



CITY OF NEW BRITAIN

MUNICIPAL DEVELOPMENT

Kenneth A. Malinowski
Acting Director

Request for Proposals for Legal Advisory Services Relative to Preparation of Environmental Land-Use Restrictions

The City of New Britain acting through its Department of Municipal Development seeks to engage legal counsel to assist in the preparation of environmental land-use restrictions for the former Police Department property located at 125 Columbus Blvd. in New Britain and including the adjacent area under the Truman Overpass which is part of the property.

The City of New Britain, through its environmental consultant Comprehensive Environmental Incorporated, has prepared environmental documents ranging from a Phase 1 to a Phase 3 and Remedial Action Plan. The former Police Department building has been abated of hazardous materials, and demolition and site restitution activities are ongoing with an anticipated completion date in mid July 2016.

The City of New Britain also issued a request for proposals for developers and is in the process of executing a letter of intent with the preferred developer for construction of a multi-story, mixed-use building with parking and green space.

At this point in time the City of New Britain wants to move forward with the preparation of an environmental land-use restriction (ELUR) for the subject property and seeks to engage a law firm experienced in the preparation of ELURs and assessment of environmental liability. To that end the City has issued this request for proposals to a select group of law firms who practice in the environmental arena.

Presented below is an outline scope of services and tasks envisioned to be necessary to complete the ELUR. The City is utilizing funds from the State of Connecticut for these services as well as for the assessment and demolition activities and anticipates that the site will be enrolled with the DEEP under CGS 22a-133x, the State Voluntary Cleanup Program.

Scope of Services

- Review the environmental reports prepared for the subject property.
- Based on your legal review provide a recommendation for the best course of action in preparing an ELUR.
- Work with the City's environmental consultant and land surveyor to prepare the required legal documents and filing thereto.
- Coordinate activities with CT DEEP to provide the ELUR in a manner which meets all regulatory requirements.

Proposal Response and Fee

As part of your proposal response please provide the following:

- Resumes of key personnel and their experience in preparation of ELURs, assessment of client liability with particular emphasis in projects for municipal or public entities.
- Listing of similar projects completed for municipal or public entities and a reference which can be contacted.
- Information relative to the law firm, years in business, and depth of resources available.
- An estimate of fee (**budget upset limit**) to complete an ELUR based on your review of the Remedial Action Plan summary provided as part of this proposal. (Attached). There should be no separate fees for overhead, reimburseables, and out-of-pocket expenses. The fee should not include costs of A-2 Survey preparation, legal noticing or regulatory and filing fees.
- Listing of hourly rates for the proposed staff and support staff required to complete the project.
- An estimate of schedule to complete the work within a period no later than six months.

Proposals should be submitted by no later than July 15, 2016, to:

Kenneth A. Malinowski, Acting Director
Department of Municipal Development
27 West Main Street, Suite 311
New Britain, CT 06051