



TOWNSHIP OF WEST ORANGE

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

DEPARTMENT OF PUBLIC WORKS

ROBERT D. PARISI

Mayor

LEONARD R. LEPORE

Director, Township Engineer

Tel: (973) 325-4160

Fax: (973) 669-9588

Email: engineering@westorange.org

July 17, 2014

Mayor and Township Council
Municipal Building
66 Main Street
West Orange, New Jersey 07052

RE: **SITE REMEDIATION SERVICES**
LICENSED SITE REMEDIATION PROFESSIONAL
MANAL BABA, T&M ASSOCIATES
6-8 LINDSLEY AVENUE, 280 PLEASANT VALLEY WAY
CHANGE ORDER NO. 1

Mayor Parisi, Council President McCartney, Councilwoman Spango, and Gentlemen:

Earlier this year by Resolution No. 15-14 dated January 14, 2014, you awarded a professional services contract to the firm of T&M Associates, 11 Tindall Road, Middletown, NJ 07748-2792 to perform site remediation services associated with former leaking underground storage tanks at the old Public Works Garage on Lindsley Avenue and Fire House Number 4 on Pleasant Valley Way. The cost of these services based on their proposal of December 30, 2013 was \$226,850.00.

Based on their initial work at both sites, T&M Associates determined they need to set an additional monitoring well at each site and provide initial sampling of the well. Also an existing monitoring well in the parking lot driveway on Lindsley Avenue has contaminated ground water. Since this well is off the site of the original underground storage tank discharge, a public notification is required.

Attached please find the proposal of T&M Associates dated July 7, 2014 for these additional services. The cost for this work is \$15,350.00. I request you approve this work as Change Order No. 1 for this project. A Resolution of Award is attached.

If you have any questions, please call me.

Very truly yours,

Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/gm
enc.

cc: John K. Sayers
John Gross
Richard D. Trenk
Kenneth Kayser
Timothy Kinsella
Manal Baba



file: T&M assoc. change order 1 71714

RESOLUTION

WHEREAS, by Resolution No. 15-14 dated January 14, 2014, the Township Council awarded a professional services contract to the firm T&M Associates, 11 Tindall Road, Middletown, NJ 07748-2792 to perform site remediation services under the supervision and direction of a Licensed Site Remediation Professional (LSRP) at the old Public Works Garage site at 6-8 Lindsley Avenue and Firehouse No. 4 at 280 Pleasant Valley Way; and

WHEREAS, based on their initial investigation, T&M Associates and the LSRP, Manal Baba, determined an additional monitoring well must be set and sampled at each site to determine the limits of groundwater contamination; and

WHEREAS, at 6-8 Lindsley Avenue, groundwater contamination was found in a monitoring well in the driveway of the existing municipal parking lot that is not located on property where the initial underground storage tank was located; and

WHEREAS, under NJDEP regulations, a public notice is required when contamination is determined off site; and

WHEREAS, the setting and sampling of these two monitoring wells is beyond the original scope of services included in the proposal of T&M Associates dated December 30, 2013; and

WHEREAS, T&M Associates submitted a letter proposal dated July 7, 2014 in the amount of \$15,350.00 for these additional services; and

WHEREAS, the Township Engineer designated these additional services as Change Order No. 1 for this project and he further recommends a resolution be approved authorizing the additional work outlined in the letter proposal of T&M Associates dated July 7, 2014; and

WHEREAS, the Township Council concurs in the foregoing.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Orange that Change Order No. 1 associated with the site remediation services at the old Public Works Garage, 6-8 Lindsley Avenue, and Firehouse No. 4, 280 Pleasant Valley Way, as outlined in the letter proposal of T&M Associates, 11 Tindall Road, Middletown, NJ 07748-2792 dated July 7, 2014 in an amount of \$15,350.00 is hereby approved.

KAREN J. CARNEVALE, MUNICIPAL CLERK

SUSAN McCARTNEY, COUNCIL PRESIDENT

I hereby Certify funds are available from :

ACCOUNT NO. 03-2217-22-2084-103

JOHN GROSS, CHIEF FINANCIAL OFFICER



YOUR GOALS. OUR MISSION.

July 7, 2014

Leonard R. Lepore, PE, Municipal Engineer
Township of West Orange
Director, Department of Public Works, Engineering Division
25 Lakeside Avenue
West Orange, NJ 07052

Re: Professional Environmental and Licensed Site Remediation Services
Two Sites: Fire House No. 4 at 280 Pleasant Valley Way
Lindsley Avenue Bus Garage at 6 Lindsley Avenue
T&M Project Nos. TWOR-00020/TWOR-00030

Dear Mr. Lepore:

While performing the investigation services, which T&M Associates (T&M) is currently contracted with the Township, investigation results indicate that several items require attention that were not included in T&M's original proposal. These additional services/tasks are detailed in the following scope of work for each site.

SCOPE OF SERVICES

Site 1: Fire House No. 4

- An additional monitoring well will be installed at the outside of the garage bay-door to delineate the impacts at monitoring well MW-4 located inside the garage. T&M will retain a New Jersey licensed driller to install the new well in accordance with the NJDEP Monitoring Well Requirements for Unconsolidated Aquifers. The new well will be constructed at a depth of approximately 25 feet below surface grade. The monitoring well will be developed by pumping groundwater into 55-gallon drums until clear and sediment-free water is obtained from the well. The well cuttings and water generated from wells development will be containerized in 55-gallon drums on-site and will be disposed off-site at an approved disposal facility. The estimated cost for disposal of 4 drums is included.

A New Jersey licensed land surveyor will survey the monitoring well and the NJDEP required certifications (Forms A and B) will be prepared and submitted to the NJDEP in accordance with the NJDEP requirements.

The estimated cost is **\$4,750.00.**



- T&M will collect a sample from the newly installed well 30 days after the installation of the monitoring well. The groundwater sample will be obtained using the NJDEP required "low flow" procedures in accordance with the NJDEP Field Sampling Procedures Manual (August 2005). The groundwater sample will be analyzed for TCL VO+15, TBA, ABN+20 and lead. A QA/QC plan consisting of field and trip blank samples will be incorporated into the sampling program. Purged groundwater will be containerized in drums and disposed of off-site at an approved disposal facility.

The estimated cost is **\$1,450.00**.

Total additional Fee for Site 1: Fire House No. 4 is \$ 6,200.00.

Site 2: Lindsley Avenue Bus Garage

- Additional delineation of groundwater contamination is required; one (1) monitoring well will be installed at a down-gradient location to the east of the newly installed monitoring well MW-22 and will be constructed at a depth of approximately 30 feet below surface grade. The well will be installed as a delineation and sentinel well.

The well cuttings and water generated from wells development will be containerized in 55-gallon drums on-site and will be disposed off-site at an approved disposal facility. The estimated cost for disposal of 4 drums is included.

A New Jersey licensed land surveyor will survey the monitoring well and the NJDEP required certifications (Forms A and B) will be prepared and submitted to the NJDEP in accordance with the NJDEP requirements.

The estimated cost is **\$4,750.00**.

- Public Notification should be completed for the new condition of off-site contamination according to the administrative procedures and requirements for the Remediation of Contaminated Sites (ARCCS) Rules as follows:

T&M will prepare, distribute and publish a fact sheet, which will include a description of the site's industrial history, source(s) of contamination, description of contamination, current remedial status, proposed remedial actions with a schedule, extent of contamination, actions performed to minimize the impact to the public, and a list of online resources for information about the contaminants, as follows:



1. Prepare and distribute the fact sheet within 14 days after the determination that contamination has migrated off-site;
2. Distribute the fact sheet to each owner of real property, as shown on the current municipal tax map, and the tenants of those properties, located within 200 feet of the site.
3. Publish the fact sheet, with site specific information, as a display advertisement in a daily or weekly newspaper of general circulation in the vicinity of the site, within 30 days after the determination that contamination has migrated off site"

The estimated cost is **\$3,200.00**.

- T&M will collect a sample from the newly installed well 30 days after the installation of the monitoring well. The groundwater sample will be obtained using the NJDEP required "low flow" procedures in accordance with the NJDEP Field Sampling Procedures Manual (August 2005). The groundwater sample will be analyzed for TCL VO+15, TBA and lead. A QA/QC plan consisting of field and trip blank samples will be incorporated into the sampling program. Purged groundwater will be containerized in drums and disposed of off-site at an approved disposal facility.

The estimated cost is **\$1,200.00**.

Total additional Fee for Site 2: Lindsley Avenue Bus Garage is \$9,150.00.

As a result, our efforts will exceed the proposal fee by a total of **\$15,350.00**. Therefore, we are requesting an Agreement Modification to increase our fee from **\$226,850.00** to **\$242,200.00** to accommodate these additional services.

We appreciate your consideration of the above and would be happy to answer any questions regarding this request.

Very truly yours,

T&M ASSOCIATES

Timothy C. Kinsella
Group Manager



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AGREEMENT MODIFICATION

T & M PROJECT No TWOR-00020 / TWOR-00030

Agreement Modification 1

Project Name: Fire House #4 and the Lindsley Bus Garage

Original Agreement Date: 1/14/14

Modification Amount: \$ 15,350.00

Description of Modification:

Scope of Services: See Attached Summary of Services

Schedule of Fees: See Original Agreement

Terms & Conditions (or other) See Original Agreement

Reason for Modification: Client Initiated _____

T&M Request _____

Original Agreement Amount:

\$ 226,850.00

Net Prior Modifications

Including Agreement

Modification(s) _____:

\$ 226,850.00

Amount of this Modification:

\$ 15,350.00

Revised Agreement Amount:

\$ 242,200.00

No services to be provided pursuant to this Agreement Modification until accepted by Client and T&M. All provisions of the original Agreement will not be changed by this and prior modifications remain in effect.

CLIENT: Township of West Orange

T & M ASSOCIATES

Signature: _____

Signature: Ty C Kinsella

Name: Mr. Leonard R. Lepore

Name: Timothy C. Kinsella

Title: Municipal Engineer

Title: Group Manager

Date: _____

Date: 7/7/2014