

**424 Chapel Street, New Haven
Public Bid Item No. 837**

Enclosed Bid Information:

- Bid Advertisement
- Bid Form
- Ethics/Gift & Campaign Contribution Form
- Fact Sheet
- Assessor's Property Card
- Release Map - Class D Compilation Plan - File No. 92-531-3A
- Evacuation Route Map – 2nd Floor
- Department of Energy and Environmental Protection (DEEP) Property Transfer Program links
- Environmental Reports (cover pages w/conclusions/summaries)*

***Full Reports for 424 Chapel Street, New Haven, will be available on the Department of Transportation's website: www.ct.gov/dot/properties**

- Task 120: Preliminary Site Evaluation dated: August 23, 1996 (40 pages)
- Phase I Environmental Site Assessment (Part I) dated: April 28, 2016 (30 pages)
 - Environmental Data Resources, Inc - EDR–City Directory Image Report (Part 2) dated: January 22, 2016 (377 pages) *Screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities.*
 - Underground Storage Tank Disclosure Report (UST) (Part 3) dated: December 17, 2008 (264 pages)
- Task 210: Phase II Environmental Site Assessment – dated: September 19, 2016 (566 pages)
- Demolition Cost Estimate – effective: 3/3/2015 – 2/28/2020 (2 pages)
- Survey Report Pre-Renovation Investigative Survey for Hazardous Building Materials - dated: October 2007 (71 pages)
- Improvements to 424 Chapel Street, Phase I, New Haven –bid submission 12/18/2009 (13 pages)

All bids submitted must include the following:

- Completed Bid Form
- 5% deposit in the form of a bank check made payable to "Treasurer, State of Connecticut"
- Bids must be submitted in the **envelope** provided by the Department and mailed or hand delivered to Department of Transportation, Contracts Section, 2800 Berlin Turnpike, P.O. Box 317546, Newington, CT 06131-7546 and received before **2:00 P.M. on WEDNESDAY, MARCH 3, 2021**. It is the bidder's responsibility to verify that the bid has been received by calling (860) 594-3129.

Official State forms may be obtained at the Connecticut Department of Transportation, Property Management Section, P.O. Box 317546, Newington, Connecticut 06131-7546 or by calling Ms. Christie A. LaBella at (860)594-2465 or email: christie.labella@ct.gov

424 Chapel Street, New Haven

Public Bid Item No. 837

March 3, 2021

2:00 PM



**PUBLIC BID
NEW HAVEN, CONNECTICUT**

**- Offered by -
State of Connecticut
Department of Transportation
Item No. 837**

LOCATION: 424 Chapel Street, New Haven
LOT SIZE: 1.86± acres of land improved with a two-story office and warehouse building containing 58,481± square foot gross building area with 36,677± square foot ground floor area
ZONE: IL – Light Industrial Zone
PUBLIC UTILITIES: Electricity, telephone, public water and sewer
FRONTAGE: 368± feet along Present Chapel Street
ASKING PRICE: \$3,000,000.00* (*A \$1,000.00 administrative fee will be added to the sale price of the accepted bid.)
DEPOSIT: 5% deposit to be submitted with bid by a bank or certified check made payable to "Treasurer, State of Connecticut"

PLEASE NOTE: Based on the historic property use, the subject property appears to meet the definition of an Establishment.

The property has been listed "as-is" which includes any environmental liabilities for the property as outlined in the report prepared for the property entitled "Phase I – Environmental Site Assessment, 424 Chapel Street, New Haven, Connecticut," dated April 28, 2016, as referenced in Section 7.1. The purchaser of the property will be the Certifying Party in any Connecticut Transfer Act filings with the Connecticut Department of Energy & Environmental Protection.

**FULL ENVIRONMENTAL REPORTS AND ADDITIONAL INFORMATION ARE AVAILABLE ON THE
DEPARTMENT OF TRANSPORTATION WEBSITE:**

<http://www.ct.gov/dot/properties>

****TO VIEW THE PROPERTY, PLEASE CALL CHRISTIE LABELLA@
(860)594-2465 OR EMAIL christie.labella@ct.gov FOR AN APPOINTMENT****

The subject property will be subject to the State Agencies right of first refusal. Should the State Agencies waive its right, all properties are subject to the Municipality's right of first refusal, as stated in Connecticut General Statute 3-14b, and to any state of fact as may appear of record or any inspection of the property may disclose.

Bids must be mailed or delivered to the Contract Section or placed in the Bid Box, Department of Transportation, and received before **2:00 P.M. on WEDNESDAY, MARCH 3, 2021**. It is the bidder's responsibility to verify that the bid has been received by calling (860) 594-3129. Bids will be opened on **WEDNESDAY, MARCH 3, 2021, at 2:00 P.M.** in Conference Room A at the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut 06131.

Official State forms may be obtained at the Connecticut Department of Transportation, Property Management Section, P.O. Box 317546, Newington, Connecticut 06131-7546 or by calling Ms. Christie A. LaBella at (860)594-2465 or email: christie.labella@ct.gov

For additional Public Bid information, visit our website at:

<http://www.ct.gov/dot/properties>

- PLEASE NOTE -

All properties inclusive of the real property and all buildings and improvements situated thereon, if any, shall be sold in their "AS IS" CONDITION. The State shall not make any warranties or representations whatsoever. Each bidder shall be solely responsible for inspecting all public records, inspecting the subject premises and drawing his own conclusions. The information contained within the bid and from all officers, agents and employees of the State has been obtained from the State's records and the State makes no warranties or representations as to the accuracy or completeness of this information. Nothing within this bid package may be construed as an expressed or implied warranty, representation or a waiver or limitation of the State's sovereign immunity.

The State reserves the right to accept or reject any or all bids, and to withdraw this invitation to bid at any time before or after bids are opened. It also reserves the right to negotiate with the highest bidder prior to acceptance or rejection of bids or its withdrawal of this invitation.

****Attention: Brokers/Realtors: The State of Connecticut does not pay commissions. Brokers/Realtors will need to make fee arrangements with individual clients****

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION
BUREAU OF HIGHWAYS
OFFICE OF RIGHTS OF WAY – PROPERTY MANAGEMENT DIVISION

REAL PROPERTY BID FORM

The following Bid is made by _____ to purchase the real property including all buildings and improvements, if any, situated thereon located 424 Chapel Street in the Town of New Haven and identified as bid item number 837. The undersigned agrees, if this bid is accepted, to pay to the order of Treasurer, State of Connecticut, by certified check or bank check in United States currency the sum of _____ dollars, (\$ _____) for the real property. (total bid amount in words) (total bid amount in figures)

Accompanying this Bid is a certified check, or bank officer's check, (NO CASH OR PERSONAL CHECKS WILL BE ACCEPTED) payable to the order of Treasurer, State of Connecticut, in the amount of _____ dollars. (\$ _____) and numbered _____ being the amount of the deposit required by the terms of the proposal, (deposit amount in words) (deposit amount in figures) (check number)

which it is understood, will be returned in the event the bid is not successful. Bidders may submit multiple bids by placing the additional bid(s) in the bid box. If you submit additional bid(s), you thereby agree to be bound by the highest of your bids. The lower bid(s) will not be returned until after the public opening of bids. The State reserves the right to unilaterally and without cause accept or reject any or all bids, and to withdraw this invitation to bid at any time before or after the bids are opened. In the event the State withdraws its invitation to bid, the deposit will be returned. It is understood that the successful bidder will be given sixty (60) days notice to complete the purchase after having been given oral or written notice of the final statutory approval of the bid, as hereinafter set forth, time being of the essence to this transaction, and that if the successful bidder does not complete the purchase within the sixty (60) day period, without written approval for an extension thereof, the deposit submitted with the bid shall be forfeited to the State as liquidated damages, and in full settlement of any breach of the conditions of this bid and proposal. It being understood and agreed by the parties that it is commercially impossible to accurately forecast the amount of the State's damages in the event of the bidder's breach. It is understood and agreed that in the event of a tie bid, the successful bidder will be determined by a disinterested person selected by the State and reasonably acceptable to both the tie bidders and the State. It is understood that the premises will be conveyed subject to any and all of the zoning and building ordinances and regulations of the municipality and to other rights, easements and encumbrances as may appear of record and subject also to any state of facts which an accurate survey or inspection of the premises may show. All properties inclusive of the real property and all buildings and improvements situated thereon, if any, shall be sold in their "AS IS" CONDITION. The State shall not make any warranties or representations whatsoever. Each bidder shall be solely responsible for performing his own "due diligence", including inspection and testing of the subject premises, inspection of all public records, including, but not limited to, the entire bid package, and drawing his own conclusions. A risk assessment or inspection for possible lead-based paint hazard is recommended for dwellings constructed prior to 1978. The information contained within this bid and from all officers, agents and employees of the State has been obtained from the State's records and the State makes no warranties or representations as to the accuracy or completeness of this information. Nothing within this bid package may be construed as an expressed or implied warranty, representation or a waiver or limitation of the State's sovereign immunity. It is understood that all successful or accepted bids are subject to the State Agencies and Municipality's right of first refusal in accordance with Section 3-14b of the Connecticut General Statutes as revised, and must be approved by the Commissioner of Transportation, Secretary of the Office of Policy and Management and the State Properties Review Board, in accordance with Section 13a-80 of the Connecticut General Statutes, as revised. The transfer deed must be reviewed and approved by the Attorney General of the State of Connecticut as to form. The undersigned hereby acknowledges receipt of the entire bid package and expressly agrees that "this proposal is tendered subject to all the conditions set forth herein".

Title: _____

Type or print legal name (Person, Partnership, Firm or Corporation)

By: _____ Date: _____

Written signature (Authorized Representative)

Full Address: _____ Telephone Number: _____

INSTRUCTIONS FOR EXECUTION OF ABOVE

If this proposal form is executed by an individual, it shall be signed by the individual. If executed by a Corporation, it shall have the signature of a duly authorized officer or representative thereof with his title and the corporation seal, if any, shall be affixed. If executed by a partnership, the partnership name, if any, shall be shown and each partner shall sign as a co-partner, unless a duly executed power of attorney is attached, authorizing one partner to execute the contract for all partners. If executed by an individual doing business under a trade name, it shall be signed by this individual, doing business as:

Trade Name _____

I hereby acknowledge receipt of check number _____ returned.

Signature: _____ Date: _____



STATE OF CONNECTICUT

GIFT AND CAMPAIGN CONTRIBUTION CERTIFICATION

Written or electronic certification to accompany a State contract with a value of \$50,000 or more, pursuant to C.G.S. §§ 4-250, 4-252(c) and 9-612(f)(2) and Governor Dannel P. Malloy's Executive Order 49.

INSTRUCTIONS:

Complete all sections of the form. Attach additional pages, if necessary, to provide full disclosure about any lawful campaign contributions made to campaigns of candidates for statewide public office or the General Assembly, as described herein. Sign and date the form, under oath, in the presence of a Commissioner of the Superior Court or Notary Public. Submit the completed form to the awarding State agency at the time of initial contract execution and if there is a change in the information contained in the most recently filed certification, such person shall submit an updated certification either (i) not later than thirty (30) days after the effective date of such change or (ii) upon the submittal of any new bid or proposal for a contract, whichever is earlier. Such person shall also submit an accurate, updated certification not later than fourteen days after the twelve-month anniversary of the most recently filed certification or updated certification.

CHECK ONE: Initial Certification 12 Month Anniversary Update (Multi-year contracts only.)
 Updated Certification because of change of information contained in the most recently filed certification or twelve-month anniversary update.

GIFT CERTIFICATION:

As used in this certification, the following terms have the meaning set forth below:

- 1) "Contract" means that contract between the State of Connecticut (and/or one or more of its agencies or instrumentalities) and the Contractor, attached hereto, or as otherwise described by the awarding State agency below;
- 2) If this is an Initial Certification, "Execution Date" means the date the Contract is fully executed by, and becomes effective between, the parties; if this is a twelve-month anniversary update, "Execution Date" means the date this certification is signed by the Contractor;
- 3) "Contractor" means the person, firm or corporation named as the contractor below;
- 4) "Applicable Public Official or State Employee" means any public official or state employee described in C.G.S. §4-252(c)(1)(i) or (ii);
- 5) "Gift" has the same meaning given that term in C.G.S. § 4-250(1);
- 6) "Principals or Key Personnel" means and refers to those principals and key personnel of the Contractor, and its or their agents, as described in C.G.S. §§ 4-250(5) and 4-252(c)(1)(B) and (C).

I, the undersigned, am a Principal or Key Personnel of the person, firm or corporation authorized to execute this certification on behalf of the Contractor. I hereby certify that, no gifts were made by (A) such person, firm, corporation, (B) any principals and key personnel of the person firm or corporation who participate substantially in preparing bids, proposals or negotiating state contracts or (C) any agent of such, firm, corporation, or principals or key personnel who participates substantially in preparing bids, proposals or negotiating state contracts, to (i) any public official or state employee of the state agency or quasi-public agency soliciting bids or proposals for state contracts who participates substantially in the preparation of bid solicitations or request for proposals for state contracts or the negotiation or award of state contracts or (ii) any public official or state employee of any other state agency, who has supervisory or appointing authority over such state agency or quasi-public agency.

I further certify that no Principals or Key Personnel know of any action by the Contractor to circumvent (or which would result in the circumvention of) the above certification regarding **Gifts** by providing for any other Principals, Key Personnel, officials, or employees of the Contractor, or its or their agents, to make a **Gift** to any Applicable Public Official or State Employee. I further certify that the Contractor made the bid or proposal for the Contract without fraud or collusion with any person.

CAMPAIGN CONTRIBUTION CERTIFICATION:

I further certify that, on or after January 1, 2011, neither the Contractor nor any of its principals, as defined in C.G.S. § 9-612(f)(1), has made any **campaign contributions** to, or solicited any contributions on behalf of, any exploratory committee, candidate committee, political committee, or party committee established by, or supporting or authorized to support, any candidate for statewide public office, in violation of C.G.S. § 9-612(f)(2)(A). I further certify that **all lawful campaign contributions** that have been made on or after January 1, 2011 by the Contractor or any of its principals, as defined in C.G.S. § 9-612(f)(1), to, or solicited on behalf of, any exploratory committee, candidate committee, political committee, or party committee established by, or supporting or authorized to support any candidates for statewide public office or the General Assembly, are listed below:

Lawful Campaign Contributions to Candidates for Statewide Public Office:

| <u>Contribution Date</u> | <u>Name of Contributor</u> | <u>Recipient</u> | <u>Value</u> | <u>Description</u> |
|--------------------------|----------------------------|------------------|--------------|--------------------|
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Lawful Campaign Contributions to Candidates for the General Assembly:

| <u>Contribution Date</u> | <u>Name of Contributor</u> | <u>Recipient</u> | <u>Value</u> | <u>Description</u> |
|--------------------------|----------------------------|------------------|--------------|--------------------|
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Sworn as true to the best of my knowledge and belief, subject to the penalties of false statement.

Printed Contractor Name

Printed Name of Authorized Official

Signature of Authorized Official

Subscribed and acknowledged before me this _____ day of _____, 20____.

Commissioner of the Superior Court (or Notary Public)

My Commission Expires



(/OPM)

State of Connecticut Office of Policy and Management

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[Ethics Affidavits & Certifications for State Contracts](#)

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The Office of Policy and Management created the ethics forms (below) to assist executive branch agencies in complying with the State of Connecticut's current contracting requirements, pursuant to the Connecticut General Statutes and Executive Orders.

Note that these forms may be submitted as an original hard copy or an electronic pdf.

FORMS & DESCRIPTIONS

Form 1. Gift and Campaign Contribution Certification

Rev. 5/26/15 [Form - PDF fillable](#) [Form 1 - Word format fillable](#)

This certification accompanies a State contract, as defined in Governor Dannel P. Malloy's Executive Order No. 49, with a value of \$50,000 or more in a calendar or fiscal year. The completed form is submitted by the contractor to the awarding State agency at the time of contract execution. The form is also used when an updated certification is needed due to a change in the information contained in the most recently filed certification, for new bids or proposals for a contract, and for updates required at the 12 month anniversary of the most recently filed certification.

Form 2. Rescinded on 01-Aug-07. Use Form 1.

Form 3. Certification of State Agency Official or Employee Authorized to Execute Contract

Rev. 5/26/15  [Form 3 - PDF fillable](#)  [Form 3 - Word fillable format](#)

This certification accompanies a State contract, as defined in Governor Dannel P. Malloy's Executive Order No. 49, with a value of \$50,000 or more in a calendar or fiscal year. The completed form is signed at the time of contract execution by the State agency official or employee authorized to execute the contract on behalf of the awarding State agency.

Form 4. Rescinded on 01-Aug-07. Use Form 1.

Form 5. Consulting Agreement Affidavit

Rev. 3/28/14  [Adobe.pdf](#)  [Word.doc](#)

This affidavit accompanies a bid or proposal for the purchase of goods or services with a value of \$50,000 or more in a calendar or fiscal year. Form 5 is normally submitted by the contractor to the awarding State agency with the bid or proposal, however, for a sole source or no bid contract, it is submitted at the time of contract execution.

Form 6. Affirmation of Receipt of State Ethics Laws Summary



Rev. 10/01/11  [Adobe.pdf](#)  [Word.doc](#)

This affirmation accompanies a large State construction contract or a large State procurement contract with a cost of more than \$500,000. Form 6 is normally submitted by the contractor to the awarding State agency with the bid or proposal. However, for a sole source or no bid contract, Form 6 is submitted at the time of contract execution.

When applicable, Form 6 is also used by a subcontractor or consultant of the contractor. The subcontractor or consultant submits the form to the contractor, who then submits it to the awarding State agency.

Forms 6A, 6B, 6C. Rescinded on 01-Aug-07. Use Form 6.

Form 7. Iran Certification

Rev. 3/28/14  [Adobe.pdf](#)  [Word.doc](#)

Effective October 1, 2013, this form must be submitted for any large state contract, as defined in section 4-250 of the Connecticut General Statutes. This form must always be submitted with the bid or proposal, or if there was no bid process, with the resulting contract, regardless of where the principal place of business is located. Entities whose principal place of business is located outside of the United States are required to complete the entire form, including the certification portion of the form. United States subsidiaries of foreign corporations are exempt from having to complete the certification portion of the form. Those entities whose principal place of business is located inside of the United States must also fill out the form, but do not have to complete the certification portion of the form.

 [SUMMARY CHART](#)

The chart below summarizes who signs which ethics form, and when each form is submitted during the contracting process.

| WHEN TO SUBMIT | ETHICS FORMS | | |
|--|---|---|---|
| | Signed by AGENCY ALL Contracts value \$50 K or more | Signed by CONTRACTOR | |
| | | ALL Contracts value \$50 K or more | <u>LARGE Contracts</u> cost or value \$500 K or more |
| submit form with bid or proposal | | Form 5** | Form 6*** Form 7 |
| submit form at time of contract execution | Form 3 | Form 1 Form 5** | Form 6*** Form 7 |
| submit form after contract execution | | | Form 6*** |
| submit updated form not later than 14 days after the 12 month anniversary of the most recently filed certification or updated certification | | Form 1 | |
| submit updated form due to change in information not later than 30 days after the effective date of such change | | Form 1 Form 5** | Form 6*** |
| submit updated form with any new bid or proposal | Form 3 | Form 1 | |
| submit new form with contract amendment | Form 3 | | Form 7 |

** Form 5 is normally submitted by the contractor to the awarding State agency with the bid or proposal. However, for a sole source or no bid contract, it is submitted at the time of contract execution.

*** Form 6 is normally submitted by the contractor to the awarding State agency with the bid or proposal. However, for a sole source or no bid contract, Form 6 is submitted at the time of contract execution. When applicable, Form 6 is also used by a subcontractor or consultant of the contractor. The subcontractor or consultant submits the form to the contractor, who then submits it to the awarding State agency. Depending on when the contractor engages the subcontractor or consultant, the contractor either submits the form at the time of contract execution or after contract execution.

DEFINITIONS

- **Cost of the contract** means the dollar amount (or equivalent benefit) expended by the State in accordance with the contract.

Example:

OPM entered into a contract with Servus Management Corporation to manage the State office complex located at 410-474 Capitol Avenue in Hartford. OPM pays the contractor a specified amount of money for this service. This contract represents a cost expended by the State.

- **Value of the contract** means the dollar amount (or equivalent benefit) expended or received by the State in accordance with the contract.

Example:

OPM entered into an agreement with Pinpoint Power whereby, in the event of a power shortage, certain State agencies may be asked to use their own emergency generators. In exchange, the contractor pays the State a specified amount of money to compensate for the service interruption. This contract represents a value received by the State.

- **Large state construction contract** or **large procurement contract** as defined in Connecticut General Statutes § 1-101mm(3) means any contract, having a cost of more than \$500,000 for (A) the remodeling, alteration, repair or enlargement of any real asset, (B) the construction, alteration, reconstruction, improvement, relocation, widening or changing of the grade of a section of a state highway or a bridge, (C) the purchase or lease of supplies, materials or equipment, as defined in section 4a-50, or (D) the construction, reconstruction, alteration, remodeling, repair or demolition of any public building.

OTHER NOTES

Affidavits and certifications are **NOT required for grants or loans**, as such awards are not:

1. large state contracts, as defined by Connecticut General Statutes § 4-250;
2. State Contracts, as defined by Executive Order 49; or
3. contracts for the purchase of goods and services, as used in Connecticut General Statutes § 4a-81.

Affidavits are not required for contracts between a state agency or a quasi-public state agency and a political subdivision of the State.

424 Chapel Street, New Haven

Fact Sheet

The property is improved with a circa 1963 partially renovated two story office and warehouse building with attached circa 1987 high bay one story warehouse addition along the south side of the building complex. The building is very irregular in overall shape, and contains 36,677 square feet of mostly warehouse space ground floor area, plus 21,804 square feet of second floor office area accessed by elevator. The total gross building area of the subject building 58,481 square feet.

The modern high loft warehouse / garage area is located to the south of the office and is heated high bay space. This addition comprises approximately 13,233 SF of the total gross building area.

| | |
|----------------------------------|--|
| <u>Building Area:</u> | 1,640 +/- SF atrium entry area 19,144 +/- SF 1 st floor, at grade low bay storage 2,660 +/- SF 1 st floor dated former class D office 21,804 +/- SF second floor renovated Class B office area <u>13,233 +/- SF</u> 1 st floor new high loft warehouse addition 58,481 +/- SF total gross building area. |
| <u>Exterior Walls:</u> | Masonry. |
| <u>Construction Date:</u> | original section 1963 Modern south side high bay warehouse addition 1987 |
| <u>W</u> <u>Floor system:</u> | Reinforced Concrete slab. |
| <u>Roof Covering:</u> | Built-up membrane roof |
| <u>Interior Walls:</u> | sheet rock in office, unfinished in warehouse and repair bay. |
| <u>Ceilings:</u> | Suspended in office, unfinished in warehouse area. |
| <u>Office Lighting:</u> | Recessed modern high intensity lighting in drop ceiling |
| <u>Floor Covering:</u> | vinyl tile and carpet in office area |
| <u>Ceiling Height:</u> | 9 -12 feet in office area, 28 +/- feet clear height in high bay warehouse area. |
| <u>Windows:</u> | Minimal fixed pane in office area. |
| <u>Heating System:</u> | Rooftop HVAC units office area, boiler in main building FWA from blower heaters & central boiler in industrial area. |
| <u>Lavatory:</u> | modern handicapped lavatories in office area. |
| <u>Electrical Systems:</u> | 440 volt |
| <u>Elevator:</u> | Otis 2,000 Lb. two stop elevator off main atrium entry. |

PRESENT USE

The present use of the property:

- Conforms to zoning requirements
- Legally allowed, but nonconforming as to zoning requirements
- Illegal use
- Use does not comply with deed restrictions

The subject property has been occupied by the State of Connecticut Department of Transportation and primary subcontracting engineering firms in charge of the design and buildout of the new Interstate 95 Pearl Harbor Memorial Bridge over the Quinnipiac River, and related Interstate – 95, Interstate 91 and Route 34 highway interchange upgrading.

The northerly portion of the building on site is an older two story structure that has seen partial second floor renovation while the southerly portion of the structure is a modern high loft 28 foot clear height industrial warehouse addition. The subject has been utilized by State of Connecticut employees and consultants as a regional field office during the I-95 improvement projects in New Haven and Norwalk. The prior uses included contractor material showroom and sales office and City of New Haven Public School Offices and central warehouse for supplies.

*The property has been vacated as of October 2020 and is no longer being occupied.

BUILDING SKETCH

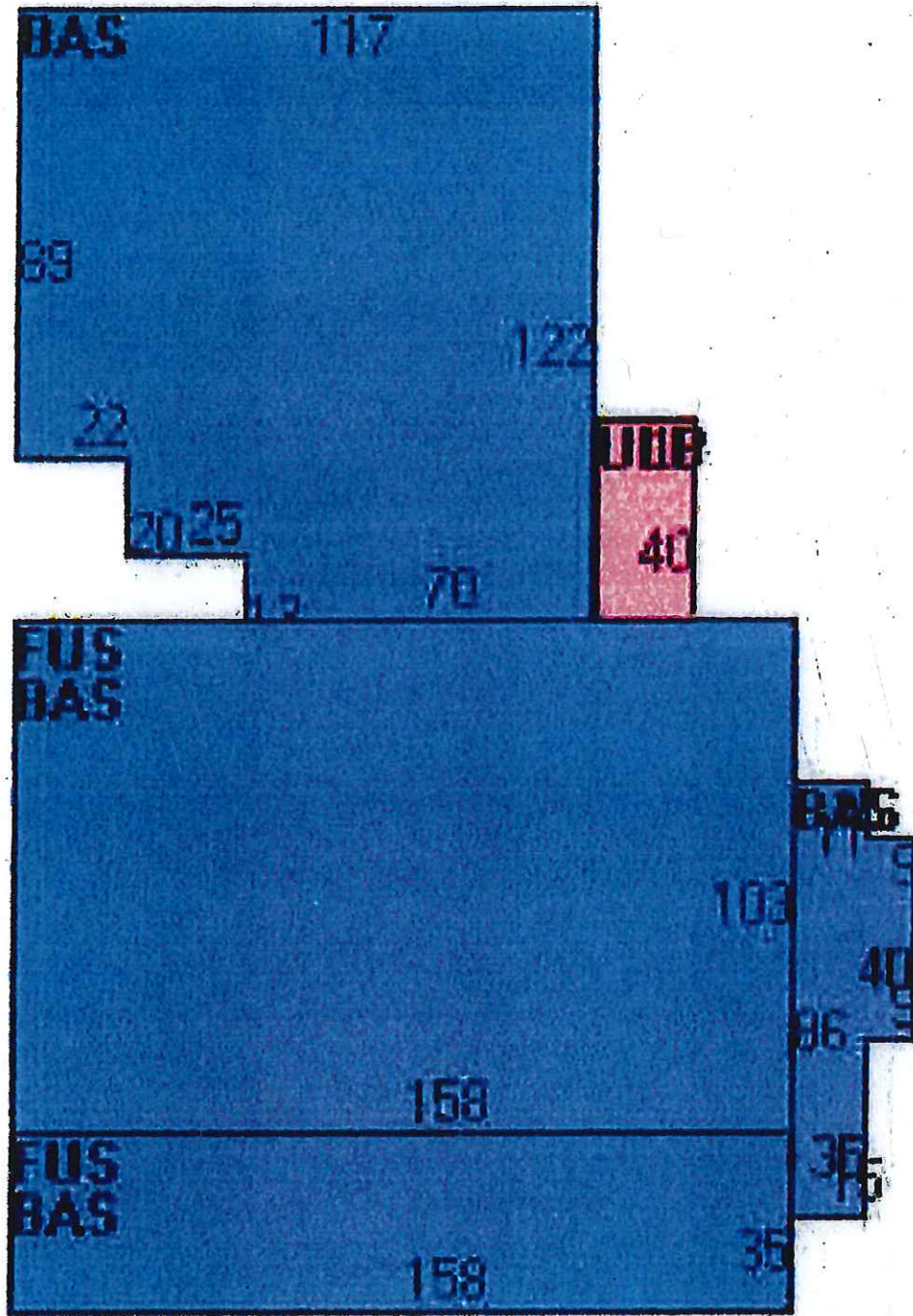


Image rotated so north is at bottom of page
Chapel Street frontage 2 story section at bottom of this sketch
High Bay warehouse addition at top of this sketch

424 CHAPEL ST

Location 424 CHAPEL ST

Mblu 203/ 0545/ 00100/ /

Acct# 203 0545 00100

Owner STATE OF CONNECTICUT

Assessment \$1,766,730

Appraisal \$2,523,900

PID 10621

Building Count 1

Current Value

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$2,027,300 | \$496,600 | \$2,523,900 |

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2019 | \$1,419,110 | \$347,620 | \$1,766,730 |

Owner of Record

| | | | |
|----------|--|-------------|------------|
| Owner | STATE OF CONNECTICUT | Sale Price | \$0 |
| Co-Owner | C/O DEPARTMENT OF TRANSPORTATION | Certificate | |
| Address | OFFICE OF R.O.W. - UNIT 403 P.O. BOX 317546 NEWINGTON, CT 06131-7546 | Book & Page | 7684/ 82 |
| | | Sale Date | 08/15/2006 |
| | | Instrument | 15 |

Ownership History

| Ownership History | | | | | |
|-----------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| STATE OF CONNECTICUT | \$0 | | 7684/ 82 | 15 | 08/15/2006 |
| 424 CHAPEL STREET LLC | \$0 | | 5012/ 27 | 1 | 07/01/1996 |
| UNKNOWN | \$0 | | 3552/ 112 | | 10/28/1986 |

Building Information

Building 1 : Section 1

Year Built: 1963
 Living Area: 58,481
 Replacement Cost: \$4,297,558
 Building Percent Good: 43
 Replacement Cost
 Less Depreciation: \$1,847,900

Building Photo

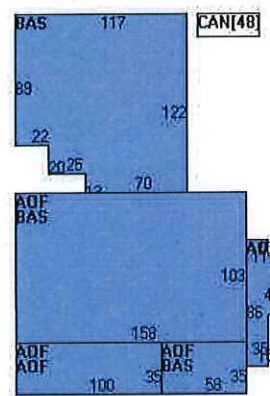
| |
|---------------------|
| Building Attributes |
|---------------------|

| Field | Description |
|------------------|------------------|
| STYLE | Whse/Office |
| MODEL | Ind/Lg Com |
| Grade | Above Average |
| Stories: | 2 |
| Occupancy | 1 |
| Exterior Wall 1 | Concr/Cinder |
| Exterior Wall 2 | Brick |
| Roof Structure | Flat |
| Roof Cover | T&G/Rubber |
| Interior Wall 1 | Drywall/Plaste |
| Interior Wall 2 | Minim/Masonry |
| Interior Floor 1 | Concr-Finished |
| Interior Floor 2 | Carpet |
| Heating Fuel | Oil/Gas |
| Heating Type | Hot Air-no Duc |
| AC Type | Partial |
| Bldg Use | IND WHSES MDL-96 |
| Total Rooms | |
| Total Bedrms | 00 |
| Total Baths | 0 |
| NBHD Code | |
| 1st Floor Use: | 4010 |
| Heat/AC | HEAT/AC SPLIT |
| Frame Type | MASONRY |
| Baths/Plumbing | AVERAGE |
| Ceiling/Wall | SUS-CEIL/MN WL |
| Rooms/Prtns | AVERAGE |
| Wall Height | 23 |
| % Comn Wall | |



(http://images.vgsi.com/photos/NewHavenCTPhotos//00/04/48/95.JPG)

Building Layout



(http://images.vgsi.com/photos/NewHavenCTPhotos//Sketches/10621_189)

| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|-------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 31,527 | 31,527 |
| AOF | Office | 26,954 | 26,954 |
| CAN | Canopy | 48 | 0 |
| | | 58,529 | 58,481 |

Extra Features

| Extra Features | | | | Legend |
|----------------|---------------|------------|----------|--------|
| Code | Description | Size | Value | Bldg # |
| MEZ1 | MEZZANINE-UNF | 1259 S.F. | \$6,800 | 1 |
| ELV2 | PASS ELEV | 2 STOPS | \$26,700 | 1 |
| AC | AIR COND | 26026 S.F. | \$40,800 | 1 |

Land

Land Use

Use Code 9011
 Description STATE ADM MDL-96

Land Line Valuation

Size (Acres) 2.36
 Frontage 0

Zone IL
 Neighborhood CHP5
 Alt Land Appr No
 Category

Depth 0
 Assessed Value \$347,620
 Appraised Value \$496,600

Outbuildings

| Outbuildings | | | | | | Legend |
|--------------|----------------|----------|-----------------|------------|----------|--------|
| Code | Description | Sub Code | Sub Description | Size | Value | Bldg # |
| PAV2 | PAVING-CONC | | | 5000 S.F. | \$12,800 | 1 |
| PAV1 | PAVING-ASPHALT | | | 45000 S.F. | \$92,300 | 1 |

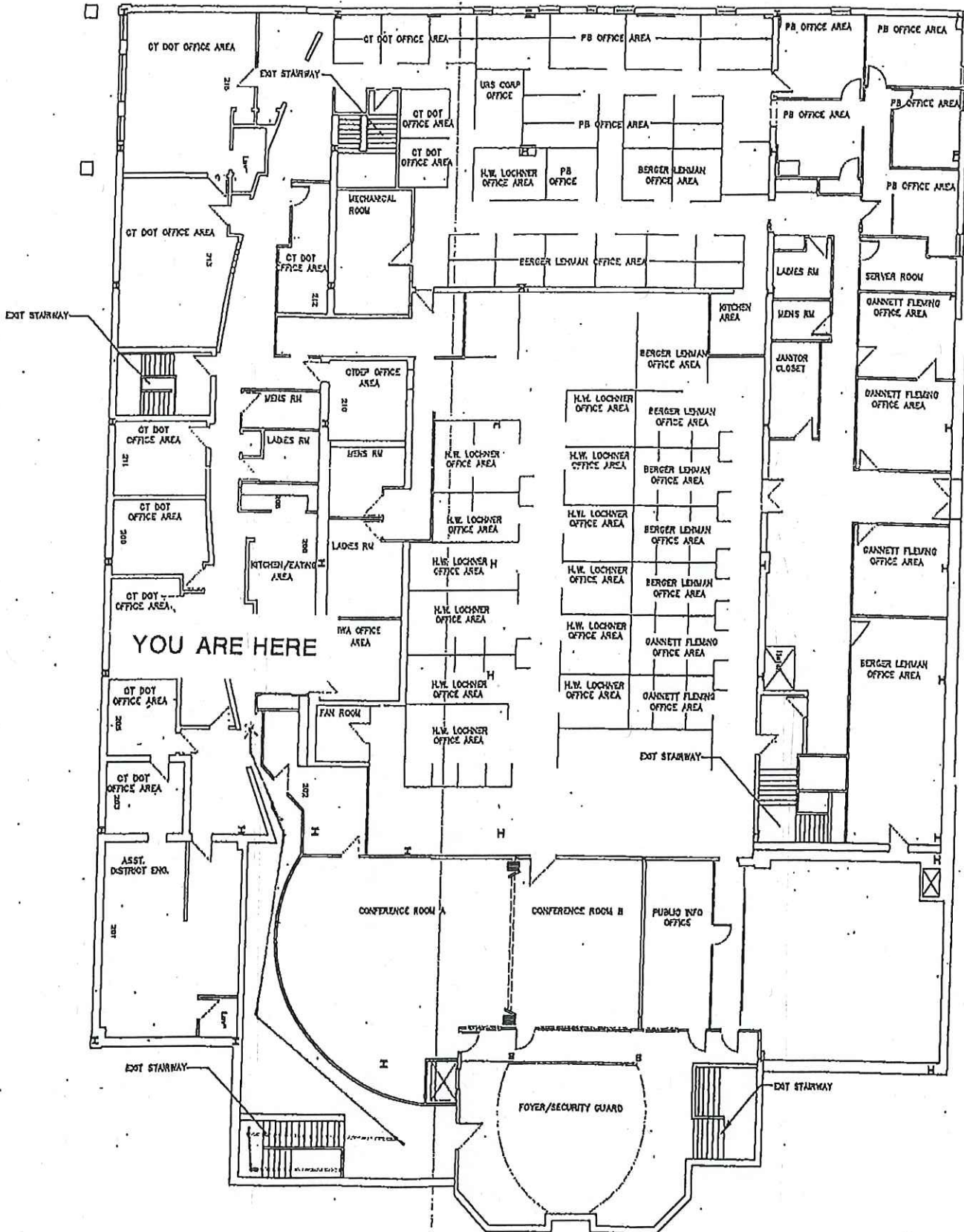
Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$2,027,300 | \$496,600 | \$2,523,900 |
| 2017 | \$2,027,300 | \$496,600 | \$2,523,900 |
| 2016 | \$2,027,300 | \$496,600 | \$2,523,900 |

| Assessment | | | |
|----------------|--------------|-----------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$1,419,110 | \$347,620 | \$1,766,730 |
| 2017 | \$1,419,110 | \$347,620 | \$1,766,730 |
| 2016 | \$1,419,110 | \$347,620 | \$1,766,730 |

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EVACUATION ROUTE



[\(/DEEP\)](#)

Connecticut Department of Energy and Environmental Protection

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Search Department of Energy and Environmental Protection



Property Transfer Program

An Environmental Program Fact Sheet

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Program Overview

The Property Transfer Program, administered by the Remediation Division of the Bureau of Water Protection and Land Reuse, requires the disclosure of environmental conditions when certain real properties and/or businesses ("establishments") are transferred. When an establishment is transferred, one of eight Property Transfer Forms must be executed, and a copy of the form must be filed with the Department of Energy and Environmental Protection. When transferring an establishment where there has been a release of a hazardous waste or a hazardous substance, the parties negotiate who will sign the Property Transfer Form as the Certifying Party to investigate the parcel and remediate pollution caused by any release of a hazardous waste or hazardous substance from the establishment.

It is important to note that in all transfers, an investigation of the parcel is required in accordance with prevailing standards and guidelines. When transferring a business that meets the definition of an establishment, any pollution caused by any release of a hazardous waste or a hazardous substance from the business operation must be considered to determine the appropriate form to file. One of four forms must be filed for the transfer of a business.

When transferring real estate that meets the definition of an establishment, the environmental condition of the entire parcel needs to be evaluated to determine the appropriate form to file. One of four forms must be filed for the transfer of real estate.

Authorizing Statutes

Sections 22a-134 through 22a-134e of the Connecticut General Statutes

(https://www.cga.ct.gov/current/pub/Chap_445.htm#sec_22a-134) (CGS) are commonly known as "the property transfer law."

Guidance

The Department has issued a final Site Characterization Guidance Document (/DEEP/Remediation--Site-Clean-Up/Guidance/Final-SCGD) (SCGD) effective September 1, 2007. The SCGD describes the Department's expectations for the standard of care to be exercised by environmental professionals responsible for designing, conducting, and documenting site investigations and by any parties/ persons required by law to conduct an investigation of a property in accordance with prevailing standards and guidelines.

For Property Transfer sites, the Transfer Act Site Assessment Guidance Document (dated June 1989, revised November 1991) and the draft Site Characterization Guidance Document (dated June 12, 2000) are both superseded by the final SCGD.

Who Must Comply?

Whenever an establishment is transferred, the parties involved in the transfer must comply with the property transfer law. You should carefully review the definitions in CGS Section 22a-134 (https://www.cga.ct.gov/current/pub/Chap_445.htm#sec_22a-134), particularly the definitions of "establishment" and "transfer of establishment," to accurately determine the applicability of the property transfer law to the subject transaction. A transfer generally refers to any change in ownership of the real property and/or business, which meets the definition of establishment.

Establishment means any real property at which or any business operation from which:

- (A) on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater, or sediment, more than one hundred kilograms of hazardous waste in any one month;
- (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of;
- (C) the process of dry cleaning was conducted on or after May 1, 1967;
- (D) furniture stripping was conducted on or after May 1, 1967; or
- (E) a vehicle body repair facility was located on or after May 1, 1967.

Required Documents

Property Transfer Forms (/DEEP/Remediation--Site-Clean-Up/Property-Transfer-Program/Property-Transfer-Program#ptpforms) (Forms I, II, III, IV, Environmental Condition Assessment Form (ECAF), verification forms, and LEP approval forms) are provided by the Property Transfer Program. The filing must be on a form prescribed by the Commissioner.

Form I - Complete a Property Transfer Program - Form I (DEEP-PTP-FORM-1) when an investigation of the parcel has been conducted in accordance with prevailing standards and guidelines and no release of hazardous waste or a hazardous substance has occurred at the establishment being transferred; or when no release of a hazardous waste has occurred at the establishment and a Licensed Environmental Professional (LEP) has verified that any release of a hazardous substance has been remediated in accordance with the Remediation Standard Regulations (RSRs). Any person submitting a Form I shall simultaneously submit an ECAF.

Form II - Complete a Property Transfer Program - Form II (DEEP-PTP-FORM-2) when an investigation of the parcel has been conducted in accordance with prevailing standards and guidelines and a release of hazardous waste or a hazardous substance has occurred at the establishment, but the Commissioner has approved in writing or a LEP has verified pursuant to CGS Sections 22a-133x, 22a-133y, or 22a-134a that any pollution from the establishment has been remediated in accordance with the RSRs. Written documentation of the Commissioner's approval or written LEP verification must accompany the submission of the Form II.

Form III - Complete a Property Transfer Program - Form III (DEEP-PTP--FORM-3) when the environmental conditions at the establishment are unknown, or a release of hazardous waste or a hazardous substance has occurred at the establishment and any pollution from the establishment has not been remediated in accordance with the RSRs. The party signing the Form III certification agrees to investigate the parcel and remediate pollution caused by any release of a hazardous waste or a hazardous substance from the establishment in accordance with the RSRs. The statute does not require completion of remediation before the establishment is transferred. Any person submitting a Form III shall simultaneously submit a completed ECAF.

Form IV - Complete a Property Transfer Program - Form IV (DEEP-PTP--FORM-4) when an investigation of the establishment has been completed in accordance with prevailing standards and guidelines, there has been a release of hazardous waste or a hazardous substance at the establishment, and a LEP has verified that all actions to remediate any pollution from the establishment have been taken in accordance with the RSRs except natural attenuation monitoring, post-remediation groundwater monitoring, or the recording of an Environmental Land Use Restriction. The party signing the Form IV certification agrees to conduct natural attenuation monitoring and/or post-remediation monitoring in accordance with the RSRs. Any person submitting a Form IV shall simultaneously submit a completed ECAF, a schedule for groundwater monitoring, and the recording of an Environmental Land Use Restriction, as applicable, and a verification rendered by a LEP to support the filing of the Form IV. There verification must be submitted on a form prescribed by the Commissioner.

ECAF - The Environmental Condition Assessment Form [\[Instructions\]](#) is a form prescribed by the Commissioner that defines the environmental conditions at the parcel, that is prepared under the supervision of a LEP, and that is executed by the Certifying Party as defined pursuant to CGS Section 22a-134(6). The most recent version of the ECAF must be used. An ECAF must be submitted simultaneously with the filing of a Form I, III, or IV in order for the filing to be considered complete. Upon receipt of a complete Form III or IV filing, the Department evaluates the information presented in the ECAF and considers the environmental conditions of the parcel, potential risk to human health, and sensitivity of the surrounding land uses to determine if the Department or a LEP shall oversee the investigation and remediation of the parcel.

LEP or DEEP Oversight?

Upon receipt of the Department's letter notifying the Certifying Party that a Form III filing is complete, oversight of the investigation and remediation of the parcel is automatically delegated to a LEP, unless the Department notifies the Certifying Party that review and approval of the investigation and remediation by the Department is required.

LEP Lead Oversight - Complete Investigation Within 2 Years

Not later than two years from the date of the Department's letter acknowledging a complete Form III, the Certifying Party must provide documentation signed by the LEP to the Commissioner that the investigation of the establishment has been completed in accordance with prevailing standards and guidelines. The final site investigation report must be submitted under cover of the Department's Completion of Investigation Transmittal Form [Instructions].

LEP Lead Oversight - Initiation of Remediation Within 3 Years

Not later than three years from the date of the Department's letter acknowledging a complete Form III, the Certifying Party must initiate remediation of the establishment and must provide documentation to the Commissioner that remediation has been initiated. Prior to initiating remediation, public notice of remediation must be provided. A Remedial Action Plan (RAP) approved by a LEP must be submitted under cover of the Department's Remedial Action Plan Transmittal Form [Instructions].

LEP Lead Oversight - Complete Remediation Within 8 Years

Not later than eight years from the date of the Department's letter acknowledging a complete Form III (filed after October, 1, 2009), the Certifying Party must complete remediation to support a LEP final verification or interim verification (/DEEP/Remediation--Site-Clean-Up/Licensed-Environmental-Professional-Program/LEP-Verifications).

DEEP Oversight - If the Department notifies the Certifying Party that review and approval of the investigation and remediation by the Department is required, the Certifying Party must submit a proposed schedule for investigating the parcel and remediating the establishment for the Department's review and written approval. Upon approval of the schedule, the Certifying Party shall submit scopes of work, investigation report(s), remedial action plans and other technical plans and reports in accordance with the approved schedule and provide public notice of the remediation prior to initiating remediation. The Department may at any time notify the Certifying Party in writing that it is delegating oversight to a LEP.

Fees

Fees must be accompanied by a Property Transfer Fee Payment Form

Form I filing fee is \$375.00, and is due in full upon filing.

Form II filing fee is \$1,300.00, except when a site was remediated pursuant to CGS section 22a-133x and the Commissioner approved a cleanup within three years of the transfer, in which case the fee is the same as for a Form III pursuant to CGS section 22a-134e(n). The appropriate Form II fee is due in full upon filing.

Form III filing fees

Initial fee due upon filing is \$3,000.00.

Form III total filing fee is dependent on whether the Department or a LEP approves the cleanup. If a LEP verifies the cleanup, no subsequent fee is due.

If the Commissioner approves the cleanup, the subsequent fee is based on the cost of cleanup (COC) and is due prior to the Commissioner's issuance of a final approval of the investigation and remediation.

- \$ 250 if COC is < \$ 25,000
- \$ 1,750 if COC is > \$ 25,000 and < \$ 50,000
- \$ 4,000 if COC is > \$ 50,000 and < \$ 100,000
- \$18,250 if COC is > \$ 100,000 and < \$ 500,000
- \$27,250 if COC is > \$ 500,000 and < \$1,000,000
- \$31,750 if COC is > \$1,000,000

Form IV filing fees

Initial fee due upon filing is \$3,000.00.

Form IV total filing fee is dependent on whether the Department or a LEP approves the cleanup. If a LEP verifies the cleanup, no subsequent fee is due.

If the Commissioner approves the cleanup,, the subsequent fee for a Form IV is based on the total COC and is due prior to the Commissioner's issuance of final approval of the remediation.

\$ 250 if COC is < \$ 50,000
\$ 625 if COC is > \$ 50,000 and < \$ 100,000
\$ 7,750 if COC is > \$ 100,000 and < \$ 500,000
\$12,250 if COC is > \$ 500,000 and < \$1,000,000
\$14,550 if COC is > \$1,000,000

Program Procedures

Within 90 days of receipt of a Form I or Form II, the Commissioner shall notify the transferor whether the Form I or Form II is complete or incomplete.

Within 30 days of receipt of a Form III or Form IV, the Commissioner shall notify the Certifying Party whether the form is complete or incomplete.

Effective July 1, 2007, the Certifying Party shall use a LEP to oversee investigation of the parcel in accordance with prevailing standards and guidelines and remediation of the establishment in accordance with the RSRs, unless the Commissioner notifies the certifying party in writing that review and approval of the investigation and remediation by the Commissioner is required.

The Property Transfer Program process is also available in a [flow chart](#) format. The flow chart presents a generalized overview of the procedures and decisions associated with the Property Transfer Program. It does not reflect all decisions and processes associated with this program.

Contact Information

For fee processing, all Forms I, II, III, and IV, ECAFs, any supporting documents, and fee payments should be mailed or hand delivered to:

CENTRAL PERMIT PROCESSING UNIT, 1st FLOOR
DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127

All subsequent correspondence or subsequent reports should be mailed to:

REMEDICATION DIVISION, 2nd floor
BUREAU OF WATER PROTECTION AND LAND REUSE
DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127

phone: [\(860\) 424-3705 \(tel:8604243705\)](tel:8604243705)

This overview is designed to answer general questions and provide basic information. You should refer to the appropriate statutes for the specific language. It is your responsibility to comply with all applicable laws. The information contained in this fact sheet is

intended only to acquaint you with the property transfer program and does not constitute the Department's interpretation of the applicable laws.

Fact Sheet: DEP-PTP-FS-200

[Property Transfer Program \(/DEEP/Remediation--Site-Clean-Up/Property-Transfer-Program/Property-Transfer-Program\)](#)

Content Last Updated October 4, 2017

TASK 120: PRELIMINARY SITE EVALUATION

Property Location:

**424 CHAPEL STREET
NEW HAVEN, CONNECTICUT**

ConnDOT Assignment No. 94385
ConnDOT Project No. 0092-0354



Prepared By:

**Atlantic Environmental Services, Inc.
P.O. Box 297 • 188 Norwich Avenue
Colchester, CT 06415**

Telephone: (860) 537-0751
Fax: (860) 537-6347

Atlantic Project No. 1178-030-123

August 23, 1996

ATLANTIC

7.0 CONCLUSIONS AND RECOMMENDATIONS

A Task 120, Preliminary Site Evaluation, was conducted for ConnDOT on property located at 424 Chapel Street in New Haven, Connecticut. The subject site is currently owned by C&M Associates.

Based on the site history, regulatory file review, and site reconnaissance, the following conclusions are noted.

- The site appears to have consisted of the Wooster Elementary School, residences, and small businesses until circa 1965. Following the construction of I-91 the site appears to be occupied by a commercial/industrial development. Site tenants since that time have included JBT Instruments Incorporated, circa 1970 to 1980. In 1975 city directories also list Branford Manufacturing Company and Shurite Meters as site tenants. The 1984 directory lists Eaton Corporation as a site occupant. In 1994 tenants included Atlantic Floor, Bolton's Linoleum, Joseph Cohn & Son, and Delta Development. Tor and Associates (a drafting firm) is listed as sharing the site with these tenants since 1970.
- CTDEP file information indicates hazardous generation associated with the former tenant, Eaton Corporation. Other file information found indicates that plating, plastic compression molding, machining, and degreasing took place on site. No CTDEP violations were found for the subject property. Two petroleum and two chemical waste USTs are registered at the site. Properties within the minimum search distance were noted on various federal and CTDEP lists; however, environmental concerns do not appear to present a significant hazard to the subject parcel.
- Two waste USTs at the facility are utilized for spill containment and floor drainage from inside the garage area, respectively. Spills from the solvent storage area discharge to a second holding tank, while garage drainage discharges to an oil/water separator prior to discharge to a holding tank. No information regarding the hazardous waste characteristics of the waste within these tanks or the disposal of such waste was available. These tanks, as well as the two on-site petroleum USTs, are within their projected useful life expectancy. However, no tank or adjacent soil/groundwater testing has occurred since their installation. A significant amount of chemical storage is believed to have once been associated with the site. Waste chemical storage is known to have existed at the site; these waste chemicals included hazardous plating chemical wastes.

- The subject property appears to qualify as an "Establishment" as defined by the Connecticut Transfer Act. This act defines an "Establishment" as any site "which generates more than 100 kilograms of hazardous waste in any one-month period on or after November 19, 1980. In addition, dry-cleaning establishments, furniture-stripping establishments, vehicle body repair shops, or vehicle painting shops operating on or after May 1, 1967 automatically qualify as an Establishment, regardless of the amount of hazardous waste they generate." The former site tenant (Eaton Corporation) is known to have generated quantities of hazardous waste sufficient to have qualified the subject site as an Establishment. A Form I Negative Declaration has been filed with the CTDEP for the subject site. Also, it appears that the current tenant generates some quantity of hazardous waste, although the specific quantity of material is not known. Based on this information, additional filing may not be required should a future transfer of this site be anticipated. Legal counsel regarding this issue is suggested should a transfer of the site occur.
- On-site chemicals observed during the site reconnaissance include M.E.K., turpentine, xylene, and paints. Operations associated with various former tenants at the facility have included plating, plastic molding, machining, degreasing, tumbling, tooling, and light assembly. Some of these operations have been associated with significant amounts of regulated and/or hazardous wastes.
- A gasoline storage tank is believed to have been associated with a garage located to the south of the subject parcel. This storage tank is shown on the 1923 and 1951 Sanborn maps as located on the subject property. No evidence of the tank was found during the site inspection and file review. The gasoline storage tank may potentially still be located on the subject site.

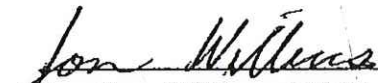
Relying on this information, the subject property is considered to be of high environmental risk with respect to hazardous substances or petroleum products. A field investigation appears warranted to address site-specific subsurface conditions as a result of the concerns discussed above. Atlantic recommends one Task 210, Surficial Site Investigation, be conducted. The specific scope of additional site investigation will be dependent on the final ConnDOT construction alternative selected.

The following qualifications apply to the undersigned's opinion:

The activities described and opinions included herein are based on information gathered during this preliminary site evaluation that was limited in scope in adherence to the terms of our agreement. The content of this report is also limited to the availability of information regarding environmental conditions and potential contamination of the subject site as defined in this report. The professional opinion provided herein is based on the information described in this report. Because no soil or groundwater samples were collected or chemically analyzed as part of this evaluation, no specific opinions are made relative to soil or groundwater quality.

The information contained herein was prepared for the use of ConnDOT solely in conjunction with the task descriptions for this assignment. The conclusions and recommendations set forth in this report are based on site conditions at the time of the investigation. Future studies and findings could change the contents of this report. The professional opinions presented in this report have been developed by using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental engineering consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.


Prepared by:


Jonathan Williams E.I.T.
Environmental Engineer

Approved by:


Michael Libertine
Task Manager

Reviewed by:


Paul Burgess, P.E.
Principal-in-Charge

JW/ML/PB:sm/jls

PHASE I – ENVIRONMENTAL SITE ASSESSMENT

**424-444 Chapel Street
New Haven, Connecticut**

ConnDOT Assignment No. 214-5208
ConnDOT Project No. 0092-0531-3A

Prepared for:



State of Connecticut
Department of Transportation
Newington, Connecticut 06131

Prepared by:



CDR Group Inc.
2080 Silas Deane Highway
Rocky Hill, Connecticut 06067

April 28, 2016

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

A Phase I ESA, was conducted for ConnDOT on the property located at 424-444 Chapel Street in New Haven, Connecticut. Based on the site history, regulatory file review, and site reconnaissance, the following conclusions are noted.

- The subject property is located at 424-444 Chapel Street in New Haven, Connecticut and is currently used as ConnDOT District 3A offices and the I-95 New Haven Program Management Office.
- The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south.
- The City of New Haven Property Records indicate that the Site is 2.36 acres in size, Map 203, Block 0545 and Lot 00100.
- The Site is located in a “GB” groundwater area. Based upon the setting of the site, groundwater flow is inferred to be to the south towards New Haven Harbor.
- The CTDEEP’s Natural Diversity Database Areas map for New Haven (Dated September 2015) indicates that no state or federally listed species and significant natural communities are present on the Site.
- The Site History indicates that a former occupant of the property, Eaton Corporation, was a RCRA Generator of Hazardous Waste EPA ID # CT D098180433. The company ceased operations at the Site that generated hazardous waste in 1986. The company’s status was changed and approved by DEP and EPA to a Non Handler of Hazardous Waste in 1989. Subsequent tenants, Joseph Cohn & Sons and the New Haven Board of Education were listed as generators of hazardous waste at the property in the electronic database search for the Site.
- A Negative Declaration Form I dated October 24, 1986 was submitted the DEP for the transfer of the property from Eaton Corporation to C & M Associates indicating that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446K of the general statutes and regulations adopted thereunder.
- Information obtained during the Phase I ESA indicates that hazardous wastes were generated by other tenants on the Site following the Form I submittal. No additional information with regard to subsequent property transfers was obtained during the file review and there is a likelihood that “releases” have occurred on the Site since the Form I filing in 1986.

- Four (4) underground storage tanks (USTs) were on the Site and last used in 2008. Information obtained from the EDR database search and EPHM-6 form obtained from DEEP indicates that the tanks were removed from the property in 2008. The Site was listed in DEEP's LUST database which indicated "releases" had occurred on the property from these tanks in 2008. However, the UST Closure report prepared for the Site did not indicate that "releases" from the tanks had occurred and no further action was recommended.
- Based upon information obtained from local, State and Federal databases and files, the Site appears to meet the definition of an "Establishment" pursuant to Section 22a-134 et seq. and as amended by Public Act's 01-204 and 03-218 of the Connecticut General Statutes. An "Establishment" is defined as any site "which on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater, or sediment, more than 100 kilograms of hazardous waste in any one-month" or where "hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of." In addition, dry cleaners, furniture-stripping businesses and vehicle body repair facilities operating on or after May 1, 1967 automatically qualify as an Establishment, regardless of the amount of hazardous waste they generate. The Eaton Corporation was RCRA Generator of Hazardous Waste at the Site in the 1980's and would be considered an "establishment". A Negative Declaration Form I was filed for the transfer of the property in 1986 which indicated that no hazardous wastes had been released at the Site. However, subsequent tenants on the Site generated more than 100 kilograms of hazardous waste and therefore would appear to meet the definition of an "establishment". Based on this information, the subsequent transfer of the property would be subject to the provisions of the Property Transfer Program and required form filings.

7.2 Recommendations

The results of the Phase I ESA indicate that the likelihood of a "Release" of chemicals, hazardous substances or petroleum products has occurred on the Site from historic site usage. CDR Group recommends further investigation in the form of a Phase II Environmental Site Assessment of the property to determine if "releases" have occurred prior to property transfer to evaluate the current environmental condition of the Site.


The following qualifications apply to the undersigned's opinion:

The activities described and opinions included herein are based on information gathered during this Phase I ESA that was limited in scope in adherence to the terms of our agreement. The Phase I ESA has been conducted in accordance with: ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the CTDEEP "Site Characterization Guidance Document" dated September 2007, under the direction of an LEP. The content of this report is also limited to the availability of information regarding environmental conditions and potential contamination of the subject site as defined in this report. The professional opinion provided herein is based on the information described in this report.


Because no soil or groundwater samples were collected or chemically analyzed as part of this evaluation, no specific opinions are made relative to soil or groundwater quality.

The information contained herein was prepared for the use of ConnDOT solely in conjunction with the task descriptions for this assignment. The conclusions and recommendations set forth in this report are based on site conditions at the time of the investigation. Future studies and findings could change the contents of this report. The professional opinions presented in this report have been developed by using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental engineering consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

Prepared by:


Jane Witherell, P.E., L.E.P., CHMM
Principal Engineer

Reviewed by:


David R. Stock, P.E.
Vice President



DOT District 3A Office

424 Chapel Street
New Haven, CT 06511

Inquiry Number: 4518839.5
January 22, 2016



The EDR-City Directory Image Report



21 Griffin Road North
Windsor, CT 06095

860.298.9692 PHONE
860.298.6399 FAX

www.TRCSolutions.com

December 17, 2008

Mr. Gregory M. Dorosh, P.E.
Connecticut Department of Transportation
Division of Environmental Compliance Unit
Bureau of Engineering and Highway Operations
2800 Berlin Turnpike
Newington, Connecticut 06131

Attention: Mr. Felix Mathieu

RE: Underground Storage Tanks Closure
424 Chapel Street, New Haven, CT
ConnDOT Project No. 92-531
TRC Project No. 107307-003508-000611

Dear Mr. Dorosh:

This letter report documents the closure of four underground storage tanks (USTs) located at the Connecticut Department of Transportation (ConnDOT) property located at 424 Chapel Street, New Haven, Connecticut. A site location map is provided as Figure 1. A site sketch is provided as Figure 2. TRC observed the UST closure activities on behalf of the ConnDOT's Bureau of Engineering and Highway Operations.

This letter report summarizes the tank closure observations, results of field monitoring activities, and laboratory analytical results. In addition, a completed Connecticut Department of Environmental Protection (CTDEP) UST Facility Notification Form EPHM-6 for signature and submittal has been included. Copies of supporting documentation including figures, site photographs, waste disposal documentation, and laboratory sample data reports are provided as attachments to this letter report.

UST Closure Activities

UST closure activities commenced on August 11, 2008 and continued through September 8, 2008. Connecticut Tank Removal (CTR) of Bridgeport, Connecticut was selected through competitive bid process, to perform the various tasks described in the Bid Specifications dated May 16, 2008. UST closure tasks included the excavation and removal for disposal of four

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separate UST systems. The four UST systems included one 10,000-gallon gasoline (UST #1), one 5,000-gallon diesel fuel (UST #2), one 550-gallon waste oil (UST #3), and one 550-gallon solvent (UST #4) tanks. It should be noted that upon excavation, UST #2 was determined to contain residual gasoline and not diesel fuel as the historic tank registration records indicated. Additional UST closure tasks included the dismantling and disposal of two fuel dispensers, handling of controlled materials, closure of eight interior floor drains with an associated sump, and restoration of each excavation to pre-closure conditions while maintaining site security, and worker health and safety requirements.

Prior to commencement of closure activities, CTR was directed to contact Call-Before-You-Dig as well as procure the services of a private utility locating service in order to identify potential utilities in close proximity of the UST excavations. In addition, CTR was required to contact the City of New Haven Fire Marshall's Office and request a representative of the Fire Marshall's Office be present during UST closure activities. The Fire Marshall's Office declined CTR's request but verbally approved commencement of UST closure activities.

Following approval to proceed from the Fire Marshall's Office, CTR commenced UST closure activities by dismantling a portion of the security fence surrounding the two fuel dispensers, dismantling the fuel dispensers, and saw-cutting the existing concrete pad above UST #1 and #2. Next, CTR relocated to the UST #4 location, adjacent to Wallace Street, along the east side of the site and proceeded to remove the concrete slab above this tank. CTR removed the concrete pad over the UST location and exposed the upper portion of the UST utilizing hand-tools and a mini-excavator. Following exposure of the upper portion of the UST, a three-inch diameter steel pipe leading from the tank to the interior floor drain was cut and sealed at the foundation with expandable foam and concrete. CTR also disconnected and removed two-inch diameter steel vent and fill pipes. All piping and piping connections were observed to be in good condition with no evidence of release. UST #4 had previously been determined to be empty prior to closure activities, therefore removal of residual liquid and/or sludge was not required.

CTR then proceeded to lift the UST from the excavation grave and remove any loose fill material from the exterior surface of the UST. Upon removal of the UST from the excavation, the UST was staged on plastic sheeting and inspected for signs of leakage. TRC inspected the UST and noted only slight pitting along the bottom surface area. The overall condition of UST #4 was good (see attached photographs). The UST was then relocated to the rear of the site for venting, and decontamination. Following decontamination, the UST was transported off site and disposed of at Metal Management of North Haven, Connecticut. A copy of documentation for the UST disposal is provided as an attachment.

CTR then removed approximately five to seven cubic yards of soil from the UST #4 excavation. All soils excavated from UST #4 as well as the three remaining UST excavations were transported to the ConnDOT Waste Storage Area (WSA) located at Brewery Street, in the City of New Haven as per the Bid Specifications.

Following UST #4 removal with soil excavation, TRC collected endwall and bottom soil samples for field screening. In addition, soil screening was conducted along routes of fill, vent, and



supply piping runs. No detectable concentrations were recorded in any of the UST graves and or piping runs following UST removal. Following field screening, TRC collected post UST closure confirmatory soil samples for laboratory analysis. Following sample collection, CTR lined the excavation with polyethylene sheeting and backfilled to sub-grade level.

Following the same procedures as described above, CTR completed removal of USTs #3 on August 13, 2008 and USTs #1 and UST #2 on August 14, 2008. However, since USTs #1, #2, and #3 contained liquids, CTR first utilized a vacuum-truck in order to remove 1,377 gallons of residual gasoline (UST #1 and #2), waste oil (UST #3), and decontamination fluids generated during UST disposal preparation. All liquid waste was transported for disposal to Bridgeport United Recycling Inc., Bridgeport, Connecticut under Uniform Hazardous Waste Manifest #100001008CTN. A copy of the waste manifest is attached. Additional materials transported off site for disposal included concrete and asphalt, which were disposed of at the John J. Brennan Construction Company, of Shelton, Connecticut. Copies of the disposal documentation are attached.

Each UST was observed to be in a similar condition as UST #4 with only minor pitting along the base of each tank. No indications of releases from the tanks or any associated piping were observed. In addition, no indications of releases were observed within any of the exposed UST excavations. CTR excavated and transported to the Brewery Street WSA approximately 144 cubic yards of soil from the four UST excavations. The stockpiled excavated soil at the Brewery Street WSA was eventually transported to the Interstate Services, South Hadley, Massachusetts Landfill for disposal. No groundwater was encountered during the entire UST closure program.

Sampling

Following the removal of each UST, TRC collected confirmatory soil samples in accordance with CTDEP protocol. TRC collected soil samples from four endwall samples at the approximate depth of each UST bottom and at the bottom center of each UST. In addition, where applicable, TRC collected additional soil samples from beneath fuel dispensers and along piping runs. The approximate sample locations are shown on Figure 3.

Each of the confirmation soil samples were collected using a dedicated, stainless steel spoon and placed directly into laboratory supplied sample containers. After filling, the sample containers were sealed, labeled, and stored on ice in a cooler for shipment to the analytical lab. Dependant upon the historic use and contents of the particular UST, samples were submitted to Contest

Analytical Laboratory (Contest) of East Longmeadow, Massachusetts for the following analyses:

UST #1 and #2:

- Volatile Organic Compounds (VOCs) including methyl-tertiary-butyl-ether (MTBE) by EPA Method 8260, utilizing preservation Method 5035;
- Total Lead by EPA Method 6010; and
- Synthetic Precipitation Leaching Procedure (SPLP) Lead.



UST #3:

- Extractable Total Petroleum Hydrocarbons (ETPH), by State of Connecticut, Department of Health Method;
- VOCs including MTBE by EPA Method 8260, utilizing preservation Method 5035;
- Total RCRA Metals; and
- SPLP RCRA Metals.

UST #4:

- ETPH;
- VOCs including MTBE by EPA Method 8260, utilizing preservation Method 5035;
- Polychlorinated biphenyls (PCBs) by EPA Method 8082;
- Total RCRA Metals; and
- SPLP Metals.

Analytical Results and Comparison to Regulatory Criteria

According to the CTDEP Water Quality Digital Data for the Connecticut River and Southcentral Coastal Basins (adopted February 1993), the subject site is located in a ground water region established by the CTDEP as Classification GB. Soil sample results were compared to the CTDEP Remediation Standard Regulations (RSRs), specifically, the Residential Direct Exposure Criteria (RESDEC) and the GB Pollutant Mobility Criteria (GBPMC). All detected concentrations were below applicable RSR limits, (see Tables attached).

Additional UST Closure Activities

In addition to the UST closure activities previously described, TRC oversaw CTR seal eight floor drains and one sump within the interior of the southern portion of the site structure. The southwest sub-portion of the floor drain system was determined to be connected to a previously undiscovered sump. It was further determined that the five floor drains and the sump ultimately discharge to UST #3. Prior to floor drain sealing, CTR removed any loose debris from each drain, filled all conduit openings with expandable foam, and finished to the established floor level with cement, see Figure 3.

TRC oversaw the exterior site restoration activities which included the installation of an approximate 30-foot by 41-foot by six-inch thick concrete pad above the former location of USTs #1 and #2. The pad was installed in accordance with the Bid Specifications. CTR applied bituminous concrete above the former location of UST #3 and along a portion of the former fuel dispenser island. CTR also re-established the landscaping above the former UST #4 location along Wallace Street. Following concrete pad restoration and at the request of ConnDOT, CTR subcontracted Eagle Fence & Guardrail of Plainville, Connecticut to re-establish the six-foot high inner security fence that had passed through the former fuel dispenser island area.



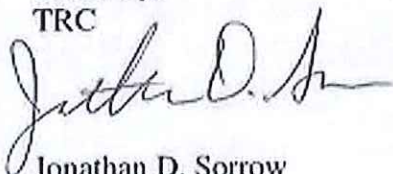
Mr. Gregory M. Dorosh, P.E.
December 17, 2008
Page 5 of 5

Conclusions and Recommendations

Based on the finding and the conditions presented in this correspondence, TRC does not recommend any further action regarding the subject site. TRC recommends that the ConnDOT complete the enclosed UST registration form, submit it to the CTDEP, copy the City of New Haven - Fire Marshall's Office, and retain a copy for your file.

TRC appreciates the opportunity to provide continued environmental consulting services to ConnDOT. Should you have any question with regard to this correspondence, please contact me at 860-298-6358.

Sincerely,
TRC



Jonathan D. Sorrow
Project Scientist

Attachments

cc: Douglas A. Martin, TRC



Phase II Environmental Site Assessment

REPORT

**424-444 Chapel Street
New Haven, Connecticut**

ConnDOT Assignment No. 214-5208
ConnDOT Project No. 0092-0531-3A

Prepared for:



State of Connecticut
Department of Transportation
Newington, Connecticut 06131

Prepared by:



CDR Group Inc.
2080 Silas Deane Highway
Rocky Hill, Connecticut 06067

September 19, 2016

6.0 SUMMARY AND CONCLUSIONS

PAOC-1 Loading/Unloading Areas

The results of the investigation indicated the presence of ETPH in sub-slab soils at concentrations exceeding RSR criteria. In addition, low concentrations of SVOCs and metals were also detected in soils within PAOC-1. Acetone was also detected in the soil and concrete samples, however, following an evaluation of the laboratory data, the reported detections may be biased high and are likely false positives. The presence of ETPH, SVOCs and metals in the soil is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5).

PAOC-2 Wallace Street Loading/Unloading Area

The results of the investigation indicated the presence of VOCs (carbon disulfide, 1,1,1-trichloroethane and trichloroethene) at detectable concentrations in soils within PAOC-2. Acetone was also detected in the soil samples, however, following an evaluation of the laboratory data, the reported detections may be biased high and are likely false positives. One (1) location within PAOC-2 contained ETPH in soil at a detectable concentration, however, its presence is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5). However, the presence of the VOCs, carbon disulfide, 1,1,1-trichloroethane and trichloroethene, at detectable concentrations in the soil within PAOC-2 indicate that a “release” has occurred.

PAOC-3 Floor Drains

The results of the investigation indicated the presence of VOCs (chloroform and dichlorodifluoromethane) at detectable concentrations in soils within PAOC-3. Acetone was also detected in the soil and concrete samples, however, following an evaluation of the laboratory data, the reported detections may be biased high and are likely false positives. ETPH was detected at low concentrations below RSR criteria in soil and concrete samples collected from PAOC-3. Various SVOCs were also detected sub-slab soil samples collected from interior borings within PAOC-3 at concentrations above analytical detection limits but below RSR criteria. In addition, bis(2-ethylhexyl)phthalate was detected in one (1) concrete sample, but its presence in the sample

is biased high and likely a false positive. The presence of ETPH and SVOCs in the soil is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5). However, the presence of the VOCs, chloroform and dichlorodifluoromethane, at detectable concentrations in the soil within PAOC-3 indicate that a “release” has occurred.

PAOC-4 Former Solvent Tank

The results of the investigation indicated the presence trichloroethene at a detectable concentration in soils within PAOC-4. ETPH and metals were also detected in the soil sample collected from PAOC-4, but at a concentrations below RSR criteria. The presence of ETPH and metals in the soil is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5). However, the presence of the trichloroethene at detectable concentrations in the soil within PAOC-4 indicate that a “release” has occurred.

PAOC-5 Solvent Floor Drain Area

The results of the investigation indicated the presence trichloroethene at a detectable concentration in sub-slab soil within PAOC-5. Acetone was also detected in the soil and concrete samples, however, following an evaluation of the laboratory data, the reported detections may be biased high and are likely false positives. SVOCs and metals were also detected in the sub-slab soil sample collected from PAOC-5, but at a concentrations below RSR criteria. The presence of SVOCs and metals in the sub-slab soil is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5). However, the presence of the trichloroethene at detectable concentrations in the soil within PAOC-5 indicate that a “release” has occurred.

PAOC-6 Dumpster

The results of the investigation indicated the presence acetone at a detectable concentration in soil within PAOC-6. However, following an evaluation of the laboratory data, the reported detection may be biased high and is likely a false positive. ETPH, SVOCs and metals were also detected in

the soil sample collected from PAOC-6, but at a concentrations below RSR criteria. The presence of ETPH, SVOCs and metals in the soil is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5).

PAOC-7 Waste Oil Area Floor Drains

The results of the investigation indicated the presence of low concentrations of VOCs and PCBs in the concrete within PAOC-7. However, these substances were not detected in sub-slab soils, with the exception of acetone. Acetone was detected in both the soil and concrete samples, however, following an evaluation of the laboratory data, the reported detections may be biased high and are likely false positives. ETPH, SVOCs and metals were also detected in the sub-slab soil and concrete samples collected from PAOC-7, but at a concentrations below RSR criteria. The presence of ETPH, SVOCs and metals in the sub-slab soil is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5).

PAOC-8 Former Gasoline USTs

The results of the investigation did not indicate the presence of VOCs within PAOC-8 with the exception of acetone and naphthalene. However, these substances may be biased high and are likely false positives following the evaluation of the laboratory data. ETPH, SVOCs and metals were also present at detectable concentrations within PAOC-8 below RSR criteria. However, the presence of these substances is not indicative of a “release” of chemicals, hazardous substances or petroleum products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5).

PAOC-9 Former Waste Oil UST

The results of the investigation did not indicate the presence of VOCs within PAOC-9 with the exception of acetone and benzene. However, acetone may be biased high and is likely a false positive following the evaluation of the laboratory data. SVOCs and metals were also present at detectable concentrations within PAOC-9 below RSR criteria. However, the presence of these substances is not indicative of a “release” of chemicals, hazardous substances or petroleum

products, but may be due to incidental sources per RCSA 22a-133k-2(b)(4) and 22a-133K-2(c)(5). However, the presence of the benzene at detectable concentrations in the soil within PAOC-9 indicate a “release” has occurred.

PAOC-10 Site Groundwater

The results of the investigation indicated the presence of ETPH and VOCs (toluene, xylenes and vinyl chloride) within groundwater at the Site at concentrations below RSR criteria with the exception of vinyl chloride. Vinyl chloride was detected in the groundwater at a concentration exceeding the VC. Vinyl chloride was not a contaminant of concern and its presence in the groundwater is likely due to an upgradient off-site source and not a “release” associated with historic Site operations. However, the presence of the toluene and xylenes in the groundwater at the Site indicate of a “release” has occurred.

TRC
Demolition Cost Estimate
(excluding asbestos abatement & hazardous/regulated items removal)
CTDAS Contract # 14PSX0314
(Effective: March 3, 2015 – February 28, 2020)

Site: 424 Chapel Street, New Haven, Connecticut
TRC Project #: 289951-6098-0750

DOT Project #: 92-531-3

| Item | Item # | Quantity | Units | Rate | Total |
|---------------------------------------|--------|----------|-------|------------|---------------------|
| Operations Supervisor | 1 | 32 | hrs | \$50.00 | \$1,600.00 |
| Equipment Operator | 4 | 160 | hrs | \$46.00 | \$7,360.00 |
| Equipment Operator OT | 4 | 0 | hrs | \$69.00 | \$0.00 |
| Laborer | 8 | 480 | hrs | \$46.00 | \$22,080.00 |
| Laborer OT | 8 | 0 | hrs | \$69.00 | \$0.00 |
| Driver (Mobilization/Disposal/Vac) | 5 | 176 | hrs | \$46.00 | \$8,096.00 |
| Driver (Mobilization/Disposal/Vac) OT | 5 | 0 | hrs | \$69.00 | \$0.00 |
| Vacuum Truck (septic) | 12 | 0 | hrs | \$56.10 | \$0.00 |
| Box truck | 18 | 160 | hrs | \$16.00 | \$2,560.00 |
| Utility Trucks (< 18000 GVW) | 17 | 160 | hrs | \$16.00 | \$2,560.00 |
| Loader/Backhoe (12' dig depth) | 33 | 0 | hrs | \$43.00 | \$0.00 |
| Loader/Backhoe (15' dig depth) | 34 | 160 | hrs | \$45.00 | \$7,200.00 |
| 36,000 lb. Excavator | 47 | 0 | hrs | \$65.00 | \$0.00 |
| 70,000 lb. Excavator | 49 | 160 | hrs | \$90.00 | \$14,400.00 |
| 90,000 lb. Excavator | 50 | 0 | hrs | \$150.00 | \$0.00 |
| * Excavator Arm Extension | | 0 | hrs | \$75.00 | \$0.00 |
| * Crane with wrecking ball | | 0 | hrs | \$250.00 | \$0.00 |
| Grapple Attachment | 54 | 160 | hrs | \$80.00 | \$12,800.00 |
| Hydraulic Sheer Attachment | 55 | 160 | hrs | \$80.00 | \$12,800.00 |
| Hydraulic Hammer Attachment | 56 | 160 | hrs | \$80.00 | \$12,800.00 |
| Lowbed Trailer/Tractor | 27 | 16 | hrs | \$50.00 | \$800.00 |
| Triaxle Dump Truck | 23 | 0 | hrs | \$45.00 | \$0.00 |
| Roll-off Truck | 30 | 160 | hrs | \$46.00 | \$7,360.00 |
| Roll-off Container (30 CY) | 31 | 160 | hrs | \$5.00 | \$800.00 |
| Trench Box (8'x24') (disconnects) | 99 | 16 | hrs | \$50.00 | \$800.00 |
| Cut Off Saw | 102 | 16 | hrs | \$15.00 | \$240.00 |
| Water Wagon | 29 | 0 | hrs | \$20.00 | \$0.00 |
| *Hoses (dust suppression) | | 160 | hrs | \$15.00 | \$2,400.00 |
| Silt Fence | 131 | 0 | LF | \$1.00 | \$0.00 |
| Generator (5 kw) | 80 | 0 | hrs | \$20.00 | \$0.00 |
| * Demo Permit | | 1 | ea | \$100.00 | \$100.00 |
| * Metal Safety Fence (Freestand) | | 1000 | LF | \$10.00 | \$10,000.00 |
| * Abandon Water Well (subcontractor) | | 0 | day | \$1,200.00 | \$0.00 |
| * C&D Demo Disposal (non-haz) | | 900 | CY | \$50.00 | \$45,000.00 |
| * Concrete/brick/block Recycle | | 900 | CY | \$10.00 | \$9,000.00 |
| * Steel Recycle (CREDIT) | | 60 | CY | (\$15.00) | (\$900.00) |
| * Backfill | | 60 | CY | \$10.00 | \$600.00 |
| Contingency (10%) | | | | | \$18,045.60 |
| TOTAL ESTIMATE | | | | | \$198,501.60 |

* Line items not included in Contract 14PSX0314, rate estimated by TRC
Cost estimate based on assumption of 20 days of site work

TRC
Demolition Cost Estimate
(excluding asbestos abatement & hazardous/regulated items removal)
CTDAS Contract # 14PSX0314
(Effective: March 3, 2015 – February 28, 2020)

* Line items not included in Contract 14PSX0314, rate estimated by TRC
Cost estimate based on assumption of 20 days of site work



SURVEY REPORT

PRE-RENOVATION INVESTIGATIVE SURVEY FOR HAZARDOUS BUILDING MATERIALS

**424-444 CHAPEL STREET
NEW HAVEN, CONNECTICUT**
Project No. 92-531-3

Prepared for

**State of Connecticut
Department of Transportation**
Newington, Connecticut

Prepared by

TRC Environmental Corporation
Windsor, Connecticut

October 2007




**PRE-RENOVATION
INVESTIGATIVE SURVEY FOR
HAZARDOUS BUILDING MATERIALS**

**424-444 CHAPEL STREET
NEW HAVEN, CONNECTICUT**

Project No. 92-531-3

Prepared for
State of Connecticut
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Prepared by
TRC Environmental Corporation
Windsor, Connecticut


Erik R. Plimpton, P.E., CHMM
Program Manager


Edmund J. Burke, P.E.
Engineer in Charge

TRC Project No. 106471-3474-0710
October 2007

TRC Environmental Corporation
21 Griffin Road North
Windsor, Connecticut 06095
Telephone (860) 298-9692
Facsimile (860) 298-6399

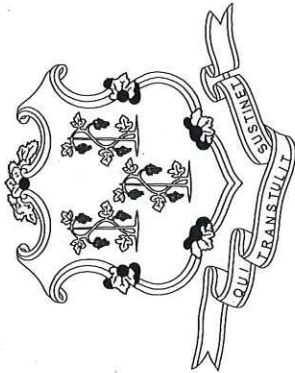
PROJECT OUTLINE

DOT Project No.: 92-531-3
Assignment No.: 502-3474
DOT Project Manager: Felix Mathieu
Site Address: 424-444 Chapel Street, New Haven, CT
TRC Project No.: 106471-3474-0710
Asbestos Inspector: Anthony Minalga (#000423)
Lead Inspector: Anthony Minalga (#002160)
Date(s) of Inspection: 8/6/07-8/7/07, 8/20/07
Asbestos Identified: Yes
Removal Cost Estimate: \$ 44,525
Lead Paint Identified: Yes
Haz./Reg. Mat./Waste/Items: Yes (See Table 5)
Removal Cost Estimate: \$ 32,900

Additional Notes:

The property consists of a two-story brick/concrete framed commercial building including offices and a large warehouse. All utilities are still connected (electric, gas, water, sewer). Building is scheduled for renovation. Lead painted building components have been identified. Therefore, any building debris waste generated during renovations will need to be sampled for proper waste characterization prior to disposal. An underground storage tank (UST) is located by the garage bay doors by the Warehouse area. Two (2) large storage containers and a 30 CY dumpster remain in the parking area. The high bay roof in the warehouse is intended to be replaced before any renovation work begins.

STATE OF CONNECTICUT



M. JODI RELL GOVERNOR

DEPARTMENT OF TRANSPORTATION
JOSEPH F. MARIE
COMMISSIONER

**IMPROVEMENTS TO 424 CHAPEL STREET
PHASE ONE
NEW HAVEN, CONNECTICUT**

ARCHITECT OF RECORD

AMENTA / EMMA ARCHITECTS, P.C.
201 ANN STREET
HARTFORD, CT 06103
860.549.4725

MEP ENGINEER

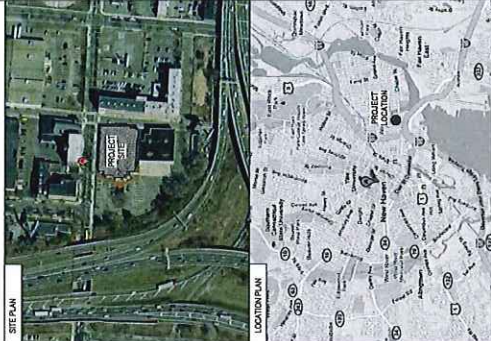
LEGNOS & CRAMER
70 WOOD ROAD
ROCKY HILL, CT 06867
860.598.5787

BID SET SUBMISSION - 12.18.2009

CONTRACT DRAWINGS

| | |
|------|--|
| 00.0 | COVER SHEET |
| 01.0 | CODE INFORMATION, EXPRESS PLAN AND FINISH SCHEDULES |
| 02.0 | GENERAL NOTES |
| 03.0 | DEMOLITION PLAN |
| 04.0 | CONSTRUCTION PLAN ENLARGED PLAN DETAILS, DOOR AND FRAME DETAILS, FINISH SCHEDULE |
| 05.0 | MECHANICAL PLAN |
| 06.0 | ELECTRICAL PLAN |
| 07.0 | PROJECT SPECIFICATIONS |
| 08.0 | PROJECT SPECIFICATIONS |
| 09.0 | ELECTRICAL SCHEDULE, FUTURE SCHEDULE, PANEL SCHEDULE, AND NOTES |
| 10.0 | ELECTRICAL DEMOLITION PLAN |
| 11.0 | ELECTRICAL LIGHTING PLAN |
| 12.0 | ELECTRICAL POWER PLAN |
| 13.0 | FIRE PROTECTION AND FLOOD PLAN |

Sheet 13 of 13



APPROVALS

B.O.T. _____ DATE _____

AGENCY _____ DATE _____