question	Will TRC’s role as Certifying Party end upon submission of the Final Verification form and report (notwithstanding CT DEEP’s administrative and technical reviews and audits)?
	Answer	TRC’s role as Certifying Party includes addressing any issues raised in connection with CT DEEP’s administrative and technical reviews and audits following submission of the final Verification associated with the April 2001 transfer of the property from CL&P to CRRA. As noted above, TRC is also responsible for performance of the inspection and maintenance program associated with engineered controls that have been installed at the site for remediation purposes.
3.	Question	What is the availability of drawings for Plants? Are facility building plans including current or abandoned underground utilities available for review?

	Answer	<p>Most of the drawings associated with the resource recovery facility (Power Block Facility and Waste Processing Facility) are readily available as PDFs. In an effort to be responsive to this question, the Authority has added a “Drawings” folder to the Google Drive for this RFP with a number of site utility drawings specific to the Power Block Facility and Waste Processing Facility.</p> <p>Within that “drawings” folder on the Google Drive, the Authority has also added a sub-folder with older (c. 1921 to 1937) drawings of what has been previously described as the “NU Building” (i.e., the western portion of the originally-constructed power plant that included office space, the original control room overlooking the turbine hall, and electrical busses and switches that were all removed prior to CRRA’s purchase of the property from CL&P).</p> <p>In addition to the PDF drawings, there is also a blueprint room located in the NU Building that has an extensive number of physical drawings dating from 1920 to the 1970s. It should be noted that a considerable number of drawings in the blueprint room have been removed from their storage drawers and not properly returned. As a result, any proposer wishing to view those physical drawings should plan that they will need to plan more time and effort to review and identify drawings of interest than if all drawings had been properly returned to their storage drawers.</p>
4.	Question	What fire protection systems were in place when large quantities of liquid petroleum were stored and used at the site?
	Answer	The MIRA Dissolution Authority does not know what types of fire protection systems were utilized by prior site owners when large quantities of liquid petroleum were stored and used on-site. The fire suppression systems in the resource recovery facility (Power Block Facility and Waste Processing Facility) consisted of water sprinklers and deluge water systems, with portable A/B/C and D fire extinguishers available.
5.	Question	Have any fires occurred at the site and if so, please provide dates, what materials or structures were burning, and the fire-fighting methods used.

	Answer	<p>The MIRA Dissolution Authority recommends that the October 1998 Phase I Environmental Site Assessment in the Google Drive be consulted for discussion of any historical emergency incidents that occurred prior to the start-up of the resource recovery facility in 1988.</p> <p>During the years that the resource recovery facility was operational (1988-2022), there were fires that occurred related to the storage, processing and conveyance of municipal solid waste. These fires typically did not involve structures, but did involve waste and/or refuse derived fuel, and when they occurred often times did result in some damage to conveyors or other equipment in contact with or located near the fires. Fires that were incipient in nature were extinguished with portable A/B/C fire extinguishers. Those fires that were not incipient in nature were extinguished with water from wet sprinkler or deluge water fire suppression systems, and/or by City of Hartford fire fighters utilizing fire hoses connected to on-site fire hydrants.</p> <p>Such fires were typically, but not always, located on conveyors in the Waste Processing Facility (WPF), particularly on the conveyors that received shredded waste from the primary shredders. One fire of note for the Power Block Facility (PBF) occurred in July 2021, and was located in the RDF feed bin for boiler #11 and along the conveyor that was transporting the RDF to the feed bin; this fire was extinguished with water by the Hartford Fire Department.</p>
6.	Question	<p>How much decommissioning has been performed and documented? Have you cut power to some or all parts of the plant(s) yet? Is there power in the plant buildings for lighting, elevators, etc?</p>

	Answer	<p>The Jet Turbine Facility ceased operation on May 31, 2023. The units are re-tired from the ISO New England Market. The air starter connection for each jet engine was removed to render the units inoperable. The MODs on the transformers connecting the units to the grid were opened and locked out in June 2023. The fuel in the 500,000 gallon fuel tank was removed during the summer of 2023. The fuel tank and piping has not been fully cleaned at this time.</p> <p>The Waste Processing Facility (“WPF”) and the Power Block Facility (“PBF”) ceased operation on July 19, 2022. Loose waste materials at each facility were cleaned by broom sweeping and loading into containers that were shipped off-site for proper disposal. Equipment at each facility containing lubricating oils was drained, and the oil was shipped off-site for proper disposal. The fire protection system at the PBF was shut down in 2023 after staff occupancy of the PBF ceased. The fire protection system zones in WPF areas that are no longer continuously occupied were also shut down.</p> <p>The two steam turbine generators at the PBF were drained of lubricating oils. Steam and water piping associated with the boilers and generators was drained. The intake valves for cooling water in the Connecticut River screen houses were closed and the condensers were drained; however, it is possible that some water still remains in the horizontal runs of the cooling water piping in the “dirt cellar.” With a few exceptions, all of the energy currently used at the site to maintain systems associated with MIRA DA’s administrative office at the WPF, site lighting, stack lighting, ongoing wastewater discharge, automatic security gates, and other energized systems is fed through the 115KV interconnection for the steam turbine generators. Circuits associated with non-operating systems at the PBF and WPF have been de-energized to the extent possible. Theoretically, these circuits could be re-energized in the future, although this is not guaranteed. The elevator at the PBF is no longer certified operational and would have to be re-commissioned.</p>
7.	Question	Does the basements/sub basements have sump pumps with power that must be maintained?
	Answer	Yes, there are currently a number of sump pumps in the Power Block Facility (PBF) and the Waste Processing Facility (WPF) where power must be maintained in order for the pumps to remain operational.
8.	Question	Are there areas within the plant that have been deemed structurally unsound by a professional engineer?

	Answer	<p>The Authority is currently working to contract a structural engineer to complete a structural assessment of the PBF. This pending structural assessment of the PBF is not a component of this RFP to Conduct the South Meadows Redevelopment Considerations Study.</p> <p>A structural assessment of the plant has not been completed since the facility ceased operation. No areas within the plant have been deemed structurally unsound by a professional engineer; however, as pointed out to participants of the Site tours, Screen House #2 and the Track Hopper Room pose safety concerns due, in part, to questions of structural integrity.</p>
9.	Question	Are all areas of the plant(s) accessible?
	Answer	<p>Generally speaking, yes, all areas of the plant(s) that are owned by the Authority are accessible; except, as noted previously, Screen House #2 and the Track Hopper Room pose safety concerns and are therefore not considered accessible. Additionally, the high voltage bus enclosure beneath the steam turbines is fenced off and secured for safety reasons. The Authority will review any doors in the Power Block Facility and in the NU Building that are secured with locks that are not standard Authority locks, and ultimately ensure that consultants are provided a means of access through such doors when working on the Study. Note also that the switchyards are operated and secured by Eversource, and should therefore be considered inaccessible by potential proposers.</p>
10.	Question	Has any work been performed to close the intake and outfalls to the power plant building?
	Answer	<p>The intake valves located in Screen Houses #1 and #3 have been closed. The valves on the discharge side of the non-contact cooling water piping are located in the PBF, adjacent to the steam turbine condensers, and are currently open.</p> <p>Regarding the intake and discharge tunnels associated with the abandoned Screen House #2, these tunnels were plugged with concrete by CL&P in the 1970s at their river bank locations, and wooden bulkheads were installed within each underground tunnel in locations to the west (landward side) of the concrete flood control wall. The spaces between the concrete plugs and the wooden bulkheads were filled with sand.</p>

- END OF ADDENDUM 5 -

Note: The MIRA Dissolution Authority plans to answer outstanding questions received by the deadline specified in Section I.C. of the RFP (3:00 p.m., Wednesday, February 21, 2024) in a separate Addendum.