

TOWN OF PUTNAM, CT



REQUEST FOR QUALIFICATIONS AND PROPOSALS

- Available in Digital Format ONLY -

FOR

Environmental Services, including Updated Phase I Environmental Site Assessment (ESA); Sitewide geological survey to identify underground storage tanks (USTs), pipes, utilities, other structures, debris, etc.; Phase II/III investigations including soil boring program to assess areas of concern identified by Phase I and geophysical survey, and characterize the degree and 3-dimensional extent of any identified release areas, monitoring well installation and groundwater monitoring to assess groundwater quality and characterize 3-dimensional groundwater flow/contaminant fate and transport/receptor survey; Remedial alternatives assessment and Remedial Action Plan, Quality Assurance Project Plan (QAPP); Hazardous Building Materials (HBM) Assessments of the John M. Dean Co. mill and the on-site single-family home:

***(Former) Foundry Site @ 2 Furnace St., Putnam, CT
And the abutting/surrounding 20 Mechanic St., Putnam, CT***

SUBMIT TO: Mary Ann Chinatti, Economic and Community Development Director
Town of Putnam
200 School St.
Putnam, CT 06260

NO LATER THAN: 2:00PM, Monday, May 20, 2024

Mandatory pre-submission conference on-site Monday, May 6, 2024 at 10:00AM

**REQUEST FOR QUALIFICATIONS/PROPOSALS (RFQ/P):
ENVIRONMENTAL CONSULTING SERVICES FOR
(FORMER) FOUNDRY SITE 2 FURNACE ST.
and
ABUTTING/SURROUNDING PROPERTY AT 20 MECHANIC ST.**

I. INTENT

The Town of Putnam, hereinafter referred to as “the Town,” intends to hire a qualified and experienced firm, hereinafter referred to as “Consultant,” to provide consulting services for the Putnam Foundry Assessment Project, hereinafter referred to as “the Project,” funded by the State of Connecticut Department of Economic and Community Development (DECD). The Consultant will be utilized to provide technical services to the Town of Putnam for environmental investigation and other program support.

The Town will procure consultant services using the Connecticut Department of Administrative Services listing of pre-qualified Environmental Investigation, Remediation and Project Management consultants. The Project will commence upon selection of a Consultant and issuance of a Notice to Proceed.

II. INTRODUCTION/BACKGROUND INFORMATION

The Project Approach is made up of four (4) tasks summarized below.

PROJECT APPROACH

Task 1: Cooperative Agreement Oversight. This task involves the Town’s management and oversight of contractors, including competitive procurement, personnel and financial management, coordination with stakeholders and reporting to DECD. The contracted environmental firm will need to provide appropriate information in a timely manner to support the Town’s management and oversight responsibilities.

Task 2: Community Outreach and Engagement. In this task, the Town, with the assistance of the Consultant, will actively reach out to local residents, business interests and other stakeholders, solicit their input, and update them as the Project progresses. The Town will coordinate the Project and invite input from our community partners including representatives from the Town, the Northeastern Connecticut Council of Governments, the Eastern Connecticut Land Bank, local developers and

property owners, and other stakeholders identified through outreach. This task is essential to inform our site reuse planning. Town Staff will also establish a repository of ESAs and other Project-related documents for review by the public in our offices and on our website.

Task 3: Site Assessment. Under this task, the Consultant will prepare a project QAPP that will be used to guide the investigation tasks, and undertake a Phase 1 ESA, Phase II/Phase III Investigations and Hazardous Building Materials Assessments on the Project site. Phase I ESA will be conducted in accordance with the prevailing ASTM E 1527 standard practice and all site investigations will comply with applicable Connecticut DEEP protocols, policies and guidance. The Assessment Plan will fully conform to the Site Characterization Guidance Document (SCGD) and use the Remediation Standard Regulations (RSRs) as appropriate and relevant soil and groundwater standards, CTDPH and EPA protocols, guidance and policies.

Task 4: Cleanup and Reuse Planning. This task involves reuse scoping/planning for the reuse of the Project site, as well as a Conceptual Remedial Action Plan. The Consultant will work with Town Staff and community partners to gather community input and evaluate site specifics, market demands and conditions which are likely to influence redevelopment of the site. Using information gathered from scoping and planning, the Consultant will prepare a conceptual redevelopment plan and a remedial action plan with opinions of probable costs.

III. CONSULTANT SCOPE OF WORK

Environmental investigations and remediation under DECD's Brownfield Program must follow the Connecticut Site Characterization Guidance Document (effective September 2007, revised December 2010); the most current version of the Connecticut Remediation Standard Regulations (RSRs – C.G.S. Sec. 2a-133K-1 through 22a-133k-3), the most current version of the Environmental Use Restriction (EUR – C.G.S. Sec. 22a-133q-1); and the prevailing ASTM Standard Practice for Environmental Site Assessments E-1527; as well as all pertinent State and Federal regulations.

The following is a description of project tasks to be undertaken by the selected environmental consultant contractor:

1. Provide technical assistance, attend up to six (6) meetings and be available to respond to questions from the Town regarding the assessment process. Provide status reports with each payment requisition.
2. **Environmental Site Assessments and Cleanup/Reuse Planning.** Undertake Phase I through Phase III assessments, scoping level ERA and conceptual remedial planning.
 - a. **Phase I Assessment**
 - i. Updated Phase I Environmental Site Assessment.
 - ii. Prepare a scope of work and cost estimate for review and approval by the Town before work begins.
 - iii. Provide a draft Phase I report for review to the Town and CT DECD Project Manager before final report is prepared.
 - iv. Provide final report, which must include the environmental professional's qualifications statements and signature; transmit final report to the Town of Putnam (two [2] hard copies and one [1] digital copy required).
 - b. **Phase II/Phase III ESA, HBMA**
 - i. Conduct all environmental assessment and sampling procedures appropriate for the site, including geophysical surveys to identify USTs, pipes, utilities, other structures, debris, etc., and soil boring program to assess areas of concern identified by Phase I and geophysical survey and characterize the degree and 3-dimensional extent of any identified release areas; and groundwater monitoring well installation/sampling/testing/monitoring to assess groundwater quality and characterize 3-dimensional groundwater flow, contaminant fate and transport, and receptor survey, in accordance with appropriate federal and state standards and procedures. The Consultant will be responsible for obtaining all required permits for work at the site.
 - ii. Prepare a scope of work and cost estimate for review and approval by the Town before work begins.
 - iii. Prior to Phase II or Phase III assessment, the Consultant will develop and submit to the Town and CT DECD Project Manager a Quality Assurance Project Plan for approval. The QAPP will include proposed sampling and analysis strategy, sampling procedures, analytical procedures, survey procedures for accurately locating and mapping testing locations, and other procedures that will be followed to ensure that quality data will be collected and recorded. The QAPP must be submitted for approval at least 60 days prior to the intended start of data

collection or compilation. Testing may not commence until approval of the QAPP by the Town.

- iv. Prior to conducting Phase II/Phase III site Investigation or engaging in any on-site activity with the potential to impact historic properties, the Consultant will assist the Town in consulting with the CT DECD Project Manager regarding applicability of National and/or State Historic Preservation requirements and, if applicable, will assist in complying with those requirements.
- v. HBM assessments of the John M. Dean Co. mill and the on-site, single family home.
- vi. Provide draft reports of the Phase II/Phase III Investigation and HBM assessment for review to the Town and CT DECD prior to preparation of final reports.
- vii. Provide final reports to be transmitted to the Town in both digital and hard copy and to CT DECD in digital form.

c. Conceptual Remedial Action Plan, Quality Assurance Project Plan and Reuse Scoping/Planning

- i. Undertake site reuse planning to identify potential reuse options and barriers to redevelopment. Meet with the Town to review reuse options and select the most likely option(s).
- ii. Identify potentially feasible remedial alternatives, evaluate each remedial alternative with respect to effectiveness, efficiency and probable cost.
- iii. Prepare Conceptual Remedial Action Plan (RAP) which is consistent with the selected reuse options and which can satisfy the requirements of CT DEEP's Remediation Standard Regulations (RSRs). Prepare an order of magnitude Opinion of Probable Cost for each selected RAP task.
- iv. Provide draft RAP and Reuse Plan summary documentation for review and comments to the Town before final reports are prepared.
- v. Final reports to be transmitted to the Town in hard copy and digital form, and to the CT DECD Project Manager in digital form.

- 3. The Consultant shall assist the Town in assembling the information necessary to meet DECD grant reporting requirements. Such requirements may include project status reports, tracking of DBE/WBE/MBE expenditures and assisting with any additional reporting requirements associated with the grant. Refer to Attachment I for full DECD contract requirements, which shall be incorporated into the Town of Putnam and Consultant agreement.

IV. PROJECT SCHEDULE

The Consultant should be prepared to enter into a contract and begin work as directed by the Town on or about Monday, June 24, 2024. It is anticipated that the contracted services as described in this RFQ/P shall be completed within 1 year of Contract Execution.

V. GENERAL PROJECT REQUIREMENTS, TERMS & CONDITIONS

1. The successful Consultant shall comply with all applicable federal, state and local laws and regulations. Funding for this Project is provided by the Connecticut Department of Economic and Development Brownfields Assessment Program. The consultant must take into account compliance with all regulations applicable to the CT DECD Brownfields Program and will also be subject to the Terms and Conditions of the Brownfields Grant. Applicants are advised to review all applicable federal and state regulations prior to submitting a proposal.
2. Respondents to this RFQ/P will represent a firm, company or team possessing experience and expertise in environmental risk assessment and management plans, quality assurance plans, community outreach and education programs, and the professional standards thereof, to undertake and successfully complete the scope of work as outlined in this RFQ/P. This Project must be directed by a Connecticut Licensed Environmental Professional (LEP). Firms should be prepared to demonstrate a strong environmental engineering background, and a good working relationship with the Connecticut Departments of Economic and Community Development and Energy and Environmental Protection Staff.

VI. PROPOSAL REQUIREMENTS

A. Submission

Proposals, in accordance with the format prescribed below, will be received until 2:00PM, EST, Monday, May 20, 2024. Any response received after this date/time will be rejected. Four (4) hard copies and one (1) electronic copy (thumb drive), with the subject line of "Putnam Foundry Assessment Project Putnam Brownfields LEP Proposal" shall be submitted.

Note that the submission of any proposal indicates acceptance by the respondent of the terms and conditions contained herein, unless otherwise specifically noted in the proposal itself and confirmed in resulting contracts.

B. Questions

General inquiries concerning the Request for Qualifications/Proposal must be made to Mary Ann Chinatti, Economic and Community Development Director. However, no oral interpretations shall be made to any respondent as to the meaning of any of the proposal documents. Every request for an interpretation shall be made in writing and emailed to maryann.chinatti@putnamct.us. To receive consideration, such questions must be received no later than Thursday, May 9, 2024.

Town Staff will arrange as addenda, which shall be made a part of this RFQ/P and any resulting contracts, all questions received as above provided and the Town's answers regarding each. The Town will post a copy of any addenda to the Town's website, located at www.putnamct.us by Monday, May 13, 2024. It shall be the responsibility of each respondent to determine whether any addenda have been issued and, if so, to download copies directly from the Town's website and to consider all addenda in preparing its response to the RFQ/P.

C. Proposal Format

Respondents must submit complete responses to all of the information requested. Four (4) hard copies and one (1) electronic copy (thumb drive) are required. Respondents that do not respond to the entire content of the RFQ/P may be disqualified. Proposals should identify the Consultant's Phase I through Phase III assessment and remedial planning processes, tasks, types and sources of information to be collected, and staff expected to be involved in the work. The proposal should also note how study results will be presented to the Town and the public.

Written proposals should include, at a minimum, the following information in the order requested:

1. **Cover Letter.** A letter signed by an officer of the firm, binding the firm to all of the commitments made in the proposal. The cover letter should be addressed to Mary Ann Chinatti, Economic and Community Development Director, Town of Putnam, 200 School St., Putnam, CT 06260.
2. **Contact Information.** The name, address and contact person of the company submitting the proposal. Include telephone, email and website addresses.

3. **Statement of Qualifications and Experience.** Additional information can be in narrative form.
- a. Give the company/firm/team history, background and relevant experience.
 - b. The name(s), business address, phone number, e-mail address of firms and individuals proposed to participate in all tasks identified in the scope of work.
 - c. The background, education and relevant experience of all team members proposed to participate in all tasks identified in the scope of work. The principal in charge and project manager shall be identified along with the roles of other significant project participants.
 - d. Experience with Brownfields site assessment and remediation planning. Please provide a minimum of three (3) references, giving the name and description of the project, project period and project cost. Include the names of clients, primary contact person and phone number. The references should include clients for whom the firm has prepared Phase I, Phase II, Phase III and Remedial Action Plans within the last five (5) years, which demonstrate the respondent's ability to prepare an assessment or plan consistent with EPA and DEEP regulations and standards.
 - e. Experience with reuse scoping/planning and community outreach. Please provide a minimum of three (3) references, giving the name and description of the project, project period and project cost. Include the names of clients, primary contact person and phone number.
 - f. Quality Assurance Methods: Give a description of the quality assurance methods that will be implemented by the Consultant. Also, please state whether the firm has prepared a generic Quality Assurance Project Plan in accordance with EPA standards and policies.
4. **Scope of Work.** Proposed approach to the scope of work shall include major tasks required to complete Scoping Level Ecological Risk Assessment, Phase I ESA, Phase II/Phase III Investigations, Hazardous Building Materials Assessments, Remedial Action Plan and reuse scoping/planning activities. The statement of approach should also include a discussion of quality control for each phase of work outlined in this RFQ/P (see Section IV, Consultant Scope of Work).
5. **Project Schedule.** Proposed project schedule in accordance with basic requirements of this RFQ/P. Please include major tasks and approximate timeline required to complete Phase I, Phase II and Phase III Environmental

Site Assessments, Hazardous Building Materials Assessment and Remedial Action Plan as well as tasks and timeline proposed for reuse scoping/planning activities (see Section V, Project Schedule).

6. **Fee Proposal.** The fee proposal shall include costs associated with the delivery and provision of finished products, and costs associated with carrying out all tasks specified in Section IV Consultant Scope of Work of this RFQ/P. The fee proposal shall include:
 - a. A complete rate schedule and pricing for staff and equipment to be utilized for this project. The rate schedule for labor must remain the same for a period of three (3) years in accordance with DECD's Professional Services Guideline.
 - b. A typical price range that may be expected for the preparation of Phase I, II and III ESAs, Remedial Action Plan, HBMA, Scoping Level Ecological Risk Assessment, and for undertaking and documentation of reuse scoping/planning activities. The Town understands that the actual price of these studies will vary based on site conditions.
 - c. Explanation of the Consultant's approach to pricing Phase I, II and III ESAs, RAPs, Scoping Level ERAs and HBMA's, as well as for the undertaking and documentation of reuse scoping/planning activities including preparation of final reports.
 - d. Costs for Phase II and Phase III ESAs shall be provided as unit pricing. Please provide all unit costs, including lab costs for commonly analyzed parameters. Costs must comply with CT DAS pricing.
 - e. Explanation of the Consultant's approach to pricing on-call consultant assistance in developing program support, attendance at Consultant Committee meetings.
 - f. Describe methods to be used to control costs and optimize value and other tasks noted in Section IV Consultant Scope of Work.
7. **Proposed Subcontractors.** The successful respondent will assume sole responsibility for the complete Project as required in this RFQ/P. The Town will consider only one individual/firm/company as the sole point of contact with regard to contract matters, whether or not subcontractors are used. Respondents who intend to subcontract one or more elements of the Project to other firms/individuals shall identify those work elements to be subcontracted and the firm/individual subcontractor. All subcontractors shall be included in the respondent's statement of qualifications. Subcontractors may not be substituted, nor any portions of the contract assigned to other parties, after contract award without the written consent of the Town.

The successful firm may utilize the services of specialty subcontractors on those portions of the work that under normal contracting practices are performed by specialty subcontractors. The successful firm shall be fully responsible to the Town for the performance, finished products, acts and omissions of its subcontractors and persons directly or indirectly employed thereby. The Town will not pay an administration fee to the selected Consultant for any subcontracted work.

8. **Insurance Documents.** Documentation of insurance coverage required under Section X.D of this RFQ/P.

9. **Conflict of Interest Policy**

10. **Affirmative Action Statement**

11. **Response Page.** See ATTACHMENT A.

VII. SELECTION CRITERIA

The Town desires to award a contract to the respondent who demonstrates the ability to provide the highest quality service at the most reasonable cost. To accomplish this goal, the Town's criteria for selection, equally weighted during Town review of proposals includes:

1. Brownfields/Phase I, II, III & RAP Experience;
2. Understanding of Scope and Work and Proposed Tasks
3. Work Management Team/Firm; and
4. Proposed costs, including unit pricing.

Based upon the evaluation of proposals submitted, the Town intends to select three (3) finalists who will be required to make formal oral presentations before the Town project team regarding their qualifications, project approach and ability to provide the required services to best serve the needs of the Town. Additional clarifying information may be requested to aid in the decision-making process.

VIII. PROCUREMENT SCHEDULE: SUMMARY OF KEY DATES

The following schedule has been prepared for this RFQ/P process. Note that project constraints may cause the evaluation- and selection-related dates noted below to change.

RFQ/P Release Date:	Monday, April 15, 2024
Mandatory Pre-Submission Conference:	Monday, May 6, 2024
RFQ/P Questions due to the Town:	Thursday, May 9, 2024
Answers/Addendum Posted	Monday, May 13, 2024
Proposals Due:	Monday, May 20, 2024
Proposal Evaluations:	Tuesday, May 28, 2024
Oral Presentations:	Tuesday, June 11, 2024
Selection/Notification of Successful Firm:	Tuesday, June 18, 2024

IX. ADDITIONAL TERMS AND CONDITIONS

A. Ownership of Proposals/Freedom of Information

All proposals submitted in response to this RFQ/P are to be the sole property of the Town and shall be subject to the provisions of Section 1-210 of the Connecticut General Statutes (re Freedom of Information). Reports and materials developed by the successful respondent, under a contract that may result from this RFQ/P are considered public information and may not be copyrighted.

Copies of information resulting from this RFQ/P are generally not available until a contract has been formally awarded. Please note that financial statements or other similar information submitted with such response may remain confidential, to the extent permitted by law, if provided in a separate document clearly marked "Confidential."

B. Amending or Canceling Request

The Town reserves the right to amend or cancel this RFQ/P prior to the due date and time if it is deemed to be in the best interest of the Town to do so. The Town reserves the right to decide not to consider any or all of the firms submitting information in response to this request.

C. Waiver of Informalities

The Town reserves the right to accept or reject any and all responses to this RFQ/P, or any part thereof, and to waive any informalities and/or technicalities that are deemed to be in the best interest of the Town and to advertise for new proposals, and to make awards as may be in the best interest of the Town.

D. Insurance Requirements

The selected Consultant shall not commence work under contract until the Consultant has obtained all insurance required under this paragraph and such insurance has been approved by the Town or its designee, nor shall the Consultant allow any subcontractor to commence work on its subcontract until all similar such insurance required of the subcontractor has been obtained and approved.

Consultant shall agree to maintain in force at all times during the contract the following minimum insurance types and coverages and shall name the Town of Putnam as an Additional Insured on a primary and non-contributory basis per contract to all policies, except Workers Compensation and Professional Liability. All policies should also include a Waiver of Subrogation in favor of the Town except Professional Liability. A certificate of insurance is required and Consultant shall defend, indemnify and hold Town harmless from and against any claims that arise from the 'Project' to the fullest extent permitted by law.

Insurance shall be written with Carriers approved in the State of Connecticut and with a minimum AM Best's Rating of A-VIII. In addition, all Carriers are subject to approval by the Town of Putnam.

		(Minimum Limits)
General Liability	Each Occurrence	\$1,000,000
	General Aggregate	\$2,000,000
	Products/Completed Operations	\$2,000,000
	Aggregate	
Auto Liability	Combined Single Limit including owned, hired and non-owned	\$1,000,000
Umbrella/Excess Liability	Each Occurrence	\$5,000,000
	Aggregate	\$5,000,000
Professional Liability	Each Claim	\$2,000,000
	Aggregate	\$2,000,000

If any policy is written on a "Claims Made" basis, the policy must be continually renewed for a minimum of two (2) years from the completion date of this contract.

If the policy is replaced and/or the retroactive date is changed, then the expiring policy must be endorsed to extend the reporting period for claims for the policy in effect during the contract for two (2) years from the completion date.

Workers' Compensation and WC Statutory Limits

Employers' Liability	EL Each Accident	\$1,000,000
	EL Disease Each Employee	\$1,000,000
	EL Disease Policy Limit	\$1,000,000

Original, completed Certificates of Insurance must be presented to the Town of Putnam prior to contract issuance. Consultant agrees to provide replacement/renewal certificates at least 60 days prior to the expiration date of the policies. Should any of the above-described policies be cancelled, limits reduced, or coverage altered, 60 days written notice must be given to the Town of Putnam

X. ATTACHMENTS

A. Response Page

B. Assessor's Street Card

C. Assessor's Base Map

D. Assessor's Aerial Map

E. NFIP FIRM #09015C0142F, Effective Date: September 7, 2023 – 2 Furnace St.

F. NFIP FIRM #06015C0142F, Effective Date: September 7, 2023 – 20 Mechanics St.

ATTACHMENT A
RESPONSE PAGE

REQUEST FOR PROPOSAL
TOWN OF PUTNAM

**Environmental Services, including Updated Phase 1 Environmental Site Assessment (ESA); Sitewide geological survey to identify underground storage tanks (USTs), pipes, utilities, other structures, debris, etc.; Phase II/III investigations including soil boring program to assess areas of concern identified by Phase 1 and geophysical survey, and characterize the degree and 3-dimensional extent of any identified release areas, monitoring well installation and groundwater monitoring to assess groundwater quality and characterize 3-dimensional groundwater flow/contaminant fate and transport/receptor survey; Remedial alternatives assessment and Remedial Action Plan, Quality Assurance Project Plan (QAPP); Hazardous Building Materials (HBM) Assessments of the John M. Dean Co. mill and the on-site single-family home:
(Former) Foundry Site @ 2 Furnace St., Putnam, CT and the abutting/surrounding 20 Mechanics St., Putnam, CT**

Issued: Monday, April 15, 2024

R

Reply Due: Monday, May 20, 2024 at 2pm

TO: Mary Ann Chinatti, Economic and Community Director
maryann.chinatti@putnamct.us

We, the undersigned, submit our proposal for consultant services to complete the subject RFP in accordance with the Scope of Services outlined in this Request and submit for your consideration the following:

We have submitted four (4) hard copies and one (1) electronic copy (thumb drive) of the following for your review:

1. Cover Letter
2. Contact Information
3. Statement of Qualifications and Experience
4. Scope of Work
5. Project Schedule
6. Fee proposal
7. Proposed Subcontractor(s)
8. Insurance Documents
9. Conflict of Interest Policy
10. Affirmative Action Statement

THE PROPOSAL MUST BE SIGNED BY THE SUBMITTER TO BE ACCEPTED

COMPANY NAME

SIGNATURE

(PRINT NAME)

(TITLE)

ATTACHMENT B

CURRENT OWNER

WD INVESTMENTS LLC

1 TOTEM POLE RD

THOMPSON CT 06277

Alt Prcd ID 006/087-00
Survey Traffic Light
Census 9031
District 1
Class Mixed Use
GIS ID 008-133

Assoc Pld#

TOPO

UTILITIES

STRT / ROAD

LOCATION

RES. 100
IND. 300
IND. 300
IND. 300

Appraised 80,900
94,700
96,100
9,800

Assessed 56,600
66,300
67,300
6,800

6116

PUTNAM, CT

VISION

RECORD OF OWNERSHIP

WD INVESTMENTS LLC
PALO ESTATE OF PETER TRUSTEE
PALO PETER TRUSTEE
WOLF DEN ESTATES INC

BK-VOL/PAGE 857 179
0677 0017
0677 0017
0093 0597

SALE DATE 05-17-2023
06-21-2018
05-25-2011
03-14-1973

Q/U V/I SALE PRICE VC
0 600,000
0 0
03 0
64,000

Year Code Assessed
2021 100 56,600
300 66,300
300 67,300
300 6,800

Year Code Assessed
2020 100 56,600
300 66,300
300 67,300
300 6,800

Year Code Assessed
2019 100 56,600
300 66,300
300 67,300
300 6,800

EXEMPTIONS

Year Code Description Amount

Code Description Number Amount

Code Description Number Amount

Code Description Number Amount

Code Description Number Amount

Code Description Number Amount

ASSESSING NEIGHBORHOOD

Nbhd 0001 Nbhd Name B Tracing 008

Batch DM1

NOTES

BP9979 PUMP SITE IMPROVEMENTS

SM1597 ESMT

VALUE-COST = USE AND COND

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
10247	01-11-2016	CM	Commercial	15,000	11-08-2016	100		REMOVAL OF 1X10K #6 FUE
10031	07-15-2015	CM	Commercial	248,000	11-08-2016	100		DEMO OF 6 BUILDINGS
9646	05-12-2014	CM	Commercial			100		ELECTRICAL SERVICE
5847	08-08-2000	1		0		100		From 2 -100 to 1-400 amp met

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location	Adjustment	Adj Unit Pric	Land Value
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1	3-1	Industrial	I			1,000	AC	75,000.00	1,00000	5	1,00	4	1,000		0	75,000	75,000
						8,430	AC	2,500.00	1,00000	0	1,00	4	1,000		0	2,500	21,100

Total Card Land Units 9 AC Parcel Total Land Area 9																
Total Land Value 96,100																

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 175,600
Appraised Xf (B) Value (Bldg) 0
Appraised Ob (B) Value (Bldg) 9,800
Appraised Land Value (Bldg) 96,100
Special Land Value 0
Total Appraised Parcel Value 281,500
Valuation Method C

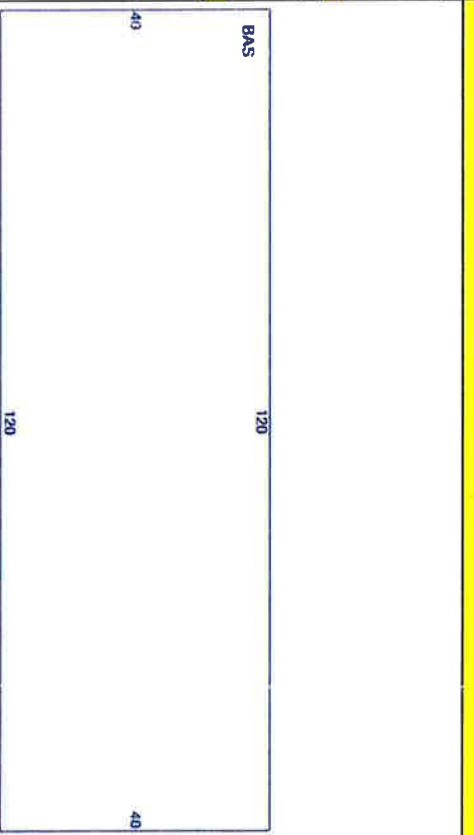
Total Appraised Parcel Value 281,500

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
12-19-2018	AS				Change
11-19-2018	AS				Change
06-22-2018	DB				Meas. - Int. Est.
11-08-2016	AS				HOUSE PERMIT
11-03-2015	RC				Field check/Permit
11-19-2007	AD				Measure & List Attempt-No
08-02-1999	JR				Meas. & Listed

ATTACHMENT B

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 48		Warehouse					
Model 96		Ind/Comm					
Grade 13		D+					
Stories: 1							
Occupancy 1.00							
Exterior Wall 1 27		Pre-finish Metl					
Exterior Wall 2 03		Gable					
Roof Structure 01		Metal/Tin					
Roof Cover 01		Minim/Masonry					
Interior Wall 1 01							
Interior Wall 2 03		Concrete					
Interior Floor 1 01							
Interior Floor 2 01		Coal or Wood					
Heating Fuel 01		None					
Heating Type 01		None					
AC Type 01		None					
Bldg Use 3-1		Industrial					
Total Rooms 00							
Total Bedrooms 0							
Total Baths 0							
Extra Fixtur 00		None					
Heat/AC 02		Wood Frame					
Frame Type 02		Average					
Baths/Plumbing 00		None					
Ceiling/Wall 02		Average					
Rooms/Ptrns 02							
Wall Height 9.00							
% Conn Wall 0.00							
1st Floor Use: 3-1							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	L/B	Units	Unit Price	Yr Bit	Cond. Cd	% Good
FGRI	Garage	L	1,056	28.00	1940	P	10
1STF	1 STOR FRAM	L	396	45.00	1940	A	50
FOP	Open Frame Po	L	660	18.00	1940	P	10
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	4,800	4,800		34.46	165,384	
Totl Gross Liv / Lease Area				4,800	4,800		165,384



CURRENT OWNER

JOHN M DEAN CO LLC	TOPO	UTILITIES	STRT/ROAD	LOCATION	Description	Code	Appraised	Assessed	6116
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20 MECHANICS ST					IND.	300	213,900	149,800	PUTNAM, CT
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PUTNAM	CT	06260			IND.	300	70,900	49,600	
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Alt Pct ID	006/088-00	L.O.	X
Survey	1630	I/E	
Traffic	Light	NBHD Gro	
Census	9031	NHBD	City
District	1	Unsold Co	
Class	Manufacturing		
GIS ID	008-137	Assoc Pct#	

VISION

RECORD OF OWNERSHIP

JOHN M DEAN CO LLC	833	171	07-02-2020	U	I	243,876	03	Year	Code	Assessed	Year	Code	Assessed
20 MECHANICS STREET LLC	0755	0056	03-20-2015	Q	I	300,000	00	2021	300	149,800	2020	300	149,800
JMD HOLDING INC	0073	0077		U		0			300	49,600		300	49,600

Total	199,400	284,800	199,400	Total	199,400	Total	199,400
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This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS

Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
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			0.00					
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ASSESSING NEIGHBORHOOD

Nbrhd	Nbrhd Name	B	Tracing	Batch
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0001			008	DM2
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NOTES

JOHN M DEAN
2013 INLAND WETLANDS APPROVED
CT DEEP REMEDIATION ACTIVITIES
SM1630 UPDATE OF AC FROM 1.43 TO 1.05
AP=DEF MAINT

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
7982	04-21-2008	CM	Commercial	14,850		100		New fire alarm system

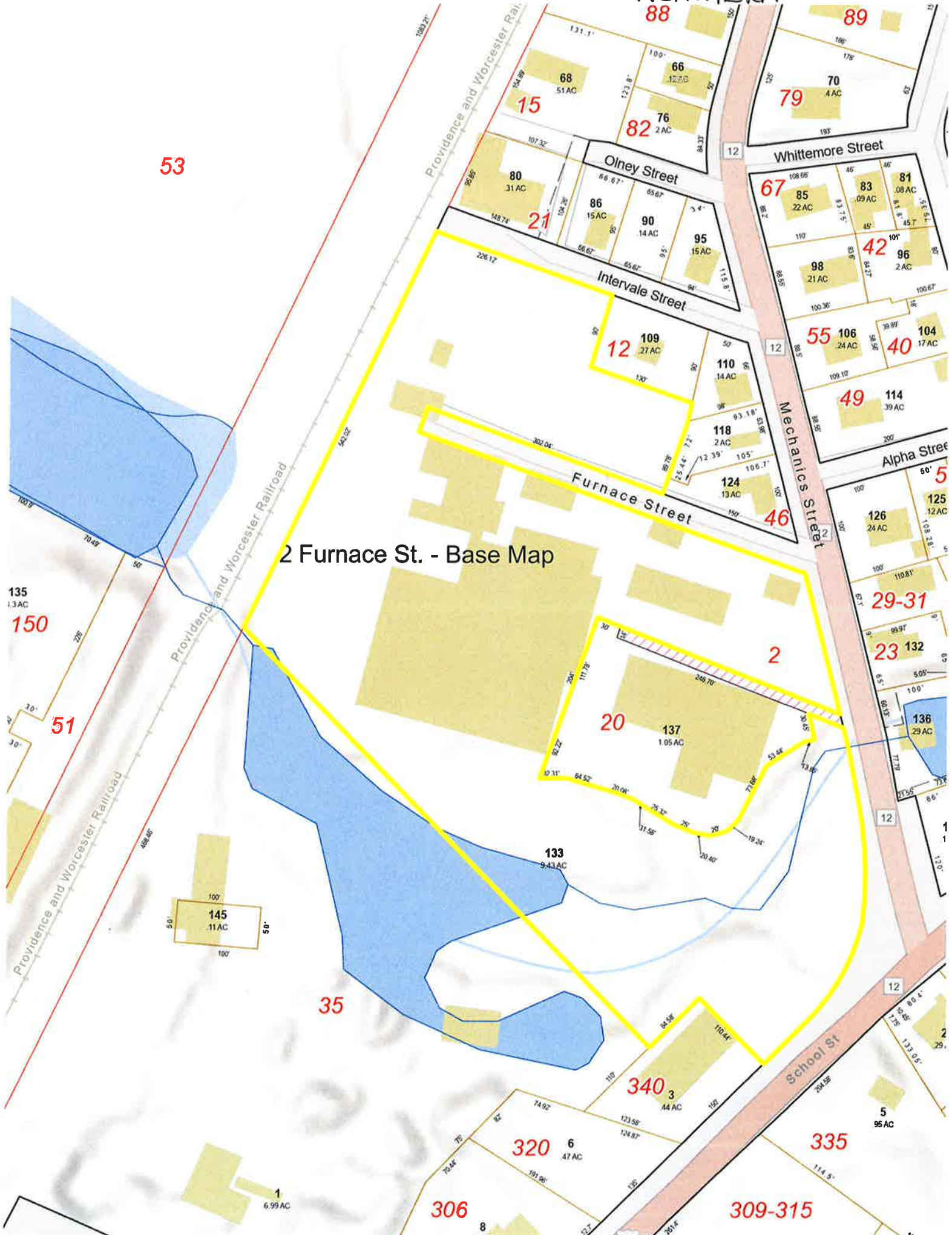
LAND LINE VALUATION SECTION

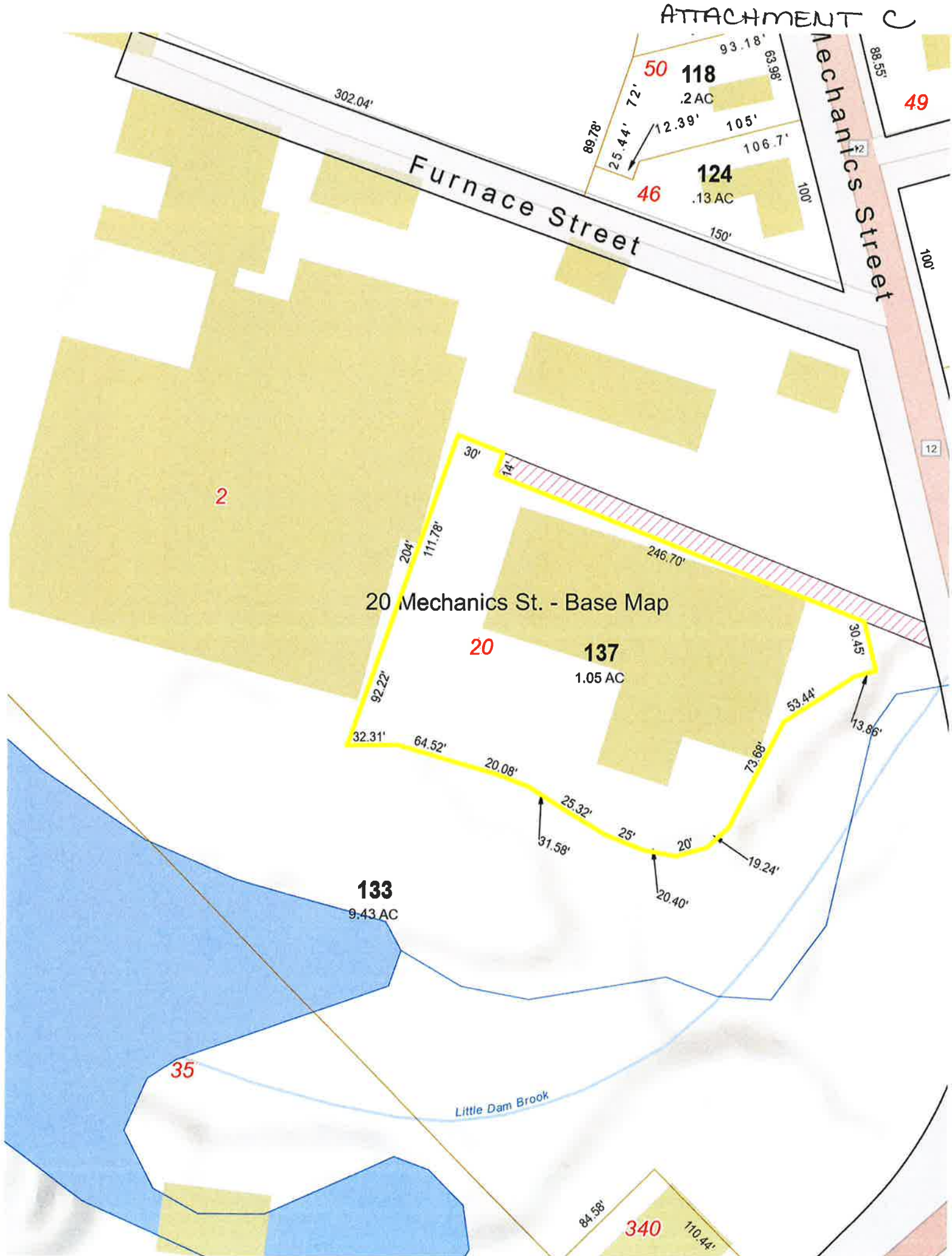
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location	Adjustme	Adj Unit Pric	Land Value
---	----------	-------------	------	----	-----------	------------	------------	-----------	------------	-------	-------	----------	-------	----------	----------	---------------	------------

1	3-1	Industrial	1			1.050	AC	75,000.00	1.00000	5	1.00	2	0.900		0	67,500	70,900
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Total Card Land Units	1	AC	Parcel Total Land Area	1	Total Land Value	70,900
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53







2 Furnace St. - Aerial Map




National Flood Hazard Layer FIRMeTte




Legend


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT


SPECIAL FLOOD HAZARD AREAS


Without Base Flood Elevation (BFE)
Zone A, V, AE9


With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drained areas of less than one square mile Zone

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee Zone I

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard Zone X

Effective LOMRs


Area of Undetermined Flood Hazard Zone X


GENERAL STRUCTURES


Channel, Culvert, or Storm Sewer


Levee, Dike, or Floodwall


OTHER FEATURES


20.2
17.5
Cross Sections with 1% Annual Chance Water Surface Elevation


Coastal Transect


Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

MAP PANELS

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

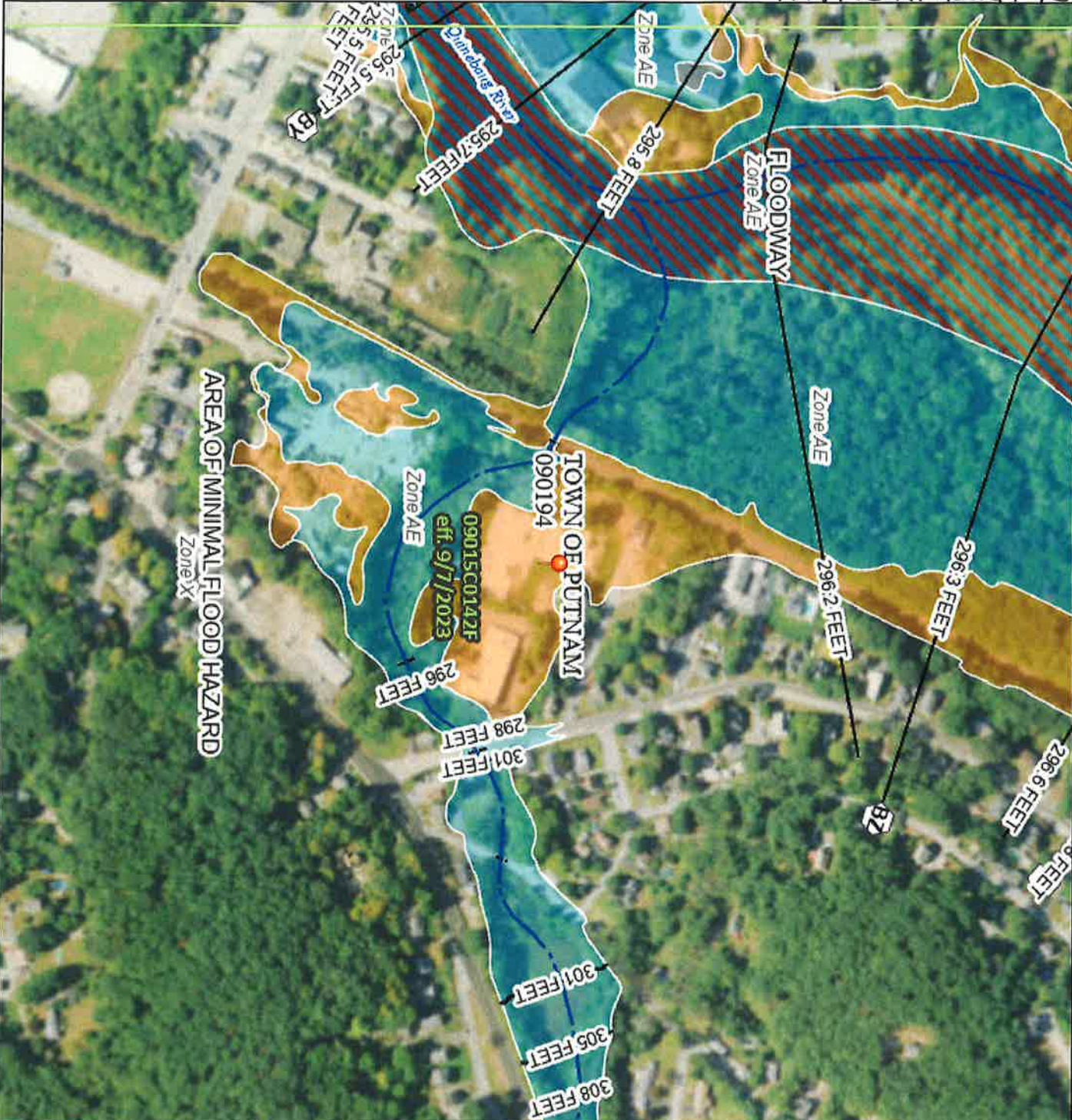
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **1/16/2024 at 5:02 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



71°53'46"W 41°55'13"N

71°54'23"W 41°55'40"N

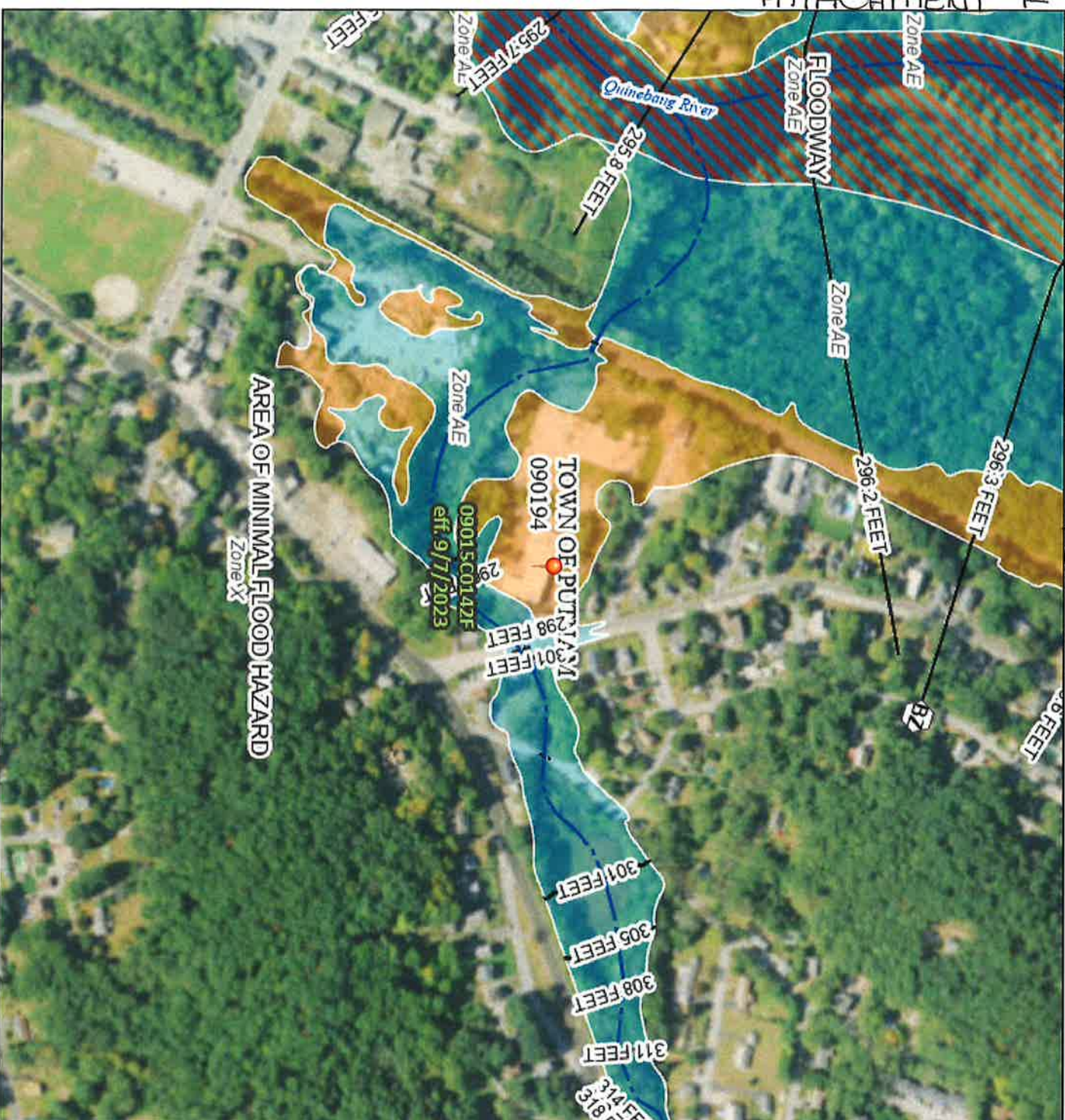


National Flood Hazard Layer FIRMette



71°54'20"W 41°55'39"N

ADMECHAUQS ST.



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone I

OTHER AREAS

	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone I

GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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