

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Mini-Bid
Greenway Project
Work Order: Remedial Investigation and Design
Originally Published: 4/4/23
Updated: 4/28/23

NOTE: All requirements and provisions of Request for Quotes: Master Plans and Designs, dated September 16, 2022 and updated September 27, 2022 and October 26, 2022, (RFQ) are incorporated and in effect for this Work Order.

OVERVIEW

The New Jersey Department of Environmental Protection (Department) issues this Mini-Bid to solicit quotes under the RFQ to complete remedial investigation and design for the 9-mile abandoned rail corridor in Essex and Hudson Counties (Greenway), including the retention of a licensed site remediation professional (LSRP). The goal of these activities is to evaluate all potential receptors, identify any areas of concern and propose the design of appropriate remedial actions necessary to ensure the suitability of the Greenway for public recreational use.

Under this Work Order, the Department is seeking proposals for remedial investigation and recommendations for remedial actions that can be conducted in advance of or in conjunction with the phased development of the Greenway, including both a comprehensive evaluation of relevant impacts and a remedial activity plan (Remediation Plan). These proposals should be designed to protect the health and welfare of surrounding communities and the environment as part of the initial development of the Greenway, including in areas where the Department has already established institutional or engineering controls, and ensure suitability of the Greenway for public recreational use. The Department anticipates that institutional controls, engineering controls, and additional monitoring may be necessary and ongoing during phased development in accordance with the Comprehensive Master Plan.

This Work Order is issued under Section 6.10 of the RFQ which allows the Department to conduct a Mini-Bid process to assign tasks to the retained consultant (Consultant). Consultants wishing to participate in this Mini-Bid shall submit a proposal based on the all-inclusive hourly rate submitted in response to the RFQ for the activities identified herein. The Department will select the proposal most advantageous to the State, price and other factors considered, for the Work Order.

PROJECT AREA

The Greenway consists of a long-dormant 8.63-mile rail line traversing Essex and Hudson Counties—two of the most densely populated counties in New Jersey and in the nation. Averaging 100 feet in width and encompassing approximately 135 acres, the Greenway passes through numerous diverse commercial, industrial, and residential neighborhoods in eight New Jersey communities (Montclair, Glen Ridge, Bloomfield, Belleville, Newark, Kearny, Secaucus, and Jersey City), crossing both the Hackensack and Passaic Rivers in the process.

The Department envisions development of the Greenway, in coordination with other State Agency partners, as a multimodal, walking, biking, and transit corridor providing new, safe, and equitable opportunities for outdoor recreation and open space enjoyment, improvement of regional transportation and stormwater performance, and spurring equitable economic growth and

redevelopment in the surrounding heavily industrialized region. To maximize these opportunities, the Department acquired the corridor subject to appropriate reservations to allow use for transit, utility, and other economically beneficial uses consistent with the Greenway's underlying recreational purpose.

Additionally, due to the legacy of industrial pollution in the vicinity of the Greenway and dilapidation of existing infrastructure, its development for public use requires the implementation of appropriate remedial safety measures to allow for public use.

While access to the property is currently restricted, the Department intends to open a portion of the Greenway for public use and enjoyment by the end of 2025. As the development of the comprehensive Master Plan will necessitate extensive planning and deep, robust community and stakeholder engagement, the Department expects to undertake a phased approach to development that prioritizes initial investments in stormwater infrastructure, remediation, safety and security and initial supportive public amenities. This phased approach would work parallel to the development of the comprehensive Master Plan with further improvements and amenities subsequently incorporated into the Greenway in accordance with the finalized Master Plan.

Background documentation for the Greenway can be found on collaborative Microsoft Teams sites:

Agency Landscape + Planning with NV5 - [Teams site link](#)

Arup - [Teams site link](#)

James Corner Field Operations - [Teams site link](#)

SCOPE OF WORK

Prior to taking title to the Greenway, the Department received a Due Diligence Investigation Report from its partners at J.M. Sorge and the Open Space Institute (Report). Though the Report visually identified historic fill throughout the Essex-Hudson Greenway Project site, which is presumed to be contaminated, the Report concluded that the Greenway could advance as a multi-modal greenway that is appropriately developed with institutional and engineering controls to address historic fill contamination. The Report also noted, however, that there may be contamination present that did not originate from historic fill and might require additional institutional controls.

The location of the Greenway in proximity to highly populated communities necessitates a full and complete environmental assessment, including potential for migration and impacts to sensitive receptors. The Department seeks to build on the existing Report to develop the Remediation Plan to evaluate and implement remediation and control technologies in conjunction with the initial phased development of the Greenway.

The Remediation Plan shall: (1) evaluate and determine all aspects of remediation, including the remedial action, which will include all media (soils, ground water, sediment, surface water, air); (2) evaluate all receptors including, but not limited to, sensitive populations, potable wells, environmentally sensitive natural resources, and vapor intrusion; (3) ensure full compliance with Department guidance and standards through additional investigation and sample collection, building on the prior Due Diligence Investigation Report; (4) evaluate remediation alternatives for feasibility and effectiveness, including institutional controls, engineering controls, and ongoing monitoring; and (5) provide a recommended preferred alternative or ranked alternatives for remediation with associated costs for each.

The Consultant shall complete the scope of work as described herein.

The Consultant shall include in their response to this Mini-Bid the budget necessary to complete the scope of work. This budget is approximately \$500,000.

All project deliverables shall be submitted to Department for review in a timely manner. Consultant shall provide all deliverables in a format suitable for inclusion on the Department website.

The Consultant shall be responsible for completing the following tasks as soon as feasible and no later than **September 1, 2023**:

TASK 1 – REMEDIATION PLAN

The Consultant shall review relevant, available information and, as necessary, engage relevant community members, local government entities and other stakeholders to gain an understanding of the areas surrounding the Greenway, as applicable, including but not limited to their historical use, geology, any prior violations of Department standards or guidance, and any existing institutional or engineering controls, and other critical issues to develop a proposed comprehensive and effective Remediation Plan for Department review.

The Consultant shall propose designs for comprehensive remediation appropriate for installation in advance of and compatible with development of the Greenway that represent feasible options for addressing all areas of contamination and their potential impacts to receptors such as sensitive populations, potable wells, and any environmentally sensitive natural resources. The Remediation Plan must ensure compliance with Department guidance and standards by incorporating an evaluation of the sources of contamination in the area and recommending a remediation plan that includes relevant institutional or engineering controls if the contamination will remain in exceedance of the applicable remediation standards (N.J.A.C. 7:26D), including, as necessary, Classification Exception Areas (CEAs), deed notices, and remedial action permits.

The LSRP retained for the project shall issue the final remediation document when remedial activity is considered complete, in the form of a Response Action Outcome (RAO).

The Remediation Plan shall recommend remediation alternatives based on the topography, geology, any known or suspected receptors, and the historic and current uses (industrial or otherwise) of the land surrounding the Greenway. The recommendation shall also include information related to the relative cost, maintenance requirements, necessary ongoing maintenance and institutional controls, and effectiveness of each alternative plan. Finally, the Remediation Plan shall provide an expected timeline for implementation prior to or in conjunction with development of the Greenway (Recommendation Report).

To ensure effective communication within the region, any publicly distributed written materials requesting input and participation from the public will be translated into Spanish by the Consultant, as well as any other languages that may be recommended by the Consultant.

The Remediation Plan shall:

1. Propose remediation alternatives based on the topography, geology, any known or suspected receptors in the area (including sensitive populations, potable wells, and environmentally sensitive natural resources), and the historic and current uses of the surrounding area;
2. Detail and provide sampling data to support the analysis used to determine remediation alternatives, including their compliance with applicable rules and guidance and relevant permitting considerations;

3. Identify a recommended preferred alternative, or ranked alternatives, and including an explanation for their ranking/selection; and
4. Include expected timing, costs and schedule for any remediation activity.

The Consultant shall provide a draft Remediation Plan to the Department for review, comment, and modification, as necessary, prior to finalization. The Department will return comments within one week of receipt.

Deliverable(s)

1. Draft Remediation Plan, including Recommendation Report, for review by Department; and
2. Final Remediation Plan, revised based on comments from Department.

TASK 2 – MEETINGS, CONFERENCE CALLS, AND GENERAL PROJECT TEAM COORDINATION

The Consultant shall schedule regular meetings with the Department to monitor progress, raise issues and collaborate on the tasks set forth in this scope of work including, but not limited to the following:

- Project Kick Off Meeting(s) – Within seven (7) business days of receiving the notice to proceed on execution of this scope of work, the Consultant’s project manager and other key personnel shall participate in a project kick off meeting with the Department. At this meeting, contract requirements, timelines, and team member roles and responsibilities will be clarified.
- Status/Progress meetings – The Consultant shall meet with Department at least every two (2) weeks to report on the progress of all tasks for the duration of the project. The Consultant Team shall:
 1. Schedule all meetings;
 2. Prepare meeting agenda; and
 3. Distribute a copy of the agenda to the meeting participants no later than two (2) business days prior to all meetings or conference calls;
 4. Prepare meeting summaries and transmit to Department no later than two (2) business days after the meeting.
- Recommendation Presentation – Consultant shall present their final recommendations under Task 1 to the Department at least one week prior to submitting final Remediation Plan.

Deliverable(s)

- 1) Meeting summaries for Progress/Status meetings; and
- 2) Recommendation Presentation.

ADMINISTRATIVE REQUIREMENTS

In addition to the tasks identified above, the Consultant will comply with administrative requirements listed below in accordance with Department requirements.

Progress Reporting

The Consultant Team shall be responsible for reporting all project progress at least monthly, unless a different frequency is set by the Department and Consultant, during the duration of the Work Order. This requires:

1. Ensuring that all progress reports are submitted in a mutually agreed upon format and include the following:

Consultant Teams – Scope of Work and Request for Quotes for Regional Projects

- a. Task Name or description per the Scope of Work;
- b. Task Status;
- c. Activities completed and anticipated for the next month; and
- d. Percent completed.

Invoicing

The Consultant's project manager shall ensure that all requests for payment:

1. Include employee timesheets;
2. Are signed by the employee's supervisor;
3. Are supported by completed activities/tasks described in the monthly progress reports; and
4. Include the Invoice Summary Table.

Uploading documents to the Greenway Microsoft Teams Site

The Department will provide a Microsoft Teams site for each prequalified Consultant to collaborate on projects and serve as a repository for work products. The Consultant shall ensure that all draft and final work products developed by the Consultant are uploaded to the site regularly, but at least monthly.

Agency Landscape + Planning with NV5 - [Teams site link](#)

Arup - [Teams site link](#)

James Corner Field Operations - [Teams site link](#)

SUBMISSION OF PROPOSALS

If a Consultant is not able to respond to this Mini-Bid due to a conflict of interest or scheduling issue, it shall decline participation in writing to Department within three (3) business days of receipt of the Work Order. Scheduling issues may include if the Consultant would not have capacity to execute this scope of work within the timeline required, due to capacity constraints resulting from ongoing or anticipated projects.

Consultants may submit questions no later than 12:00 p.m. April 11, 2023 to

[REDACTED] Responses to questions will be emailed to all prequalified vendors.

One electronic copy of the proposal must be submitted to [REDACTED] by 12:00 p.m. on May 5, 2023.

The proposal must include the following:

- a. A statement demonstrating why the Consultant is uniquely qualified to complete the scope of work;
- b. A detailed description of how the Consultant proposes to complete each task identified in the scope of work;
- c. Name, title, and qualifications of personnel that will be assigned to each task and their experience to complete it successfully;
- d. A schedule or timeline for completion of the specific tasks and deliverables set forth in the scope of work; and
- e. A comprehensive budget showing the person-hours proposed to complete the activities set forth in the scope of work. The budget shall be designed to reflect the tasks, sub-tasks, or other work elements required by this Work Order and shall set forth, for each task, sub-task or other work element, the total number of person-hours, by labor category, proposed to

complete the assignment. The budget shall be based on the all-inclusive hourly rate submitted in the Contractor's quote in response to the RFQ.

After review of all responses to this Work Order, the Department will select the proposal(s) most advantageous to the State, price and other factors considered.

The Department expects to assign this Work Order by **May 19, 2023**.

Mini-Bids: Greenway Project

Questions & Answers

April 14, 2023

General

Question: We understand we can add subconsultants as the work progresses according to the Q&A dated October 26, 2022. If we are adding them for the mini-bids, should we have them approved by DEP prior to the mini-bid deadline? Or can we simply include them as a part of the team in our proposal?

Answer: Yes. Any subconsultants that are not already approved and in NJSTART, need to be added to and approved in NJSTART before we can award the Mini-Bid.

Question: Is the Consultant Team able to add new sub-consultants to the on-call contract?

Answer: Yes. If you are adding subconsultants that are not already approved and in NJSTART, they need to be added to and approved in NJSTART before we can award the Mini-Bid.

Question: Would translation to any of the 10 languages required by the New Jersey Department of Community Affairs' LAP be the Consultant Team's responsibility? Or would that be handled by DEP? Is NJDEP providing translation services for final documents, or is the expectation for the Consultant to provide these services? [If languages other than Spanish, please specify the languages that are needed. Please confirm if translations services noted in Mini Bids shall be provided by consultant of DEP.

Answer: The Consultant Team would be responsible for translating documents, as necessary, into Spanish. No other languages are required at this time; however, Consultants should reference current ACS data to determine if other languages are appropriate for the communities surrounding the Greenway.

Question: "Budget shall be based on the all-inclusive hourly rate from the RFQ" Can NJDEP confirm that we use the all-inclusive hourly rate per title and per firm that we submitted with the RFQ?

Answer: Yes. The hourly rates per title and per firm will be what firms submitted with the RFQ.

Question: Based on pages 10-11 of the RFQ, M/W/DBEs and SDVOBs are described, but with no contract percentage requirements. Are there percentage requirements for each of the mini-bids? Please specify.

Answer: No.

Question: Are there budgets established for each of the work orders that NJDEP are able to share?

Answer: There are no established budgets. DEP will compare proposals on price and other factors.

Question: Do we assume that the NTP and the start of work will be on or shortly after the Decision Deadlines NJDEP have tabulated?

Answer: Yes.

Question: The link provided for the teams site does not appear to work for our team. Can NJDEP confirm the process for providing access to these Team sites? The Microsoft Teams link does not appear to work for our team. Could DEP send invitations to our email addresses?

Answer: Individual invitations to the Teams site were sent on 4/11 – if you are still having issues, please email

Question: Please confirm where the kickoff meetings, status/progress meetings and recommendations presentations will take place.

Answer: Kickoff meetings, status/progress meetings, and recommendations presentations may be conducted in person or virtually (Teams, Zoom, etc.).

Safety & Security

Question: Can you confirm the Consultant Team's detailed recommendation (Task 1) is to be concept design level and the rest of the design phases including SD, DD, and CD is to be handled with a separate work order?

Answer: The Department is seeking a report and recommendations for immediate security measures that Department should take to secure the Greenway during the development process and will consider the Consultant Team's approach and depth of design as part of its review. The Department expects this would largely involve conceptual design but does not want to limit the proposal if, in the Consultant Teams' expertise, additional design would be appropriate.

Question: Will NJDEP provide a list of threats and threat scenarios to assess against the Greenway to identify the vulnerabilities or does NJDEP require the Consultant Team to prepare a list of threats and associated scenarios for evaluation at the beginning of the project?

Answer: DEP does not have a list of threats and threat scenarios. Consultant Team should prepare a list if it's beneficial to their proposal.

Question: Is the Consultant Team required to collect and analyze crime data for jurisdictions adjacent to the Greenway?

Answer: No. This work order is more about risks to users/trespassers and identification of vulnerabilities to trespass, attractive nuisance, and illegal dumping.

Question: Will escorts be required for the Consultant Team to traverse the Greenway in conducting the in-field assessment?

Answer: Yes, DEP can provide.

Question: Will NJDEP provide law enforcement escorts if requested by the Consultant Team when traveling through areas considered to be unsafe?

Answer: Yes, DEP can provide.

Question: Is the Consultant Team required to assess the communications infrastructure along the Greenway that will be required to support call boxes, cameras, etc.?

Answer: DEP is looking for recommendations as to whether/how those things should be incorporated and, if possible, what would be necessary to support. The recommendation would likely include an assessment of existing infrastructure capabilities and necessary upgrades.

Question: Has any prior safety and security assessments been completed that can be provided to the Consultant Team?

Answer: No.

Question: Are there any data residency requirements for the data (e.g. photos, observations, etc.) collected as part of the Safety and Security Needs Assessment and Recommendations scope of work?

Answer: Not required, but may be included if beneficial.

Question: Does NJDEP have the Greenway mapped (e.g. GIS) which can be provided to the Consultant Team for planning logistics of in-field assessment and use in reporting findings?

Answer: Yes. Added to Teams site – if you are unable to access, please email [REDACTED].

Question: Does NJDEP have geo-data (lat/long) of key assets along the Greenway?

Answer: No. DEP has Greenway shapefiles, which are in the Teams site, but does not have key assets mapped.

Stakeholder Engagement & Phased Development

Question: Can you confirm the Consultant Team's detailed recommendation (Task 4 – 2 (initial basic supportive public amenities)) is to be concept design level and the rest of the design phases including SD, DD, and CD is to be handled with a separate work order?

Answer: The Department is seeking a report and recommendations for phased development and will consider the Consultant Team's approach and depth of design as part of its review. The Department expects this would largely involve conceptual design but does not want to limit the proposal if, in the Consultant Teams' expertise, additional design would be appropriate.

Question: What is NJDEP role in the community engagement process? What is the level of involvement, and commitment to attending community engagement events?

Answer: The Department expects the Consultant Team to organize and lead the engagement efforts with the Department serving in a supportive and collaborative role, and expects to staff engagement sessions as feasible.

Question: What media channels (interactive project website, social media etc) will be used by NJDEP to post information related to this effort – at present, there's no central way of communicating this information. If the intention is for the project website to host interactive material – does the NJDEP website have the capacity to do this, or will the Consultant need to investigate an alternate project webpage?

Answer: The [Greenway website](#) has the capacity to host interactive material; Consultant Team can work with DEP staff to update the website as necessary. If Consultant Team has something specific in mind that DEP is not capable of hosting, a stakeholdering-specific site could be linked to the Greenway's page. Information can be disseminated via DEP channels (social media accounts, email blasts, etc.) and/or directly from Consultant Team. Methods/logistics of communication may be included in proposal.

Question: Would the team have regular access to the NJDEP Communications Department to coordinate throughout the community engagement process?

Answer: Yes.

Question: Is NJDEP providing translation services, or is the expectation for the Consultant to provide these services? Please provide the level of expectation. Will NJDEP require translation of materials, and interpreters at engagement events? Other than Spanish, please specify the languages that are needed.

Answer: The Consultant Team would be responsible for providing translation services, as necessary, into Spanish. No other languages are required at this time; however, Consultants should reference current ACS data to determine if other languages are appropriate for the communities surrounding the Greenway.

Question: For Task 3, our assumption is that the Consultant will be reviewing information and not conducting new analysis (particularly around structural integrity, accessibility, topography, compatibility with storm water management). Please confirm.

Answer: Correct, to the extent that information exists. If there are significant gaps identified in the assessment, the Department would work with the Consultant on whether and how those gaps would need to be addressed to provide a meaningful recommendation.

Question: Given the ~3month timeframe, what is NJDEP's expectation for the level of engagement with 'local government' mentioned in Task 4? Is the intention for local government agencies to engaged throughout the process?

Or is the intention for the Recommendation Report to resonate with a local government audience, in addition to the other audiences identified?

Answer: The Department would look to the Consultant for guidance on this issue but has existing contacts with local government stakeholders that can be leveraged as part of this process. Additionally, the Department would expect significant overlap in community and local government engagement efforts.

Question: Does NJDEP have writing guides, branding, or style guides that the report deliverables must adhere to?

Answer: NJDEP follows Associated Press guidelines and can share branded colors and logos with Consultant Team. That said, so long as deliverables are consistent from Consultant Team, DEP does not require Team to follow DEP's guidelines.

Question: Does the DEP already have a list of stakeholders and contacts, or would this need to be developed as part of the process?

Answer: DEP has a partial/preliminary list and will provide it to Consultant Team. Team should develop the list further.

Remedial Investigation & Design

Question: Can more than one LSRP be assigned to the project, ie: one for the remediation of HFM and one for other identified release not related to HFM?

Answer: Yes.

Question: Is remedial investigation based solely on conclusions of the Due Diligence Report? As such, will an inspection of the Greenway be allowed prior to the deadline of the bid submission?

Answer: The Department expects the Consultant to prepare its proposals based on existing information but is open to allowing for inspection of the Greenway as part of the bid submission process. Once selected, the Department would expect the Consultant to conduct all investigation necessary to satisfy applicable regulatory requirements and develop the necessary remedial action recommendations.

Question: Can the Due Diligence Investigation Report by J.M. Sorge and any other previous environmental/site remedial documents be provided to the teams?

Answer: Yes. Added to Teams site – if you are unable to access, please email [REDACTED].

Question: Under the CSRRP, the LSRP generally performs site remedial work with minimal DEP oversight. Could you please explain whether DEP's involvement in the Greenway Project differs from this understanding.

Answer: Where the Department is proceeding in its capacity as a landowner, CSRRP treats the Department as it would any third-party, including LSRP retention.

Stormwater Infrastructure

Question: Is there more detailed topography and utility information available than what was included in the Stormwater Feasibility Report for the Consultant Team to evaluate the storage area options referenced in the Work Order? If they are not available and the Consultant Team believes it is necessary to execute the work, should we include a scope to provide both topographic and utility survey specifically for this work?

Answer: Any additional survey work the Consultant believes may be required should be include in the bid response. If that information were otherwise publicly available, a Consultant would not be penalized in its evaluation, specifically on cost, for inclusion of that work.

Question: Is there a specific volume goal for the CSO reduction?

Answer: No. The Department is simply looking for feasible methods to evaluate to take advantage of the opportunity presented by the Greenway to assist in lessening localized flooding and CSOs.

Question: Is there a preference for green stormwater infrastructure vs. underground detention?

Answer: DEP anticipates the Greenway will benefit from both green stormwater infrastructure and underground detention. This Mini-Bid is geared more towards the hard infrastructure that would need to be designed/installed before remediation/capping/construction of the Greenway.

Question: Is there a design storm that should serve as the basis of design?

Answer: No.

Question: Is there a specific future climate-influenced design storm the Consultant Team needs to follow? Or can we define and determine it?

Answer: Consultant Team may define and determine the design storm in accordance with the Department's pending Inland Flood Regulations.

Question: Will NJDEP be providing additional existing information in regards to utilities and topography? Or is that to be a task as part of this scope of work?

Answer: Utilities and topography should be evaluated as part of the scope of work.

Question: The Stormwater Feasibility Study that was provided with the RFP (dated June 24, 2022) was in a draft format. Is a final version of this document available?

Answer: Yes. Added to Teams site – if you are unable to access, please email [REDACTED].

Question: Why did the 2022 Arup Draft Stormwater Feasibility Study exclude Belleville and Jersey City?

Answer: Unknown. DEP was not involved with the Study at that time.

Question: Since the City of Kearny was eliminated from the Arup study, is there no need for further consideration of underground stormwater storage tanks in Kearny?

Answer: Kearny should be considered for potential stormwater storage tanks.

Question: Is the intention of this mini-bid to advance the analysis/design of the CSO underground storage sightings within Newark, Kearny, Belleville and Jersey City or just Location D within Newark?

Answer: The intention is to understand which location(s) are best situated for stormwater management to identify the most beneficial opportunities to address localized flooding and CSOs. Any and all recommendations on stormwater engineering are welcome, but the Department is not pursuing full CSO abatement through this project – this is merely to leverage beneficial stormwater management opportunities.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

AMENDMENT No. 1

April 20, 2023

Greenway Project Mini-Bid Deadline Extensions

Per the review of the New Jersey Office of the State Comptroller, NJDEP is extending the deadlines for response to Greenway Mini-Bids as follows:

Mini-Bid	Mini-Bid Deadline	Decision Deadline
<u>Safety & Security</u>	5/5	5/19
<u>Stakeholder Engagement & Phased Development</u>	5/5	5/19
<u>Remedial Investigation & Design</u>	5/5	5/19
<u>Stormwater Infrastructure</u>	5/5	5/19

Note work order deliverables for Safety & Security, Remedial Investigation & Design, and Stormwater Infrastructure will be due no later than 9/1.

Stakeholder Engagement & Phased Development deliverables remain due no later than 8/18.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

AMENDMENT No. 2

April 28, 2023

Greenway Project Mini-Bid Updates

Per the review of the New Jersey Office of the State Comptroller, NJDEP non-substantially updated the Greenway Mini-Bids. Edits include:

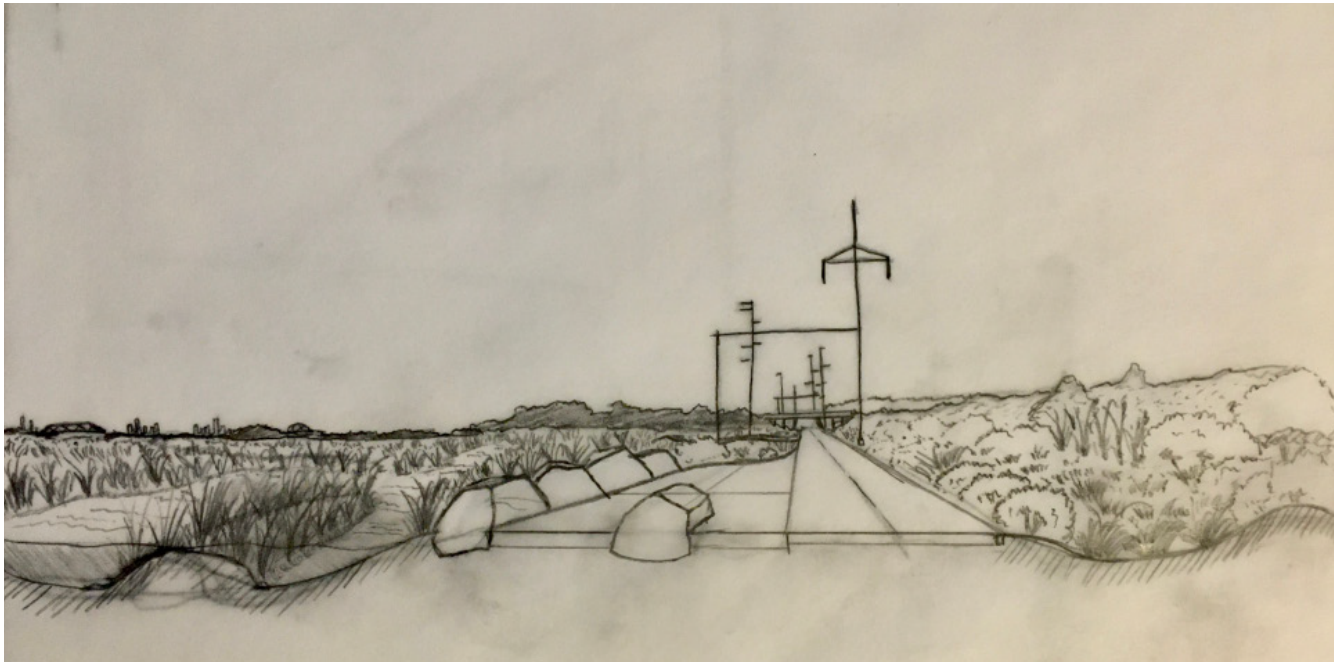
- All Mini-Bids:
 - Referring to NJDEP as “Department” rather than “DEP”;
 - Changing “will,” “should,” and “would” to “shall”;
 - Stating Consultants shall include their budget in response, with approximate budget guidelines;
 - Adjusting dates to align with [Amendment No. 1](#);
 - Clarifying language on translation to align with [Questions & Answers document](#);
 - Including language to clarify DEP will return comments on draft deliverables within one week;
 - Changing “PM” to “project manager”;
 - Clarifying that recommendation presentations will occur at least one week prior to submitting final deliverables;
 - Clarifying reporting on project progress; and
 - Updating “Quote Proposals” to “Proposals.”
- Remedial Investigation & Design Mini-Bid
 - Defining abbreviation of Due Diligence Investigation Report as “Report” and adjusting plurality issue (i.e., “Report” versus “Reports”); and
 - Including language to clarify DEP’s ability to review, comment, and modify, as necessary, draft Remediation Plan prior to finalization.
- Stormwater Infrastructure
 - Mentioning “Feasibility Study” in first sentence of Task 1;
 - Changing “Consultant Team” to “Consultant”; and
 - Including language to clarify DEP’s ability to review, comment, and modify, as necessary, draft Stormwater Infrastructure Plan.
- Safety & Security Needs Assessment & Recommendations
 - Including language to clarify DEP’s ability to review, comment, and modify, as necessary, draft Security Needs Assessment and Recommendations Report.
- Stakeholder Engagement & Phased Development
 - Updating “engagement plan” to “Engagement Plan”;
 - Including language to clarify DEP’s ability to review, comment, and modify, as necessary, draft Engagement Plan; and
 - Updating Task 3 to include “The results of this assessment will be reflected in the recommendation report required under Task 4 below.”

New Jersey Department of Environmental Protection

Greenway Project Mini-Bid

Remedial Investigation and Design

May 5, 2023



Contents

1.	Qualifications Statement	1
2.	Technical Approach	2
2.1	Task 1: Remediation Plan	2
2.2	Task 2: Meetings, Conference Calls, and General Project Team Coordination	2
3.	Key Personnel	3
4.	Schedule	5
5.	Budget	6

1. Qualifications Statement

The Arup team is uniquely positioned to help New Jersey Department of Environmental Protection (Department) achieve its vision for the Greenway. Our approach is centered around the principles to use the best available science, listen to voices from all sides of the community, find the best balance between natural and technological solutions, and lead a process that is transparent and inclusive.

Arup and MNLA recently delivered the Essex-Hudson Greenway Framework Plan in 2021. By leveraging our prior knowledge on the Greenway, the Arup team can quickly mobilize to maximize the time covered by the Contract because Arup's engineering studies outlined the possibilities for repurposing a disused rail corridor into a greenway, establishing a vision with MNLA for a future pedestrian corridor. We will also leverage lessons learned from our strong portfolio of similar signature waterfronts, multimodal linear greenways, and quality public space that demonstrates technical excellence and ability to deliver solutions that are innovative, implementable, and feasible.

Matrix is a Woman-Owned Business Enterprise (WBE) headquartered in Florham Park, New Jersey and employs professional engineers, environmental planners, ecologists, hydrogeologists, surveyors, landscape architects, and Geographic Information System (GIS) specialists. Matrix has eleven Licensed Site Remediation Professionals (LSRPs) and fourteen New Jersey Licensed Professional Engineers on staff that are familiar with Department rules and regulations. Known for delivering high quality results within budget and on schedule, Matrix has successfully executed and delivered on multiple, concurrent large-scale and complex contracts for public agencies (Federal, state, county, and local), private corporations, architects, engineering firms, and commercial and residential developers.

Our wide range of environmental and engineering services include:

- land use planning and engineering services
- environmental planning, permitting, and environmental investigations
- geotechnical engineering
- construction monitoring and support
- remediation design
- regulatory compliance
- ecological and biological studies
- stormwater management and flood studies
- forensic engineering
- litigation support
- community relations.

Throughout their offices, Matrix staff are skilled in all aspects of environmental engineering and planning, science, and construction. Their services include development of complete local, state, and Federal regulatory permit applications, and preparation of compliance documents with detailed environmental analyses related to the natural and human environment.

2. Technical Approach

The Arup team has prepared to provide environmental remedial investigation and design services to the New Jersey Department of Environmental Protection (Department) for the Essex-Hudson Greenway Project (Site) located in portions of Essex and Hudson Counties, New Jersey. This scope of work includes retention of a licensed site remediation professional (LSRP) who will issue the final remediation document in the form of a Response Action Outcome (RAO) when remedial activity is considered complete. Arup will review relevant, available information including the referenced Due Diligence Investigation Report to prepare a comprehensive evaluation of impacts in all media (soils, ground water, sediment, surface water, air). The Arup team has a history of working with investigation firms that are already registered on NJSTART, ensuring that the field work will start soon after the award of this contract.

Arup will ensure full compliance with Department guidance and standards through additional investigation, sample collection, and identify potential receptors including but not limited to sensitive populations, potable wells, environmental sensitive resources (ENSRs), and vapor intrusion. Arup will evaluate potential remediation alternatives to include institutional controls, engineering controls, and ongoing monitoring for feasibility and effectiveness as the remedial action. The LSRP will provide a deliverable recommending the preferred remediation alternative with associated costs and a schedule to complete remedial activity.

2.1 Task 1: Remediation Plan

Arup proposes to prepare a Remediation Plan and Recommendation Report as a preliminary deliverable that will be submitted for the Department's review and comment.

The Remediation Plan will be designed to implement task actions concurrent with the ongoing development phases for the multi-modal Greenway. Additional sampling data collection will be proposed to support the implementation of institutional and engineering controls pursuant to N.J.A.C. 7:26C-7.1 including classification exception areas (CEAs), deed notices (DNs), and remedial action permits (RAPs) for soil and ground water to address historic fill contamination and contamination present that did not originate from historic fill and might require additional institutional controls. Arup will evaluate and determine all aspects of remediation including remedial actions for all contaminated media (soils, ground water, sediment, surface water, ecological assessment, air). A receptor evaluation report will be conducted pursuant to N.J.A.C. 7:26E-1.15 to document, in summary form, the existence of human or ecological receptors and the actions taken to protect those receptors. The preliminary remediation plan will be prepared to detail the sampling of all media as required to comply with applicable rules, guidance, and relevant permitting considerations. Results of sample analysis will be used to support the preferred remediation alternative, schedule, and costs.

The Department's comments to the Remediation Plan and Recommendation Report will be used as the basis to prepare and submit the primary deliverable as a Final Remediation Plan.

2.2 Task 2: Meetings, Conference Calls, and General Project Team Coordination

Costs are included for the general coordination of the project team throughout the design and implementation of sampling plans and the preparation of preliminary and final Remediation Plan deliverables. A total of eight meetings are scheduled to occur with the Department including the timely and complete submittal of seven (7) total deliverables to the Department.

Project kickoff meeting is anticipated to be scheduled on or before May 19 to confirm contract requirements, timelines, and team member roles and responsibilities. Up to six bi-weekly status/progress meetings are included to begin on or before June 2 and end on or before August 11. Arup will detail status for task activity descriptions identifying percent complete over the next reporting period. Includes six (6) status summaries to be submitted as a deliverable for Department review. Remedial action recommendation deliverable and presentation submitted on or before August 18.

3. Key Personnel

The following key personnel will be assigned to this task. Resumes are available upon request and key personnel biographies were previously provided in the Technical Quote dated November 14, 2022.

With the concurrent Greenway projects for Stakeholder Engagement, Stormwater, and Security, we would anticipate coordinating with those teams via NJDEP whether they are Arup-led or with the other consultant teams. If selected for multiple Greenway projects, we have setup our team and personnel to be able to deliver multiple Greenway projects with qualified and experienced personnel and without compromising our staff resourcing. The following pages contain our biographies and qualifications.

Name	Title/Labor Category	Qualifications	Experience
Vincent Lee	Project Director/ Principal Level VIII	PE, State of NJ LEED Accredited Professional ISI ENV SP	Vincent Lee is a Principal in Arup with a wide range of experience in sustainable site development, green infrastructure, and water management. While serving as project director and manager, and lead design engineer on several high-profile multidisciplinary projects worldwide, he offers his clients a comprehensive understanding of delivering sustainable and resilient infrastructure while overcoming a diversity of complex and context-sensitive challenges. Vincent’s relevant experience includes the Essex-Hudson Greenway Visioning Study and Little Island with MNLA, Newark360 with WRT Design and One Architecture, Mulberry Commons in Newark, and Hunter’s Point South, Phases 1 and 2.
Robert Shaw	Project Manager/ Project Manager Level II	PE, State of NJ	Robert Shaw is a Senior Engineer in Arup with experience in projects around Northern New Jersey. His recent work has included parks projects in Downtown Newark, and several projects around Newark Airport. Robert will be the main point of contact between the Arup team and NJ DEP.
Thomas C. DeMichele	Senior Technical Director	NJDEP Licensed Site Remediation Professional, No. 576002, 2012	Thomas DeMichele is a Licensed Site Remediation Professional (LSRP) with over 35 years of experience in environmental investigation and remediation services. His experience includes planning and directing soil, surface water, groundwater, and bedrock investigations for environmental projects, and oversight of underground storage tank (UST) and aboveground storage tank (AST) decommissioning in accordance with federal, state, and local regulations.

Name	Title/Labor Category	Qualifications	Experience
Jesse Manning	Project Manager/Project Manager Level II		<p>Jesse Manning is an environmental professional with 23 years of experience in site characterization, contaminant investigation, and remediation under state and federal regulations. He has managed environmental projects for a variety of clients including developers, petroleum, construction and commercial companies, engineering firms, and residential homeowners.</p> <p>Jesse has conducted remedial investigations of soil and groundwater, underground storage tank investigations, Phase I and II environmental site assessments, ecological assessments, and indoor air quality and vapor intrusion investigations. He is proficient in New Jersey site remediation including the Site Remediation Reform Act: Final Rule, and applicable Department regulations and guidance.</p>
Brian Yates	Senior Technical Professional		<p>Brian Yates has more than ten years of experience with ecological evaluations and ecological risk assessments. He is experienced in the development of toxicological evaluations, natural resources surveys, and ecological risk assessments. He has used federal and state-approved methods and tools to assess exposure and risk to various wildlife species and determine protective site remediation standards.</p> <p>Brian has conducted extensive research on the life history, exposure, and uptake of chemicals of concern by both aquatic and terrestrial receptors in diverse habitats and food webs. He is familiar with the fate, transport, and toxicity of diverse contaminants of concern such as heavy metals, dioxins and furans, polycyclic aromatic hydrocarbons, and polychlorinated biphenyls. He has developed complex multi-compartmental models for assessing the bioaccumulation and biomagnification of chemicals of concern up the food chain throughout multiple trophic levels and feeding guilds.</p>

4. Schedule

To deliver the scope of work outlined in this Mini-Bid, we propose the following timeline:

- Mini-Bid Proposal submission – May 5, 2023
- Work Order Assigned – May 19, 2023
- Project Kick-Off Meeting – May 26, 2023
- Initial Field Work start – June 5, 2023
- Remediation Plan Preparation start – June 5, 2023
- All field work completed (including delineation work and eco) – July 14, 2023
- All analytical reports received – July 28, 2023
- Draft Remediation Plan, including Recommendation Report – August 11, 2023
- Department comments – August 18, 2023
- Final Remediation Plan – September 1, 2023

5. Budget

The table below summarizes the budget per task, with comprehensive details for each on the following pages.

Greenway - Remedial Investigation and Design Price Sheet			
Summary			
Arup + Subs			
Task #	Description	Person- Hours	Fee
01	Remediation Plan	1813.00	\$ 277,378.08
	Field Investigation Allowance*		\$ 283,386.00
02	Meetings, Conference Calls, and General Project Team Coordination	202.00	\$ 38,488.16
<u>Totals</u>		2015.00	\$ 599,252.24

*An additional allowance is required for field investigation (laboratory, drilling, excavation, etc.)

Greenway - Remedial Investigation and Design Price Sheet

Arup + Subconsultants				
Task 01 - Remediation Plan				
Staffing Rates by Title			2023	
	Staff Titles	Staff rates fully loaded (sal,OH, FF, + expenses)	Person-Hours	Total Fee
26	Junior Technical Specialist Level II	\$ 95.00	106.00	\$ 10,070.00
76	Technical Specialist Level I	\$ 125.00	644.00	\$ 80,500.00
77	Technical Specialist Level II	\$ 130.00	80.00	\$ 10,400.00
19	Engineer / Consultant II	\$ 132.44	64.00	\$ 8,476.10
20	Engineer / Consultant III	\$ 148.54	48.00	\$ 7,129.78
57	Project Specialist Level I	\$ 160.00	96.00	\$ 15,360.00
58	Project Specialist Level II	\$ 170.00	493.00	\$ 83,810.00
56	Project Manager Level II	\$ 200.00	202.00	\$ 40,400.00
73	Senior Technical Director	\$ 230.00	64.00	\$ 14,720.00
45	Principal Level VIII	\$ 407.00	16.00	\$ 6,512.00
Task 01 Totals			1813.00	\$ 277,377.88

Commercial Assumptions:

An additional allowance of \$283,386 is required for field investigation (laboratory, drilling, excavation, etc.)

1. Access to all areas is provided and no access agreements need to be negotiated
2. All laboratory analysis is on a standard 2 week turnaround time analysis
3. All ecological sampling can be done from shore or small work boat, support of a barge/ vibracore sampling is not included

Greenway - Remedial Investigation and Design Price Sheet

Arup + Subconsultants				
Task 02 - Meetings, Conference Calls, and General Project Team Coordination				
Staffing Rates by Title		2023		
	Staff Titles	Staff rates fully loaded (sal,OH, FF, + expenses)	Person-Hours	Total Fee
19	Engineer / Consultant II	\$ 132.44	64.00	\$ 8,476.10
58	Project Specialist Level II	\$ 170.00	40.00	\$ 6,800.00
56	Project Manager Level II	\$ 200.00	72.00	\$ 14,400.00
73	Senior Technical Director	\$ 230.00	10.00	\$ 2,300.00
45	Principal Level VIII	\$ 407.00	16.00	\$ 6,512.00
<u>Task 02 Totals</u>			202.00	\$ 38,488.10

Commercial Assumptions:

Contact:

Vincent Lee

Principal

t: [REDACTED]
e: [REDACTED]

499 Thornall Street
Edison, NJ 08837

arup.com