



**ADDENDUM NO. 1  
Issued March 27, 2024**

**TO**

**REQUEST FOR PROPOSALS**

**For**

**BROKERAGE OF REAL ESTATE PROPERTIES  
IN THE GREATER HARTFORD REGION  
(RFP Number 24-AUTH-005)**

**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 by 3pm on Wednesday, March 20, 2024.

1.	Question	We are assuming that no Broker’s Opinion of Value (BOV) is due with the RFP at this time. Please confirm.
	Answer	Correct. However, a BOV may be desired from Broker’s awarded an Agreement and provided with the Authority’s applicable appraisal as part of the listing process.
2.	Question	Section E(2), 4 <sup>th</sup> bullet: Can you please clarify the Contractor’s responsibility here?
	Answer	Contractors are not required to set aside a portion of this contract for legitimate minority business enterprises. However, if such an opportunity exists, it should be highlighted in the cover letter and the Authority is required to consider this in awarding contracts. The Authority is an Equal Opportunity and Affirmative Action employer and does not discriminate in its hiring, employment, contracting, or business practices.
3.	Question	Please confirm whether the MIRA Dissolution Authority will consider an auction-based sale of the subject properties as a potential means of assuring the highest value received for the sale of the properties. As you are aware, an auction-based process is inherently open and transparent, and as such is particularly well-suited to the sale of governmentally-related properties. After an appropriate pre-auction marketing period an auction should provide a ready process for achieving the highest available market price for the subject properties.
	Answer	Yes the Authority will consider, but is not committing to, an auction-based sale following an appropriate pre-auction marketing period. Proposers desiring to incorporate this option into their proposal should provide any necessary “Business Exceptions” to the form of Agreement, and its attached Broker Services Term Sheet, necessary to implement this approach if desired by the Authority. See RFP Section I.E.6 regarding Business Exceptions.
4.	Question	Has the environmental status of these properties been addressed yet?

<p>Answer</p>	<p>Both the Watertown Transfer Station and the Ellington Transfer Station were developed and historically used for municipal solid waste management functions which do not, in and of themselves, subject the sale of these properties to Connecticut's Transfer Act. Note, however, that the Ellington Transfer Station is located on a portion of the closed Ellington Landfill property, which received municipal solid waste and bulky waste for disposal from the 1960s until June 1993. The Authority is not aware of any Property Transfer filings associated with the acquisition of either of these properties by its predecessor, the Connecticut Resources Recovery Authority.</p> <p>Regarding 211 Murphy Road, the site was originally located within the boundaries of a former runway of Brainard Airport, and was then developed as a building supply warehouse in the early 1970s. Under the Authority's ownership, the site was operated as an intermediate processing center for recyclables (containers, paper, cardboard), as well as an educational museum. The Authority is not aware of any Property Transfer filings associated with the acquisition of this property by its predecessor, the Connecticut Resources Recovery Authority.</p> <p>Regarding 171 Murphy Road, this site was also originally located within the boundaries of a former runway of Brainard Airport. MIRA authorized a consultant to conduct a Phase I environmental site assessment of this property in April 2016. The consultant noted the following regarding the Transfer Act in its final Phase I report:</p> <p><i>The Site is identified in Property Transfer Program Files under the name of Collins Pipe &amp; Supply. A Form I Negative Declaration (indicating that no release of a hazardous waste or hazardous substance was reported to have occurred at the property) was filed in 1991 at the time of transfer of the property from Lawrence P. O'Toole to CRRA. No documentation of former Site operations or generation of hazardous waste was identified that would qualify the Site as an Establishment under Connecticut's "Transfer Act". It is possible that the Form I was submitted as a protective filing. The only identified potential source of hazardous waste would be if gasoline was removed from the reported former UST as waste material (possibly as part of tank closure pumping/cleaning/removal). Alternatively, a former Site occupant may have conducted an operation or activity that generated hazardous waste, but no evidence of such generation was found.</i></p>
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