CRDA | Capital Region Development Authority

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# CRDA South Meadows Committee Meeting Agenda
## Microsoft Teams Meeting
## Friday, March 13, 2026, 10:00 am

I. Call to Order

II. Approval of Minutes*

III. New Projects
   a. Dike penetrations/encroachments abandonment engineering/permitting
   b. Solid Waste Closure Plan Consulting RFP review*
   c. Renewal of "coal pond" discharge permit
   d. Renewal of Stormwater General Permit registration

IV. Project Updates
   a. S&S Recycling and Demolition
   b. Security Fencing
   c. Verification Report

V. Other Committee Business

VI. Next Meeting: April 10, 2026, 10:00am

VII. Adjournment

**Vote item*

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Meeting ID: 257 293 725 891 69
Passcode: sm2Lr9rg

**Meeting Minutes**
**CRDA South Meadows Committee**
**100 Columbus Boulevard, 5th Floor**
**Hartford, CT 06103**
**Friday, February 13, 2026**
**10:00am**
***(The Committee Meeting was held virtually on Microsoft Teams)***

**Committee Members Present:** Paul Hinsch (Chair); David Robinson (Board Chair)

**Committee Members Absent:** Scott Murphy; David Jorgensen

**Staff Members Present:** David Steuber; David Bodendorf; Christopher Shepard

**Others Present:** Robert Carr, Weston & Sampson; Christopher Lindahl, TRC

**1. Call to Order**

Paul Hinsch called the meeting to order at 10:05 a.m. Due to the absence of a quorum at the start of the meeting, approval of prior meeting minutes was initially deferred.

**2. New Projects**

**a. Flood Control System Penetration, Encroachment, Abandonment, Engineering, and Permitting Project**

David Bodendorf reported that the selection committee determined Weston & Sampson submitted a qualified and responsive proposal and was selected for the project. The firm has been notified and returned a draft agreement with minor comments. Contract execution is anticipated in the coming days.

- Estimated contract cost: approximately $616,000
- Scope includes engineering, permitting, and full-time construction inspection services
- Construction and deconstruction costs will increase once implementation begins

Following contract execution, coordination meetings will begin with the U.S. Army Corps of Engineers, the Flood Commission, and Connecticut DEEP. Previously prepared emergency preparedness and operations/inspection/maintenance plans will be updated and finalized prior to permitting and bidding.

No questions were raised.

**b. Solid Waste Closure Plan Revision and Implementation**

Chris Shepard provided an update on the RFP issued December 1, 2025 for engineering consulting services to revise the solid waste facility closure plan and prepare plans and specifications for demolition and cleanup.

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- Proposal deadline: January 21, 2026
- Multiple proposals received
- Interviews scheduled for late February with three shortlisted firms
- A selection committee has been established

Connecticut DEEP has requested a project timeline. Once a consultant is selected, time will be needed to review existing information, revise the closure plan, and meet with DEEP in the spring prior to formal submission.

**3. Coal Pond Discharge Permit Renewal**

Chris Shepard reported that Connecticut DEEP reissued the General Permit for Significant Industrial User Discharge to the sanitary sewer in November 2025.

- Application for coverage under the reissued permit is due March 1, 2026
- TRC is preparing the application package

Sampling conducted as part of the renewal identified mercury concentrations exceeding newly lowered permit limits. To address this, staff plans to install additional treatment, likely using granular activated carbon vessels in a temporary treatment system, prior to resuming discharge.

Estimated cost for treatment installation is in the tens of thousands of dollars. Long-term closure plans already include dewatering and removal of coal and ash, which will eliminate the source of mercury.

**4. Stormwater General Permit Registration**

David Bodendorf reported that the Stormwater Industrial General Permit was also reissued by Connecticut DEEP.

- Application due: April 1, 2026
- Requires revisions to the Stormwater Pollution Prevention Plan and site drawings

Sampling for the final quarter of 2025 has been completed and will be submitted under the existing permit until the new permit is approved.

**5. Quorum Determination and Approval of Minutes**

David Steuber confirmed for the Committee after conferring with counsel and reviewing the Board resolution that established the Committee, that the Committee is a four member committee consisting of Mr. Hinsch, Mr. Murphy, Mr. Jorgensen, and Mr. Robinson, and therefore, a quorum of two Committee members is present.

David Robinson made a motion to approve the minutes of the January 13, 2026 South Meadows Committee meeting. The motion was seconded by Paul Hinsch and approved unanimously.

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**6. Project Updates**

**a. S&S Recycling and Demolition Contract**

David Bodendorf reported that removal of jet-related equipment is nearing completion. Transformer oil has been removed and disposed of properly, and copper coils have been extracted for recycling.

- Copper recovery estimated at approximately 40,000 lbs
- Remaining transformer shells will be cut and removed by a demolition contractor
- Work expected to take approximately four days once mobilized

Minor cleanup items will be completed in the spring when site conditions improve.

**b. Security Fencing**

David Bodendorf Installation of new perimeter security fencing is substantially complete, including fencing along the flood protection system and beneath the Charter Oak Bridge.

- Two gates remain to be installed, fabrication underway
- Some delay due to weather
- Installation expected in the next several weeks

**d. Verification Report**

Chris Shepard reviewed the status of the Site Verification Report submitted to Connecticut DEEP in May 2025, confirming remediation to industrial/commercial standards.

DEEP is auditing the report with a focus on PFAS. Additional PFAS sampling conducted during coal pond permit renewal showed detections below established drinking water standards.

TRC is preparing supplemental communication to DEEP to support the ongoing audit review.

**7. Other Committee Business**

David Bodendorf provided an update on coordination with Eversource regarding grid interconnection and ongoing decommissioning and demolition planning.

- Maintaining electrical service is critical for security, pumping, and aviation lighting
- Eversource may install an alternate power source if it aligns with their project needs
- No anticipated negative impacts to site operations

**8. Next Meeting**

The next meeting is scheduled for March 13, 2026, at 10:00 a.m.

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**9. Adjournment**

A motion to adjourn was made by David Robinson and seconded by Paul Hinsch. The motion was approved unanimously and the meeting was adjourned at 10:33 a.m.

*These minutes are draft and subject to approval at the next meeting.*

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# MEMORANDUM

**TO:** File

**FROM:** David M. Bodendorf, PE Principal Engineer

**DATE:** March 11, 2026

**RE:** Consulting and Engineering Design Services for Closure Plan Revision and Implementation at the Former MIRA Waste-to-Energy Facility CRDA RFP #26-011

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The Scope of Work for the project was developed to engage a consulting engineering firm to provide engineering and consulting services to update and implement the solid waste closure plan for the facility, including demolition and removal of structures and associated remedial activities to prepare the site for future redevelopment. Specifically, CRDA is proceeding to engage a qualified consultant to provide consulting and engineering services necessary to:

1) Update the Solid Waste Closure Plan for the facility.
2) Provide sampling and analysis of hazardous building materials and additional sampling and characterization of soils.
3) Prepare final design plans and specifications.
4) Provide support during bidding and selection of a qualified contractor to perform the closure plan implementation and demolition/construction work.
5) Provide oversight and inspection services during the demolition/construction phase of the work.

On December 1, 2025, CRDA issued Request for Proposals (“RFP”) number 26-011 for the Consulting and Engineering Design Services for Closure Plan Revision and Implementation at the Former MIRA Waste-to-Energy Facility. A total of twelve firms attended the mandatory pre-

proposal site tour on December 10, 2025, including the following three firms that submitted proposals to CRDA by the submission deadline of January 21, 2026:

1. Burns & McDonnell
2. TRC Environmental Corporation
3. Weston & Sampson Engineers, Inc.

Each of the proposals was found to be responsive to the RFP. The proposals were reviewed and scored using the following rating criteria:

| **Selection Criteria Categories** | **Maximum Rating/Score** |
|---|---|
| 1) Firm's/team's qualifications and experience | 25 |
| 2) Professional qualifications of key personnel assigned to the project | 25 |
| 3) Proposed work plan and schedule | 20 |
| 4) Price and/or other financial terms of the proposal | 20 |
| 5) Firm's/team's demonstrated commitment to affirmative action | 10 |
| **Total Points** | **100** |

The CRDA selection committee, consisting of Robert Houlihan, Mark O'Connell, Paul Hinsch, and David Bodendorf conducted a detailed review of the proposals. After conducting the initial review, each of the three proposing firms was invited to present additional information to the committee and to answer questions from the committee on February 25, 2026. After these interviews, the committee short-listed its two top-rated proposers - Weston & Sampson and TRC. On March 4, 2026, the committee sent each of the two firms the same request for information (RFI) to clarify proposed environmental sampling and analysis and to clarify certain design aspects of each proposal. The purpose of the RFI was to ensure that the evaluation of proposals would be based on comparing equivalent scopes of work and associated costs.

Both firms submitted responses to the RFI by CRDA's deadline of 1:00pm on March 10, 2026, and those responses were distributed to the committee. The committee met again on March 11, 2026 to review the RFI responses and discuss the strengths and weaknesses of each proposal. Committee members completed the rating sheets for each of the three firms using the criteria listed above, and the average ratings across all four committee members is shown in the table below:

| | Burns & McDonnell | TRC | Weston & Sampson |
|---|---|---|---|
| **Rating (out of 100)** | **68.5** | **87.0** | **79.25** |

The approximate cost of the work for the two consultants that were short-listed, based on the proposals, the responses to the RFI, and assuming an 18-month long demolition/construction phase, is as follows:

| | | |
|---|---|---|
| TRC Pre construction Phase Costs | $ | 536,670.98 |
| TRC Construction Phase Costs (18 months) | $ | 585,000.00 |
| Total | $ | 1,121,670.98 |

| | | |
|---|---|---|
| Weston Pre construction Phase Costs | $ | 1,032,669.56 |
| Weston Construction Phase Costs (18 months) | $ | 537,420.00 |
| Total | $ | 1,570,089.56 |

After careful consideration, the selection committee believes that TRC has submitted the best proposal that is compliant with the proposal requirements and the scope of work for the lowest price of the two short-listed firms, and recommends award of the contract to TRC.