

RESOLUTION NO. 2018-397

A RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH ENVIRONMENTAL STRATEGIES & APPLICATIONS, INC., MIDDLESEX, NJ, FOR PUBLIC WORKS GROUNDWATER CONTAMINATION REMEDIAL SUPPORT, IN AN AMOUNT NOT TO EXCEED \$305,619.00.

WHEREAS, there exists a need for professional services for Public Works Groundwater Contamination Remedial Support; and

WHEREAS, the City of Vineland has a need to acquire such professional services as a Non-Fair and Open Contract pursuant to N.J.S.A. 19:44A-20.5; and

WHEREAS, the purchasing agent has determined and certified in writing that the value of said services will exceed \$17,500.00; and

WHEREAS, Environmental Strategies & Applications, Inc., has submitted a proposal indicating they will provide the professional services in an amount not to exceed \$305,619.00 for a period of one year from November 1, 2018 through October 31, 2019; and

WHEREAS, Environmental Strategies & Applications, Inc. has completed and submitted a Business Entity Disclosure Certification for Non-Fair and Open Contract which certifies that Environmental Strategies & Applications, Inc. has not made any reportable contributions to a political or candidate committee in the City of Vineland in the previous one year and that the contract will prohibit Environmental Strategies & Applications, Inc. from making any reportable contributions through the term of the contract to a political or candidate committee in the City of Vineland; and

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

WHEREAS, the Local Public Contract Law (N.J.S.A. 40A:11-1, et seq) requires that the Resolution authorizing the award of contract for Professional Services without competitive bidding and the contract itself must be available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland as follows:

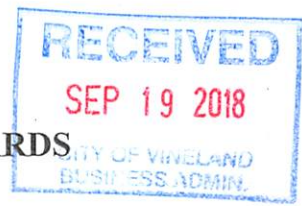
1. That the Mayor and Clerk are hereby authorized and directed to execute a Non-Fair and Open Agreement pursuant to N.J.S.A. 19:44A-20.5 with Environmental Strategies & Applications, Inc., Middlesex, NJ, for Professional Services for Public Works Groundwater Contamination in an amount not to exceed \$305,619.00.
2. That this Agreement is awarded without competitive bidding as a Professional Service in accordance with N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law because said services to be rendered or performed require knowledge of an advanced type in a field of learning acquired by a prolonged formal course of specialized instruction distinguished from general academic instruction or apprenticeship and training.
3. That the Business Disclosure Entity Certification, the Political Contribution Disclosure Form and the Determination of Value be placed on file with the Resolution.
4. That a Notice of this action shall be printed once in the Daily Journal.

Adopted:

President of Council

ATTEST:

City Clerk



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

9/18/18

(DATE)

1. Service (detailed description): Public Works Groundwater Contamination
Remedial Support

2. Amount to be Awarded: \$ 305,619.00

- Encumber Total Award
- Encumber by Supplemental Release

3. Amount Budgeted: \$ 305,619.00

4. Budgeted: By Ordinance No. 2014-23
Or Grant: Title & Year _____

5. **Account Number to be Charged: 021-0-00-00-0000-2-5518601

6. Contract Period: 1 year (November 1, 2018 - October 31, 2019)

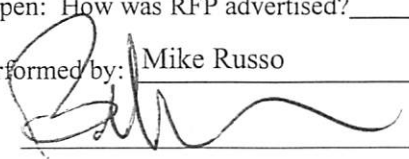
7. Date To Be Awarded: _____

8. Recommended Vendor and Address: Environmental Strategies & Applications, Inc.
495 Union Ave, Suite 1D, Middlesex, NJ08846

9. Justification for Vendor Recommendation:(attach additional information for Council review)
ESA has performed all groundwater sampling/testing as well as remediation
investigations at the VPW site. ESA is very familiar with the site and the work
that needs to be completed.


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

10. Evaluation Performed by: Mike Russo

11. Approved by: 
Brian Myers, City Engineer

12. Attachments:

- Awarding Proposal
- Other: _____

- Send copies to:
Purchasing Division
Business Administration 

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



Sent Via Email

August 13, 2018

Mr. Brian Myers, PE
City of Vineland
640 East Wood Street
PO Box 1508
Vineland, NJ 08362-1508

**Re: Proposal for Remediation Support
1086 East Walnut Road
Vineland, Cumberland County, New Jersey 08360
Block 5007, Lot 56**

Dear Mr. Myers:

Environmental Strategies and Applications, Inc. (ESA) respectfully submits this proposal to the City of Vineland ("CLIENT") for remedial support activities to address petroleum impacts at, and emanating from, the Vineland Department of Public Works (DPW) site located at 1086 E. Walnut Road. Impacted groundwater at the DPW became entrained in the hydraulic gradient created by the pumping of off-site Municipal Potable Well (MPW-13), resulting in groundwater impacts off-site and down-gradient from the DPW.

During a January 25, 2018, project status and planning meeting between ESA and CLIENT, it was communicated that the CLIENT is preparing to relocate the DPW maintenance garage and is ready to proceed with previously proposed soil and groundwater remediation activities. CLIENT advised that the future use of the property will remain unchanged and will continue to operate as the DPW service yard. CLIENT requested that ESA re-evaluate its previously submitted remedial scope of work proposal and provide an updated price estimate based upon current site conditions and regulatory requirements.

Previously, ESA reviewed data generated both during previous work efforts at the DPW and the data provided for MPW-13. Then, ESA performed a Remedial Action Alternative Analysis from which ESA and the CLIENT selected a remedial strategy that best suited the City of Vineland.

ENVIRONMENTAL STRATEGIES & APPLICATIONS, INC.
495 Union Avenue, Suite 1D, Middlesex, NJ 08846

phone: 732.469.8888
email: info@askESA.com
web: askESA.com

1 Background

Petroleum impacts were initially detected at the DPW during the removal of underground storage tanks (USTs) in the 1990's. Investigations and remedial efforts aimed at cost conservation have been ongoing since then. In 2010, a common gasoline additive (MTBE) was detected in MPW-13. At that time, it was suspected that the MTBE may have originated from the DPW. This was confirmed through subsequent investigations conducted by ESA. Consequently, regulatory requirements have compelled the CLIENT to address the source area in a more aggressive fashion.

Summary of Remedial Investigation Report (RIR)

Eight (8) Areas of Concern (AOCs) were investigated, as documented in the May 2016 RIR, as summarized below:

AOC-1: 1,000-Gallon Number 2 Heating Oil UST

Total Petroleum Hydrocarbons ("TPH") from two (2) samples (8,300 milligrams per kilogram (mg/kg)) collected at a depth of 7.5-8.0 feet exceeded the free product limit of 8,000 mg/kg for Extractable Petroleum Hydrocarbons ("EPH") and requires remediation. Alternatively, due to the amount of time since the samples were collected (1996), present concentrations may be confirmed via soil sampling and analysis because the petroleum may have degraded. The depth at which the concentrations are below the free product limit was found to be at 9.5 feet.

AOC-2: 2,000-Gallon Diesel UST

TPH concentrations are present up to 15,000 mg/kg, which exceeds the free product limit, at a depth of 9.5 feet and require remediation. The depth at which the concentrations are below the free product limit below the UST was not determined.

AOC-3: 1,200-Gallon Gasoline UST

The concentrations of gasoline constituents in soil exceed their respective Impact to Groundwater Soil Screening Levels (IGWSSLs) at a depth of 8.0 feet. The depth at which the concentrations are below the IGWSSLs below the UST was found to be at 10.5 feet.

AOC-4: 7,500-Gallon Gasoline UST, AOC-5: 12,000-Gallon Gasoline UST and AOC-6: 20,000-Gallon Gasoline UST

One or more of these USTs are suspected as being the source of the groundwater contamination that impacted MPW-13. Soil contamination was found to extend to the below the water table.

AOC-7: Groundwater

Since 1998, on-site and off-site impacts to groundwater have been identified and investigated resulting from onsite sources / releases of petroleum contaminants to the environment.

With respect to current groundwater quality, 2016 and 2017 sampling data indicate VOC concentrations in off-Site/downgradient monitoring wells were reported below GWQS. Therefore, the most recent September 2017 off-site groundwater sampling has been limited to the OS-1 well cluster, only. None of these off-Site wells contained VOCs at concentrations exceeding its GWQS. These data confirm that down-gradient delineation off-Site is achieved, and the impacted plume extent is generally localized on-Site at the Vineland DPW property, with a portion of the plume extending south across Walnut Road. The recent off-Site groundwater results further indicate that decommissioning Municipal Well #13 has decreased the size (i.e., the horizontal extent) of the contaminant plume.

On-site groundwater data indicates elevated VOC concentrations above GWQS identified in wells MW-1D, MW-4, MW-5D, MW-11, and RW-1, remain consistent with the historic findings and trends. Groundwater impacts have generally stabilized on-site, but VOC concentrations are reported to be increasing in select source area monitoring wells. The deepest on-Site well, MW-8VD, has not contained any VOCs at concentrations above GWQS in the last two (2) sampling events, confirming vertical delineation to GWQS in the main source area of the Site. However impacted groundwater extends deep at MW-5D (located down-gradient of all source soil areas) to at least 60 feet below ground surface (bgs). The September 2017 sampling results when compared to historical sampling results, show that VOCs concentrations in impacted on-Site wells have generally stabilized, with exception of select source area monitoring wells. With impacted source soil still present on-Site, impacts to groundwater will persist and may increase and migrate down-gradient over time.

AOC-8A: 1,000-Gallon Unleaded Gasoline UST

Exceedances of the IGWSSLs were found at a depth of 10.0-10.5 feet. Partial horizontal delineation was completed. The remaining horizontal and vertical delineation, as well as the establishment of Impact to Groundwater Remediation Standards (IGWSRS) was deferred until the remedial action phase. In addition, since the AOC will not be excavated, the previously placed backfill quality must be checked for compliance with the current regulations and technical guidance.

AOC-8B: 1,000-Gallon Unleaded Gasoline UST

No exceedances of applicable remediation standards or screening levels were identified. Since the AOC will not be excavated, the previously placed backfill quality must be checked for compliance with the current regulations and technical guidance.

AOC-9: Buried Drums

Post-excavation soil sampling found no exceedances of applicable remediation standards or screening levels. However, because Method Detection Limits (MDLs) exceeded IGWSSLs, resampling at least one location with laboratory analysis that meets the required MDL shall be conducted. Because the excavation of the AOC is not anticipated, the backfill quality must be checked with the current regulations and technical guidance.

2 Scope of Work

ESA will perform the work specified herein to support planned remediation of known subsurface soil impacts at the DPW. The selected remedial option, excavation and disposal of impacted soil, will eliminate the subsurface soil impacts and ensure compliance with applicable NJDEP remediation standards.

Based upon recent groundwater data, the downgradient groundwater plume has reduced in size significantly but still extends south across Walnut Road into the cemetery and is considered an offsite concern. Impacted groundwater on-site will continue to migrate offsite until mitigated by source-area removal at the DPW. The selected remedial approach at the DPW addresses source area soil impacts and includes removing soil with contaminant concentrations that are above the NJDEP default impact to groundwater soil screening levels (IGWSSL).

For simplicity, the project has been separated into three (3) phases. Phase 1 involves performance of required pre-remediation tasks; Phase 2 involves conducting an engineering analysis of the excavation area, preparation of a remedial bid specification, and selection of a remedial contractor; and Phase 3 involves oversight of remedial activities outlined in the bid specification, post-remedial reporting, and long-term groundwater monitoring. Phases 1 and 2 are included in this proposal and are described, below.

Phase 1 Tasks:

- Prepare a site-specific Health & Safety Plan (HASP), Quality Assurance Project Plan (QAPP), Soil Erosion and Sediment Control Plan, Supplemental Remedial Investigation Report, and Remedial Action Workplan (RAW);

- Procure an NJDEP Permit-by-Rule (PBR) and municipal POTW discharge permit;
- Complete Supplemental Remedial Investigation (RI) sampling to define the remedial area more precisely;
- Collect Waste Classification samples for planned remedial activities;
- Abandon monitoring wells that lie within the footprint of the planned excavation;
- Concrete chip sampling, test pitting and removal of maintenance garage's concrete slab floor;
- Project Management & Coordination of ESA staff; and,
- LSRP support.

Phase 2 Tasks:

- Prepare an engineering analysis and report in support of planned remedial activities;
- Prepare a Bid Specification Package for planned remedial activities using the NJ State Prevailing Wage Act and Regulations (N.J.S.A. 34:11-56.25 et seq); and,
- Evaluate contractor Bid Packages.

2.1 Conduct Supplemental RI of Soil

To satisfy the NJDEP requirements for the remedial investigation of soil, the following samples shall be collected:

1. At AOC-1, resampling of previously collected samples RD-SS02 and RD-SS03, both at a depth of 7.5-8.0 feet below ground surface (bgs), for extractable petroleum hydrocarbons (EPH) category 1 analysis with contingent analysis for naphthalene and 2-methylnaphthalene in accordance with the NJDEP's EPH Protocol.
2. At AOC-1, previously placed backfill shall be sampled (three samples) and analyzed for Target Analyte List (TAL)/Target Compound List (TCL) plus EPH.
3. At AOC-8A, horizontal delineation of benzene, ethylbenzene and total xylenes shall be completed to the east and west of previously collected sample SS-4, as well as vertically below SS-4. A site-specific impact to groundwater soil remediation standard (IGWSRS) will be established for these compounds.
4. At AOC-8A, previously placed backfill shall be sampled and analyzed for TAL/TCL plus EPH.
5. At AOC-8B, previously placed backfill shall be sampled and analyzed for TAL/TCL plus EPH.
6. At AOC-9, one soil sample will be collected at previously collected sample PE-5 (7.5-8.0 feet bgs). The sample will be analyzed for TCL Semi-Volatile Organic Compounds (SVOCs) with contingent analysis using the Synthetic Precipitate Leaching Procedure (SPLP) for any compound that is detected at or has an MDL that exceeds with a non-detected concentration, its IGWSSL.

2.2 Quality Assurance Project Plan

A Quality Assurance Project Plan ("QAPP") is the workplan that explains how information will be collected and/or activities will be planned, implemented, and evaluated. The QAPP shall be prepared in accordance with New Jersey regulations, specifically N.J.A.C. 7:26E-2.2, and the NJDEP's "Technical Guidance for Quality Assurance Project Plans".

2.3 Health and Safety Plan

A site-specific Health and Safety Plan ("HASP") is required to address the safety and health hazards during each phase of site operations and includes the requirements and procedures for worker protection during sample collection. The HASP shall be prepared in accordance with OSHA federal regulations (40 CFR 1910.120) and shall be kept on-site continuously during field activities.

2.4 Concrete Chip Sampling

The concrete floor of the maintenance garage building is potentially impacted and; therefore, must be sampled prior to demolition and disposal in accordance with the NJDEP's "Guidance for Characterization of Concrete and Clean Material Certification for Recycling" (January 12, 2010) pertaining to concrete testing and the NJDEP's "Field Sampling Procedures Manual" (October 2005).

Concrete chip samples shall be collected in-situ (i.e. pre-demolition) targeting areas of known or suspected contamination (i.e. stained or discolored areas) using hand tools (i.e. hammer and chisel). If hand tools are not sufficient to collect chip samples due to the strength of concrete or other reasons, additional costs for rental equipment (i.e. electric breaker) will be incurred and are not included herein. Sampling activities shall be conducted by personnel who maintain a current OSHA 40-hour HAZWOPER certification. Sampling personnel shall be familiar with and shall follow the site-specific HASP including donning the personal protective equipment specified in the HASP during sampling activities.

The samples will be maintained in the custody of ESA until transfer to the laboratory. A laboratory certified by the NJDEP to perform the required analyses will be utilized. The samples will be analyzed for waste oil parameters in accordance with N.J.A.C. 7:26E Table 2-1. Waste oil parameter list includes EPH analysis with contingent analyses for VOCs+TICs, SVOCs+TICs, PCBs and TAL Metals on 25% of the samples where EPH is detected. In accordance with the aforementioned guidance, all sites must analyze the samples for PCBs and PAHs and therefore these compounds will be analyzed for all samples. Five (5) chip samples will be collected for the initial slab evaluation.

2.5 Investigation Below Maintenance Garage

ESA will remove the concrete floor and the building footings. ESA assumes the concrete does not contain rebar and is not impacted with any contaminants above NJDEP standards. Once removed, concrete debris will be stockpiled onsite at a location selected by CLIENT. ESA has not included a price for concrete disposal.

Following concrete floor removal, ESA shall investigate the soil beneath the building with test pits looking for signs of a release, evidence of staining and/or potential soil impacts. Field screening with a photoionization detector (PID) and visual observations for staining shall be performed. Confirmatory soil samples shall be collected biased to locations of elevated field instrument readings, staining and odors. The samples will be analyzed for the contaminants suspected to be present in accordance with N.J.A.C. 7:26E Table 2-1.

If soil impacts are seen or suspected, ESA will discuss with CLIENT what steps need to be taken to address the impacts. If soil needs to be removed from beneath the former structure, the quantity will be estimated based on the investigation conducted. ESA will provide a change order if soil removal is needed.

2.6 Supplemental Remedial Investigation Report, Remedial Action Workplan and NJDEP Forms

Based on the findings of the supplemental RI sampling events, concrete chip sampling, and the investigation below the maintenance building, a supplemental RIR will be prepared in accordance with N.J.A.C. 7:26E-4.9. Thereafter, a Remedial Action Workplan (RAW) will be prepared in accordance with N.J.A.C. 7:26E-5.5. Several forms are also required to be filed with the NJDEP including the Authorization to File a Remedial Phase Report Online, Updated Case Inventory Document, and Updated Receptor Evaluation, among others.

2.7 Soil Erosion and Sediment Control Plan

Proper site preparation will be performed. ESA will submit a Soil Erosion and Sediment Control Plan (SESCP) to meet County storm water permitting requirements. ESA's preliminary estimate indicates that the SESCO will require an estimated 600 linear ft. of silt fence to be installed around the soil excavation and proposed stockpile areas. The SESCO will include plans to install silt fencing, inlet protection (assumed 4 inlets), and soil stockpile locations surrounded with hay bales. Additionally, ESA plans to have the selected remedial contractor install a stone wheel-cleaning blanket pad (20' x 50') at the construction entrance. The vehicular decontamination pad will remain on site for the project duration. All equipment and vehicles will be decontaminated prior to leaving the site.

2.8 Permit Applications

The following permits will be required prior to soil excavation activities:

2.8.1 Permit-by-Rule Preparation:

ESA proposes to apply a bioremedial enhancement material to the groundwater/vadose zone following the excavation of the petroleum impacted soil to treat residual on-site soil and groundwater impacts. The NJDEP requires preapproval for this bioremedial polishing step. ESA will prepare and submit a New Jersey Discharge Elimination System/Discharge to Groundwater (NJPDES/DGW) permit-by-rule discharge authorization request to the NJDEP for the application of the bioremedial agent.

2.8.2 Landis Sewerage Authority Groundwater Discharge Permit Application:

Excavation activities to a depth of 30 feet will require dewatering the excavation area, as groundwater is found between 20 and 22 feet bgs across the Site. ESA estimates that 1.2 million to 1.5 million gallons of groundwater will be removed to safely promote excavation activities. Groundwater extracted from the excavation zone will be placed into holding tanks where sediment will settle. The water will then be pumped through a series of dual granular activated carbon (GAC) filters before being discharged to the municipal sewer, with final discharge at the Landis Sewerage Authority Plant located at 1776 South Mill Road, Vineland, NJ. Effluent water samples will be collected from intermediary sampling port on the GAC system immediately following start-up and once every two-weeks the system is operational. The effluent sample will be analyzed per the Landis Sewerage Authority's guidelines for VOCs and Total Toxic Organics. ESA will formally request authorization from the Landis Sewerage Authority prior to any discharge to the municipal sewer. Please note, the Landis Sewerage Authority fees are not included in this proposal. ESA recommends that the City of Vineland contact Landis Sewerage Authority regarding payment of these fees directly.

2.9 Monitoring Well Abandonments

A NJ-licensed well driller will abandon monitoring wells located within the soil excavation zone of disturbance. ESA anticipates abandonment of up to ten (10) on-site monitoring wells prior to excavating soil.

2.10 NJDEP Fees

The following NJDEP fees are anticipated:

- PBR application;
- Landis Water Treatment Facility Initial Fee (included in Remedial Proposal);
- Landis Water Treatment Facility Connection Fee; and,
- Annual Remediation Fees.

Per ESA's conversations with the Landis Water Treatment Facility, a discount to the connection fee may be available if it is negotiated by the City of Vineland directly. Therefore, ESA recommends that a conference call take place between Landis, the City and ESA representatives to determine what the connection fee, if any, will be. ESA will arrange for this call at the appropriate time.

Payment of fees are not included in ESA's price and are to be made directly by the City of Vineland.

2.11 Project Management and Coordination and LSRP Oversight

ESA included time and resources for meetings, status reports, regulatory coordination, subcontractor management, Licensed Site Remediation Professional technical support and general project management.

3 Price Schedule

Phase 1

1. Prepare HASP, QAPP, SESC, POTW Permit and PBR Applications	\$26,108
2. Supplemental Soil Remedial Investigation and Waste Class Sampling	\$50,145
3. Monitoring Well Abandonment	\$14,331
4. Concrete Chip Sampling, Test Pitting and Concrete Slab Removal	\$61,228
5. Supplemental Remedial Investigation Report/Remedial Action Workplan	\$22,744

Phase 2

6. Engineering Plan Development, Bid Specification Preparation and Preparation of Phase 3 Workplan	\$37,255
7. Management, LSRP Support, Meetings, Client and Contractor(s) Coordination, Data Evaluation, Regulatory Updates, and Administration	\$93,808

TOTAL ESTIMATED PRICE \$305,619