

**177 Cherry Street-Waterbury, CT**  
**215 Cherry Street-Waterbury, CT**  
**39 Cherry Avenue-Waterbury, CT**  
**0 Cherry Avenue-Waterbury, CT**

## Plan for Remediation, Deconstruction, Renovations and Placement into Service

Services are being solicited for the development of a plan of action for the Remediation, Deconstruction, and Renovations with the ultimate goal of placing into service the following buildings: 177 Cherry Street, 215 Cherry Street and 39 Cherry Avenue, all located in Waterbury, CT.

The parcels are owned by New Opportunities Economic Development Corporation, a subsidiary of New Opportunities, Inc. located at 232 North Elm Street, Waterbury CT. The parcels all appear on the National Registry of Historic Buildings.

Funds have been received from the U.S. Environmental Protection Agency [EPA] for remediation. To date there has been partial remediation/deconstruction in a portion of 39 Cherry Ave, and partial remediation on two floors of 215 Cherry Ave. To date, no remediation has been done at 177 Cherry. Copies of Environmental Studies completed on this site can be found at <http://newoppinc.org/news>

The remediation/deconstruction of the first portion of 39 Cherry Street was a joint project of Waterbury Development Corporation and New Opportunities, Inc. Prior to the work commencing, the plan of action was reviewed and approved by EPA and the CT Historic Preservation Office.

Discussions have been held with the CT Historic Preservation Office regarding 177 Cherry Street. After an on-site visit, it was determined that the Connecticut Historic Preservation Office will not approve any additional work on the site until a redevelopment plan is presented and approved that addresses all properties currently owned at this location by New Opportunities Economic Development Corporation. When looking at the building there does not appear to be any architectural building or design elements that are different from any other abandoned mill buildings that can be found in Connecticut. Of significance is the fact that 39 Cherry Ave was the location of Waterbury Clock Factory and the "Radium Girls". The Radium Girls painted radioactive radium onto watch dials to make them glow in the dark. When this work was being done in the mid 1920's it was not known that exposure to the radium would be detrimental to the health of these young ladies.

The physical conditions of the buildings continue to decline. To a large extent the exterior and the adjacent interior area of the buildings are exposed to the elements. The structural integrity in some areas has failed. This is evident when looking into the building. Personnel from Haley & Aldrich as well as Montagno Construction have indicated that it is not safe to enter 177 Cherry Street and portions of 39 Cherry Ave. In the late fall of 2015, it was safe to enter 215 Cherry Street, but an intervention to stabilize the roof and close the building envelope is imperative.

New Opportunities is looking for a consultant that is familiar with brownfield remediation, repurposing of brownfield buildings, deconstruction, the CT State Historic Preservation Office, urban redevelopment and potential sources of funding for remediation/deconstruction/repurposing of a brownfield site. NOI is anticipating that the outcomes of the redevelopment plan will include:

- clear paths to remediate the site through a combination of deconstruction and renovation
- repurposing of the buildings and space – narrative and site sketches
- retention of key architectural and/or historically significant activities within the new design

A meeting for interested parties will be held on April 8, 2016 at 11:00 in the Executive Conference, New Opportunities, Inc. 232 North Elm Street, Waterbury, CT. Please RSVP to Marlyce at 203.575.4202.

Interested parties should submit a Qualifications Package that contains sufficient information to show that the individual/firm has the ability to perform the scope of work being requested. Time is of the essence in the completion of work. Qualification packages will be due to the Office of the President, New Opportunities, Inc., 232 North Elm Street, Waterbury, CT 06702 by April 15, 2016 at 4:00 p.m.