

RESOLUTION NO. 2018-232

A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF VINELAND AND ADAMS, REHMAN AND HEGGAN ASSOCIATES, INC. HAMMONTON, NEW JERSEY FOR ENVIRONMENTAL SITE INVESTIGATION FOR BLOCK 2912 LOT 1.

WHEREAS, the City of Vineland has heretofore advertised for proposals for Professional Services for Environmental Engineering firms for the City of Vineland; and

WHEREAS, the Requests were published in the City's official newspaper and the City's website; and

WHEREAS, Adams, Rehman and Heggan Associates, Inc. Hammonton, New Jersey (ARH) has submitted a proposal for Environmental Engineering services on an "as needed" basis which was received and reviewed for evaluation and recommendation; and

WHEREAS, City Council of the City of Vineland adopted Resolution 2018-169 wherein ARH was awarded a Professional Services Agreement for Environmental Engineering services after consideration of their rates, expertise and experience in the field of Environmental Engineering for a contractual period ending January 31, 2019; and

WHEREAS, ARH has provided a proposal dated May 21, 2018 attached hereto and made a part hereof for the completion of a recommended Phase II environmental study for property known as Block 2912 Lot 1, 200 North West Boulevard

WHEREAS, it has been recommended that a contract for the required services be awarded to ARH, Hammonton, New Jersey based upon the proposal received, pursuant to a fair and open process; and

WHEREAS this contract is awarded in an amount not to exceed \$27,365.00 plus allowable reimbursable expenses in accordance with the proposal dated May 21, 2018; and

WHEREAS, the availability of funds for said Professional Services Contract to be awarded herein have been certified by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that a Professional Services Agreement for Environmental Site Investigation, Phase II for property known as Block 2912 Lot 1 be awarded to Adams, Rehman and Heggan Associates, Inc., Hammonton, New Jersey, based upon the proposal received dated May 21, 2018, pursuant to a fair and open process, in the amount not to exceed \$27,365.00 plus allowable reimbursable expenses.

Adopted:

President of Council

ATTEST:

City Clerk

**REQUEST FOR RESOLUTION FOR CONTRACT AWARDS
UNDER 40A:11-5 EXCEPTIONS
(PROFESSIONAL SERVICES, EUS, SOFTWARE MAINTENANCE, ETC)**

5-29-18

(DATE)

1. Service (detailed description): Phase II Environmental/Site Investigation

2. Amount to be Awarded: \$ 27,365.00
 Encumber Total Award
 Encumber by Supplemental Release

3. Amount Budgeted: \$ 200,000.00

4. Budgeted: By Ordinance No. _____
Or Grant: Title & Year Second Generation UEZ grant

5. **Account Number to be Charged: 6145003

6. Contract Period: _____

7. Date To Be Awarded: June 12, 2018

8. Recommended Vendor and Address: ARH Associates, 215 Bellevue Avenue,
PO Box579, Hammonton, NJ 08037

9. Justification for Vendor Recommendation:(attach additional information for Council review)
They are the same vendor that performed the Phase I

- Non-Fair & Open (Pay-to-Play documents required)
 Fair & Open: How was RFP advertised? _____

10. Evaluation Performed by: Sandy Forosisky

11. Approved by: Mayor Anthony Fanucci

12. Attachments:
 Awarding Proposal
 Other: _____

- **Send copies to:**
Purchasing Division
Business Administration

**** If more than one account #, provide break down**



RECEIVED BY

MAY 23 2018

VLD. ECO. DEV.

Principals
Richard Rehmman, GISP
Chris Rehmman, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

Via email (sforosisky@vinelandcity.org)

May 21, 2018

Sandra Forosisky
Director of Economic Development
City of Vineland
640 E. Wood Street, PO Box 1508
Vineland, NJ 08362-1508

Re: *Phase II Environmental / Site Investigation*
Limpert Brothers Inc. site
200 N. West Blvd.
Block 2912, Lot 1
Vineland, Cumberland Co, NJ
ARH #67-00004

Dear Ms. Forosisky:

In connection with the conclusions and recommendations provided in the *Phase I Environmental Site Assessment* (April 2018) report prepared by ARH Associates for the above referenced project, the following proposal is provided for the additional investigative work. Specifically, this work will focus on further investigation of the following two areas of concern (AOCs):

Railroad Spur/ Historic Fill: On the southeastern portion of the property there is a railroad spur located on-site between the main building and the warehouse. With respect to the railroad spur located on-site, such features can sometimes be associated with the presence of historic fill (HF). However, since NJDEP HF mapping is unavailable for the immediate area of the subject property, a series of borings will be conducted as part of this work scope in order to properly characterize the underlying soils on-site and to determine the absence or presence of historic fill.

Historic Property Use: While the former residential uses present little concern, other than the possibility of existing USTs once used to store heating oil for the homes, the 'industrialized areas' obviously present more of a concern with their perceived potential to impact the underlying environmental media. As such, this concern, along with the disturbed area located on-site near the northwestern corner of the property, will be further investigated as part of this work scope. The work will include a geophysical survey to identify any potential USTs or other subsurface anomalies and soil sampling.

In addition to the AOCs noted above, the proposed work scope also includes further investigation of one 'non-scope consideration'; potential asbestos containing material (ACM). The scope of the ACM assessment will be based upon the building's currently envisioned end-use, demolition.

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Bloomfield Office – 2 Broad Street – Suite 602 – Bloomfield, NJ 07003 – 973.337.8562 – fax 973.337.8876

www.arh-us.com

Although not necessarily considered a recognized AOC, the following conditions were also identified in the April 2018 Report. With the building likely to be demolished, it is assumed that these 'conditions' will be addressed by the Contractor at that time.

- There are numerous 55-gallon drums and 5-gallon pails located throughout the facility. Most of these containers were either empty or assumed to contain food-grade 'stuffs', based upon facility operations. However, prior to demolition, the Contractor should inventory and properly dispose of these containers off-site. This recommendation would also apply to the aboveground storage tanks (ASTs).
- There is a person/ freight elevator (out-of-service) located in the central portion of the Main Building. However, prior to demolition, the Contractor should inspect the elevator 'room' and its associated workings and remove any related fluids that may present a concern.

The major components of the proposed work are discussed in more detail in the following paragraphs.

Geophysical Survey

\$2,530

Coordinated through SET Environmental or equal, a geophysical survey of the subject area will be completed in an attempt to locate the possible existence of historic USTs and/or other subsurface anomalies using two or more of the methods described below; noting that SET's geophysicist will, at their professional discretion and based on site conditions, determine which methods are most appropriate for the jobsite:

- EM31 or EM61 electromagnetic conductivity (EM) unit. This unit measures changes in soil conductivity (quadrature response) and the presence of metal objects (in-phase response). SET may collect the EM data concurrently with a Trimble Pro XRS global positioning system (GPS). Both data sets will be recorded at 0.5-second intervals, which results in a station spacing of approximately 2.5 feet. SET will also collect the data using a line spacing of approximately 5 feet. Contour plots of both responses will be generated in the field to locate potential anomalies. The GPS coordinates of anomalies observed on the contour maps will be noted, and these positions will be further characterized in the field with equipment described below.
- Ground-penetrating radar (GPR) system. The GPR profiles will provide cross-sectional subsurface information that will be reviewed in real time. USTs, buried pipelines, and septic tanks typically exhibit anomalous responses that have characteristic GPR signatures. The size, orientation, and approximate depth of the anomalies can be determined. A Geophysical Survey Systems, Inc. GPR unit with a 400 MHz antenna will be used to collect the GPR data.
- Radiofrequency (RF) Instrument. The RF instrument is capable of tracing "live" electric lines, lines that may have an induced charge, and telecommunication lines. Direct hookup methods allow exposed lines to be traced by introducing a small

current along a line and measuring these signals at remote locations. Strong response peaks are observed over the lines. An RF device by Radiofrequency, Inc. will be used for this investigation.

- A hand-held electromagnetic (HHEM) unit. The HHEM unit is very sensitive to buried metal objects such as USTs, buried pipelines, and reinforced concrete septic tanks. A Fisher TW-6 EM unit will be used for this project.

It is noted that this geophysical survey will be performed using standard methods for similar services. The geophysical equipment and methods used to detect buried features represent the most recent equipment models, and technically established methods. In addition, the data analysis and interpretation techniques are based on proven theory and experience.

It is also noted that the ability to recognize and delineate particular subsurface anomalies may be dependent on physical and geological characteristics of the site, the presence of man-made items that may adversely affect data quality, obstructions at the ground surface, or other factors. It may be that the investigation is not effective in locating and describing such items and characteristics due to these factors. Also, no guarantees are made or implied regarding the presence or absence of additional features beyond those detected.

The detection of certain subsurface anomalies may require the completion of test pits and/or other more intrusive investigation that is specifically excluded from this work scope. If recommended and deemed necessary by the City, such work would be addressed in a separate proposal if/ when appropriate.

Labor	\$880
Field Truck/ Equipment (1 day @ \$1,650)	\$1,650

Soil Sampling & Analysis

\$6,215

ARH will work with SET Environmental (or equal) to assess the soils related to the presence/ absence of historic fill (HF) and the historic property use. For the purpose of this proposal, it is assumed that up to eight (8) soil borings will be completed via use of a geoprobe to assess the shallow/ unsaturated soils and, if encountered, deeper/ saturated soils; noting that groundwater is estimated at a depth ±20 feet below grade. If needed, the borings may be extended to a somewhat deeper depth if the soils appear in the field to be impacted. The borings will be continuously screened in the field with a photo-ionization detector (PID) to bias the collection of soil samples from the most impacted depth intervals, if encountered. If impacted soils are not encountered, then the soils will be collected from the first native soil layer and then again at the groundwater interface (if encountered).

To assess the potential HF issue, it is assumed for the purpose of this proposal that up to four (4) soil samples will be collected from the borings. All four (4) samples will be laboratory analyzed for poly-nuclear aromatic hydrocarbons (PAHs) and target analyte list (TAL) metals. Additionally, one of the samples will also be analyzed for extractable petroleum hydrocarbons (EPH) and the remaining target compound list (TCL) parameters [i.e., volatile (VO+10) and semi-volatile (B/N+15) organics with forward library searches, pesticides, poly-chlorinated biphenyls (PCBs), and Cyanide].

To assess the potential historic property use issue(s), it is assumed for the purpose of this proposal that up to four (4) soil samples will be collected from the borings. All four (4) samples will be laboratory analyzed for TCL parameters, TAL metals, and EPH.

Note that the cost for the geoprobe & operator, is partially included in the *Groundwater Sampling & Analysis* task and under this task; and assumes that the on-site work can be completed in one 8-hour day.

Labor	\$720
Geoprobe/ Equipment (1/2 day @ \$1,150)	\$1,150
Lab (as noted)	\$4,345

Groundwater Sampling & Analysis **\$2,990**

While on-site to conduct the soil sampling, the following groundwater sampling plan is proposed. ARH will contract directly with SET Environmental (or equal) to install one temporary well (TW-1) on the eastern portion of the site near N. West Boulevard, and one on the western portion of the site near N. 4th Street.

These two (2) temporary wells will be installed to a maximum depth of ±25 feet via a geoprobe unit, noting that the depth to groundwater is estimated to be 20 feet; and will be constructed with 1-inch diameter schedule-40 PVC screen and casing. After developing the wells to a turbid free condition (if possible), groundwater samples will be collected the same day. The samples will then be delivered to a certified laboratory, where they will be laboratory analyzed for TCL parameters and TAL metals, employing select ion monitoring (SIM) as needed. Upon completion of the sampling activity, the temporary wells will be removed and the affected area will be repaired in-kind (if needed).

Note that the cost for the geoprobe & operator, is partially included in the *Soil Sampling & Analysis* task and under this task; and assumes that the on-site work can be completed in one 8-hour day.

Labor	\$720
Geoprobe/ Equipment (1/2 day @ \$950)	\$950
Lab (as noted)	\$1,320

Asbestos Sampling & Analysis **\$13,880**

To complete the pre-demolition asbestos inspection, ARH will be working with TTI Environmental of Moorestown (NJ) to determine the presence/ absence of asbestos-containing materials (ACM) in the existing structure(s). Specifically, an EPA-certified asbestos team will conduct an inspection of suspect asbestos containing building materials located throughout the facility. The team will visually inspect the facility to identify and quantify materials suspected of containing asbestos; and all suspect materials will be divided into homogeneous areas and materials will be sampled. This inspection will be conducted in

accordance with the Asbestos Hazard Emergency Response Act (AHERA), set forth in 40 CFR Part 763.

Non-destructive and destructive sampling techniques will be implemented during this this assessment. Where destructive techniques are used, samples are typically collected at inconspicuous locations. However, it may be necessary to assume some repairs to materials may not be possible. Also, if samples are collected from the roof, no post-sampling guarantee of the roof patch is provided – it is recommended that the Clients hire a separate roofing contractor (if warranted). Also, it is assumed that access to the roof will be gained via on-site access - if this access is deemed not safe or unavailable, arrangements for the appropriate lift/ high reach equipment will be made – such work will be considered ‘extra’ and invoiced as such.

A breakdown of the cost estimated for this task is provided below, inclusive of the recommended number of samples and anticipated laboratory analyses. Note that ARH will only invoice for the actual number of samples analyzed; and if additional analyses are required, ARH will notify the Client prior to incurring any additional expense.

Labor	\$6,280
Field Truck/ Equipment (3 days @ \$125)	\$375
Lab- PLM - Bulk (200 samples @ \$15)	\$3,000
Lab- TEM - Bulk (50 samples @ \$80)	\$4,000
Roofing/Flashing Patch (1 event @ \$225)	\$225

Reporting & Administrative Tasks

\$1,750

During completion of the work, ARH will provide required oversight and administrative functions for the subcontracted professionals and owners/ occupants of the property. The work also includes preparation of equipment; travel to and from the project site; and cleaning, decontaminating, and recalibrating of sampling/testing equipment. It also includes all items to ensure that the quality assurance / quality control (QA/QC) requirements for all samples are satisfied and that all NJDEP guidelines for collection, preservation, and transport of samples for analysis are followed as outlined in their *Field Sampling Procedures Manual*.

Upon conclusion of the investigative tasks, a summary report will be prepared/ submitted detailing the results of the investigative activities conducted on-site. This report will in narrative form detail all work conducted in relation to this phase of the project, including the results of all laboratory analyses and field screenings. The report will clearly and concisely display all pertinent data and information in tables and figures that will assist in the understanding of the investigative findings. Quality assurance and quality control documentation, typically required by NJDEP, will also be included.



ARH proposes to perform the work as outlined above with the guarantee that our total billing will not exceed **\$27,365.00**, except for extra work requested by the client or mandated by the



State. This dollar amount includes mileage, reproduction, and other reasonable out-of-pocket expenses and does not include work that is not specifically noted in the proposal.

This proposal assumes that ARH will have complete access to the site and that the client will provide all/any relevant existing data concerning the project. It is generally understood that the completion of this work may identify concerns that could require additional activities that are subject to the State's *Technical Requirements for Site Remediation* (NJAC 7:26E), which may diminish the value of the subject property.

The terms and conditions of this proposal constitute the entire agreement between the parties pertaining to the work and supersede all inquiries, proposals, agreements, negotiations and commitments, whether written or oral, prior to the date of execution of this contract pertaining to the work on this contract. The provisions of this contract may be changed only by a writing executed by the parties to this contract.

We trust that you will find this proposal satisfactory. If so, please approve in the space provided below and return the original to our office with any information pertinent to this work.

This proposal is acceptable as stated, and I hereby authorize ARH Associates to proceed with the work as outlined above.

Authorizing Signature

Date



Should you have any questions regarding this proposal, please do not hesitate to contact me at (609) 561-0482. Thank you for the continued opportunity to be of service.

Sincerely,

Henry D. Weigel, PE, LSRP
Sr. Project Engineer – Envr.



Principals
Richard Rehmann, GISP
Chris Rehmann, PE, CME, PP, PLS
Richard Heggan, PLS, PP
Robert Heggan, PLS, PP

Cost Breakdown
Phase II Environmental / Site Investigation
Limpert Brothers Inc. site
ARH #67-00004

Geophysical Survey:

Labor (4 hrs @ \$100)	\$400
Labor (4 hrs @ \$120)	\$480
Field Truck/ Equipment (1 day @ \$1,650)	<u>\$1,650</u>
Task Total:	\$2,530

Soil Sampling & Analysis:

Labor (4 hrs @ \$100)	\$400
Labor (4 hrs @ \$120)	\$480
Geoprobe/ Equipment (1/2 day @ \$1,150)	\$1,150
Lab- Encores (8 @ \$27)	\$216
Lab- PAHs (3 @ \$135)	\$405
Lab- TAL Metals (3 @ \$138)	\$414
Lab- EPH (5 @ \$77)	\$385
Lab- TAL/TCL+30 (5 @ \$585)	<u>\$2,925</u>
Task Total:	\$6,215

Groundwater Sampling & Analysis:

Labor (6 hrs @ \$100)	\$600
Labor (1 hrs @ \$120)	\$120
Geoprobe/ Equipment (1/2 day @ \$950)	\$950
Lab- TAL/TCL+30 (2 @ \$660)	<u>\$1,320</u>
Task Total:	\$2,990

Asbestos Sampling & Analysis:

Sub-labor (10 hrs @ \$105)	\$1,050
Sub-labor (4 hrs @ \$70)	\$280
Sub-labor; Inspection Team (3 days @ \$1,650)	\$4,950
Field Truck/ Equipment (3 days @ \$125)	\$375
Lab- PLM - Bulk (200 samples @ \$15)	\$3,000
Lab- TEM - Bulk (50 samples @ \$80)	\$4,000
Roofing/Flashing Patch (1 event @ \$225)	<u>\$225</u>
Task Total:	\$13,880

Reporting & Administrative Tasks:

Labor (6 hrs @ \$75)	\$450
Labor (7 hrs @ \$100)	\$700
Labor (5 hrs @ \$120)	<u>\$600</u>
Task Total:	\$1,750

Proposed Scope Total: **\$27,365**