

SUMMARY STATEMENT

ITEM NO.: DRPA-16-069

SUBJECT: Supplemental Remedial Investigations and Environmental Services for the Victor Lofts

COMMITTEE:

Operations & Maintenance

COMMITTEE MEETING DATE:

June 8, 2016

BOARD ACTION DATE:

June 22, 2016

PROPOSAL:

That the Board authorizes staff to negotiate an agreement with Pennoni Associates to provide supplemental remedial investigations and environmental services at the Victor Building (Former RCA Facility/Martin Marietta - Building 17), at One Market Street in the City of Camden, Camden County, New Jersey due to previously unrecognized site conditions identified during the consultant's performance under their current contract.

Contract Amount: \$207,368.94

Supplement Amount: Not-to-exceed \$245,424.00

**Consultant: Pennoni Associates
515 Grove Street, Suite 1B
Haddon Heights, NJ 08035**

PURPOSE:

To conduct further remedial investigations at the project site and on adjacent site(s) to obtain an exact and well-defined Conceptual Site Model in order to facilitate the delineation of the soil impacts, from known on-site source areas, and groundwater impacts from potential alternative sources of contamination that appear to have migrated off-site onto an adjacent parking lot, with the purpose of moving the Site to closure.

BACKGROUND:

In February 2001, the DRPA Board authorized funding in the amount of \$6 million to complete the environmental remediation of the Victor Lofts site (formerly the Historic Nipper Building) to support the conversion of the building into 304 market rate residential apartments by Dranoff Properties.

In addition, as part of DRPA's participation in the Victor Lofts project, the Authority assumed certain ongoing responsibilities and obligations including the performance of all remediation activities required by regulatory or statutory guidelines set forth by the NJ Department of Environmental Protection (NJDEP).

Recent activities completed at the site:

As a result of the passage of the Site Remediation Reform Act in 2009, an affirmative obligation to remediate contaminated sites in a timely manner was established for responsible parties. To facilitate the remediation process, the

role of a Licensed Site Remediation Professional (LSRP) was created. Typically, the remediating parties no longer need to wait for NJDEP approval to commence and continue remediation activities. As a result of these regulatory changes a Professional Services Request for Proposal, dated January 31, 2013, was issued by the Authority.

In September 2013, following a competitive professional services selection process, the Authority entered into a contract with Pennoni Associates (Pennoni) to take on the roll as the project LSRP. Pennoni's services were to include overseeing the installation of monitoring wells, completion of groundwater monitoring and sampling, indoor air quality evaluations, and completion of in-situ chemical oxidation injections.

In March 2014, Pennoni submitted a Revised Remedial Action Workplan to the NJDEP to address contamination associated with a former underground vault located adjacent to the northwest corner of the building on the subject property.

In June 2014, in order to provide further groundwater delineation of the contaminant plume, Pennoni installed two additional monitoring wells on the property across from the Victor Lofts. Pennoni also conducted a baseline groundwater sampling event of the new and existing monitoring wells.

It was anticipated that the two newly installed monitoring wells would not be impacted and would therefore define the limits of the plume and the proposed treatment area.

However, several issues arose that required re-evaluation of the original remedial approach:

1. The laboratory reported groundwater data showed significant changes in the concentrations and distribution of contaminants at the site.
2. The groundwater results, from the sampled monitoring wells, confirmed that site contaminants which exceed the NJDEP Ground Water Quality Standards had migrated offsite – beyond the Victor Lofts property boundary.
3. During the groundwater sampling event, several monitoring wells were found to be damaged or missing;

Revised Methodology and Proposed Supplementary Tasks

Upon being made aware of the need to re-evaluate the approach, DRPA staff requested additional technical support through an Engineering GEC contract to provide independent technical oversight for the project. A primary

objective was to review the site data in order to confirm that subsequent remedial activities will move the site towards closure.

In February 2015, DRPA's GEC Consultant Jeffrey Farrell of AECOM undertook an extensive file review to evaluate environmental investigations/actions that had been conducted on the subject property by various consultants/agencies since the late 1980s. Based upon his review of the historical reports and documentation, Mr. Farrell identified to the DRPA additional tasks that appeared to be necessary to achieve the desired site closure. It was then agreed that a meeting with Pennoni would allow all participants to come to a consensus as to the tasks required to reach site closure.

Pennoni met with DRPA and Mr. Farrell and agreed that additional tasks would be necessary to achieve site closure. Through an iterative process, Pennoni revised their proposed remedial approach to address the additional tasks. With guidance and oversight from Mr. Farrell, Pennoni developed a clear range of tasks and a systematic rationale, based on a defensible Conceptual Site Model, for the supplemental work to be completed.

Currently, Pennoni's revised proposal and cost estimate reflects a phased approach to remediating the Victor Lofts site. This phased approach is intended to address potential uncertainties through an active decision-making process using systematic planning and dynamic work strategies to move the site to closure. Pennoni's revised remedial approach will now address additional hydro-geological characterization at the project site, and adjacent impacted properties, prior to proceeding with the in-situ chemical oxidation injections – as was initially proposed by Pennoni in 2013.

The range of tasks to be performed under the supplemental agreement provides for further groundwater evaluation including:

1. additional monitoring well installations,
2. repair/replacement of existing damaged wells, and
3. baseline groundwater sampling.

In addition there will be soil investigations and preparation of the NJDEP required reports. Upon completion of these soil and groundwater delineation activities, Pennoni will prepare a revised scope of work and, if necessary, associated budget cost modifications to address remediation of these AOCs.

Staff will present to the Board an update on the results of the supplemental investigations and proposed remedial actions, along with a request to consider and approve any additional costs that may be incurred to complete the remediation at the site.

**SUMMARY STATEMENT
O&M 6/8/16**

**Supplemental Remedial
Investigations and Environmental
Services for the Victor Lofts**

SUMMARY: Amount:	Not-to-exceed \$245,424.00
Source of Funds:	Previously Approved Economic Development Funds
Capital Project #:	N/A
Operating Budget:	N/A
Master Plan Status:	2001
Other Fund Sources:	N/A
Duration of Contract:	Approximately 24 months from issuance of Contractor Notice to Proceed
Other Parties Involved:	N/A
Estimated Number of Jobs Supported:	N/A

DRPA-16-069
Operations & Maintenance Committee: June 8, 2016
Board Date: June 22, 2016
Remediation and Environmental Services
Consulting for the Victor Building

RESOLUTION

RESOLVED: That the Board authorizes staff to negotiate an agreement with Pennoni Associates to provide supplemental remedial investigations and environmental services at the Victor Building (Former RCA Facility/Martin Marietta - Building 17), at One Market Street in the City of Camden, Camden County, New Jersey due to previously unrecognized site conditions identified during the consultant's performance under their current contract.

RESOLVED: The Chairman, Vice Chairman and the Chief Executive Officer must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of the DRPA. If such agreements, contracts, or other documents have been approved by the Chairman, Vice Chairman and Chief Executive Officer and if thereafter either the Chairman or Vice Chairman is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of DRPA along with the Chief Executive Officer. If both the Chairman and Vice Chairman are absent or unavailable, and if it is necessary to execute the said document(s) while they are absent or unavailable, then the Chief Executive Officer shall execute such documents on behalf of DRPA.

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