

RESOLUTION NO. 2023-101

A RESOLUTION AUTHORIZING THE ISSUANCE OF AN AMENDATORY SUPPLEMENTAL CHANGE ORDER NO. 1, TO CONTRACT NO. C22-0110 ISSUED TO WINZINGER INC., HAINESPORT, NJ, IN THE AMOUNT OF \$1,701,575.89.

WHEREAS, the City Council of the City of Vineland, on June 14, 2022, adopted Resolution No. 2022-243, entitled “A RESOLUTION AWARDING A CONTRACT TO WINZINGER INC., HAINESPORT, NJ TO COMPLETE THE VINELAND FIRE DEPARTMENT – SITE DEMOLITION”; and

WHEREAS, N.J.A.C. 5:30-11.9 sets forth the procedures for processing change orders which exceed the 20 percent limitation; and

WHEREAS, the Director of the Department of Fire has requested that an amendment be made to contract awarded to Winzinger Inc., Hainesport, NJ to Complete the Vineland Fire Department - Site Demolition as authorized by Resolution No. 2022-243, said amendment is made necessary to provide for the removal of a 15,000 Underground Fuel Oil Storage Tank (UST) by a licensed LSRP tank removal company including site investigation, removal and remediation of contaminated soils. The UST was shown to have been remediated in 2009 in the 2019 Limpert Brothers Site Investigation report, which states an NFA letter was received in 2009 for the 15,000 gallon tank. Upon excavation, the soil was found to be contaminated; and

WHEREAS, the City of Vineland desires to comply with said requirements of N.J.A.C. 5:30-11.9, and to that end herewith files with the governing body a report stating the facts involved and indicating that said change order may be allowed under these regulations; and

WHEREAS, the Chief Financial Officer has certified the availability of funds for the amendatory supplemental change order for which authorization is requested in the amount of \$1,701,575.89; now, therefore,

BE IT RESOLVED by the Council of the City of Vineland that said amendatory supplemental change order #1 to Contract No. C22-0110, issued to Winzinger Inc., Hainesport, NJ, in the amount of \$1,701,575.89, be and the same is hereby ratified and approved.

Adopted:

President of Council

ATTEST:

City Clerk



February 23, 2023

TO THE MAYOR AND COUNCIL
OF THE CITY OF VINELAND

Amendatory Supplemental Change Order No. 1
Contract No. C22-0110
Complete the Vineland Fire Department - Site Demolition
Winzinger Inc., Hainesport, NJ

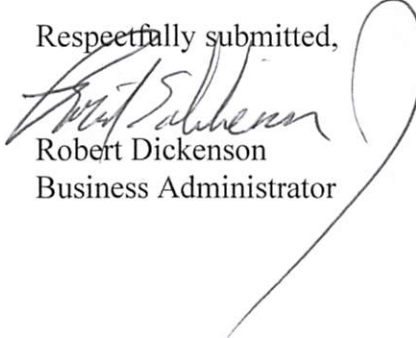
We are requesting an amendatory supplemental change order to Contract No. C22-0110, issued to Winzinger Inc., Hainesport, NJ, to Complete the Vineland Fire Department - Site Demolition. This contract was authorized by Resolution No. 2022-243, adopted by City Council on June 14, 2022.

The change order requested, in the amount of \$1,701,575.89, will provide for the removal of a 15,000 Underground Fuel Oil Storage Tank (UST) by a licensed LSRP tank removal company including site investigation, removal and remediation of contaminated soils. The UST was shown to have been remediated in 2009 in the 2019 Limpert Brothers Site Investigation report, which states an NFA letter was received in 2009 for the 15,000 gallon tank. Upon excavation, the soil was found to be contaminated.

This change order increases the original contract amount from \$843,750.00 to \$2,545,325.89.

The amendatory supplemental change order which exceeds the 20% limitation, for which authorization is herein requested, may be authorized in accordance with N.J.A.C. 5:30-11.9.

Respectfully submitted,



Robert Dickenson
Business Administrator

RD/wr
Encl.



bid # 2022-12

REQUEST FOR CHANGE ORDER

FOR:

DEMOLITION AND REMEDIATION OF NEW SITE FOR FIRE HEADQUARTERS

PROJECT NAME

TO: BUSINESS ADMINISTRATION

DEPARTMENT: FIRE FROM: RICHARD FRANCHETTA

This is a request for change order # 01 to Contract # C21-0105 for: 22-0110

Project Name new fire headquarters demolition, remediation

Name/Address of Contractor: WINZINGER DEMOLITION

The change order is necessary because: (use additional pages if necessary to explain your reason and you must attach *documentation to support the necessity of this change order. *(Documentation from contractor, engineer, etc.)

Cost to remove 15,000gal. UST including investigation, removal, and remediation of soil that was found to be contaminated although there is a NFA letter on file.*

Original Contract Amount:	\$ 843,750.00	*SEE ATTACHED
Amount of this change order:	\$ 1,701,575.89	
Previous Change Orders:	\$ n/a	
Total Revised Amount:	\$ 2,545,325.89	

APPROVED BY: RICHARD FRANCHETTA
Print/type

Signature  2/23/23

NOTE: CHANGE ORDERS CANNOT EXCEED 20% OF THE ORIGINAL CONTRACT AMOUNT

Please provide the account number that the change order will be charged to:

Account # C-04-00-000-2156-78001

CC: Purchasing Division

Res. 2022-243

6/14/22



City of Vineland

Change Order

Winzinger, Inc.
1704 Marne Highway
Hainesport, NJ 08036
Contract for: C22-0110 - Site Demolition
Dated: 2/13/23

Vineland Fire Headquarters
Change Number: 001
Initiated: [date of change order]

The Contract is changed as follows:

Cost for removal of an Underground Fuel Oil Storage Tank by a licensed LSRP tank removal company including site investigation, removal and remediation of contaminated soils. The UST was shown to have been remediated in 2009 in the 2019 Limpert Brothers Site Investigation report which states an NFA letter was received in 2009 for the 15,000-gallon tank. Upon excavation, the soil was found to be contaminated.

This Change Order\$ 1,701,575.89

This document represents full compensation for the items noted above and the contractor has no other right to claims, impact costs, or other such additional monies or time attributable to this work.

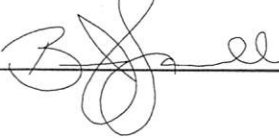
Not valid until signed by the Owner, Architect, Construction Manager and Contractor.


The original Contract Sum was	\$	843,750.00
Net change by previously authorized Change Orders	\$	0
The Contract Sum prior to this Change Order was	\$	843,750.00
The Contract Sum will be [increased/decreased] by this Change Order in the amount of	\$	1,701,575.89
The new Contract Sum including this Change Order will be	\$	2,545,325.89
The Contract Time will be adjusted as provided in this change order		0 Days

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Price which have been authorized by Construction Change Directive.

New Road Construction Management
1876 Greentree Road
Cherry Hill, NJ 08003

Winzinger, Inc.
1704 Marne Highway
Hainesport, NJ 08036

By  Date 2/14/23

By  Date 2/14/23

City of Vineland
640 E. Wood Street
Vineland, NJ 08360

By _____ Date _____

Winzinger, Inc.

1704 Marne Highway, P.O. Box 537
Hainesport, NJ 08036
609-267-8600 • Fax 609-267-4079

February 13, 2023

Bruce Farrell
New Road Construction Management
1876 Greentree Road
Cherry Hill, NJ 08003

**Re: Demolition of 200 N. West Blvd.
Contaminated Soil Removal/Disposal
Vineland, NJ**


As you are aware we have been delineating the soil contamination at the above referenced site after we removed an underground fuel tank in December 2022. The tank was determined to have been abandoned in place by the previous property owners prior to the City of Vineland taking ownership of the property. Based on visual observations it appeared that underneath the tank some considerable soil contamination had occurred. We removed the tank from the ground on December 12, 2022 and began our soil delineation to determine the limits of contamination. We excavated the soils around the tank area on December 13, 2022 to try and reach the limits of contamination but it was decided that the contamination went further than could be reached in a short time period.

We performed several days of soil borings in late December 2022 and early January 2023 to better estimate the soil contamination limits. Our subcontractor USA Environmental Management produced a soil contamination site plan on January 17, 2023 and it appears the contamination is likely to be within a 75' by 75' area and ranges from 10' below grade down to approx. 30' below grade.

The attached proposal summary details the costs of the work that was performed in December/January and the estimated costs to remediate the soil contamination. Item numbers 1 through 5 were totals of the work performed previously. Item number 6 will be work that Winzinger has to perform on site to reach the contaminated soils. Item number 7 will be billed according to actual tonnages of removed contaminated soils and clean soils returned to the site. Item number 8 is our subcontractor's associated costs based on Option 2, these to will be invoiced based on actual days/quantities used on site. Item number 9 is the proposed groundwater investigation that must be performed after the soil is removed, these are estimated costs based on previous experiences.

Please let us know if more information is needed.

Sincerely,
Winzinger, Inc.

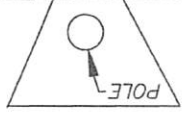

Patrick Creelman
Project Manager

Project No.: 22-020179-02
 Scale: 1" = 10 Feet
 Drawn By: AEG
 Checked By: LJO
 Date: 01/17/23
 Figure No.: 1

LIMPERT BROTHERS
 200 N WEST BLVD
 VINELAND, NEW JERSEY

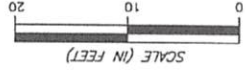
SITE PLAN

USA ENVIRONMENTAL
 MANAGEMENT, INC.
 344 WEST STATE STREET
 TRENTON, NEW JERSEY 08618



PLUM STREET

GRASS AREA

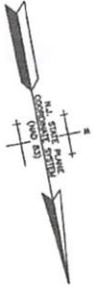
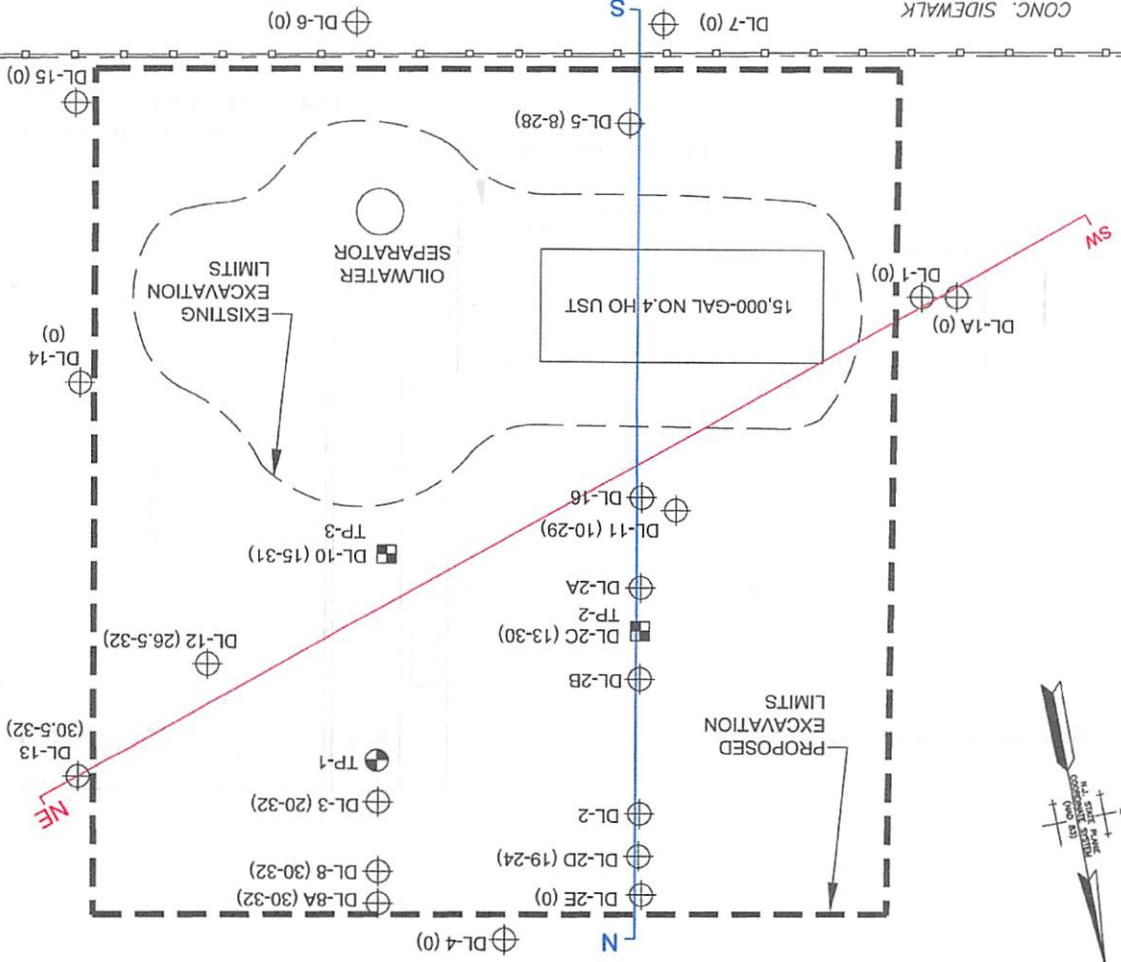


CONC. SIDEWALK

NOTES:
 APPROXIMATELY 200 TONS OF CONTAMINATED SOIL AND 800 TONS OF CLEAN SOIL WERE ALREADY EXCAVATED AND STOCKPILED ON SITE.

Width	Length	Sq Ft Area	Depth	Cubic Ft	Cubic Yd	Tons	
75	75	5625	30	168,750	6,251	9,376	
25	60	1500	12	18,000	667	1,000	
Total Clean and Impacted Soils to be Excavated		4125	150	750	5,584	8,376	
Contaminated Soils for Disposal		70	75	5250	17	89,250	3,305
Clean Soils to be Reused							3,417

LEGEND
 TP-1 TEMPORARY WELL POINTS
 DL-2 SOIL BORINGS
 DL-2C SOIL BORING/TEMPORARY WELL POINT



Project:
 Location:
 Owner:

Contaminated Soil Removal / Disposal

 200 N West Blvd.

 City of Vineland

Date: 2/13/2023
 Time: 9:53 AM

Item No.	Description	Quantity	Unit	Costs		
				Unit Price	Amount	
1	Work Performed, Monday 12/12/22					
	Removed Sand from Tank, removed surface soils, removed tank from ground					
	Project Manager	4	HR	102.89	411.56	
	Case 235 Excavator	4	HR	88.30	353.20	
	Equipment Operator	4	HR	113.33	453.32	
	Foreman	4	HR	102.89	411.56	
	Pickup Truck(s)	8	HR	10.92	87.36	
	Plastic Rolls to stockpile soils	2	EA	185.66	371.32	
	Subtotal 12/12/22					\$ 2,088.32
	Overhead & Profit (15%)					\$ 313.25

2	Work Performed, Tuesday 12/13/22					
	Perform Test Holes for limits of contaminated soil, begin excavation of soils to stockpiles on site, torch tank into pieces and remove					
	Case 235 Excavator	8	HR	88.30	706.40	
	Equipment Operator	8	HR	113.33	906.64	
	Foreman	8	HR	102.89	823.12	
	Laborer	8	HR	96.99	775.92	
	Plastic Rolls to stockpile soils	5	EA	185.66	928.30	
	Lowboy Trailer to move Equipment	4	HR	200.00	800.00	
	John Deere 450 Excavator	4	HR	179.46	717.84	
	Equipment Operator	4	HR	113.33	453.32	
	Pickup Truck(s)	24	HR	10.92	262.08	
	Shop Tech w/Torch for Tank	4	HR	125.00	500.00	
	Rolloff Truck for disposal of Tank	3	HR	95.00	285.00	
	Subtotal 12/13/22					\$ 7,158.62
	Overhead & Profit (15%)					\$ 1,073.79

3	Work Performed, Wednesday 12/14/22					
	Berm area off for rain runoff, cover stockpiles with plastic					
	Case 235 Excavator	8	HR	88.30	706.40	
	Equipment Operator	8	HR	113.33	906.64	

Project:
 Location:
 Owner:

Contaminated Soil Removal / Disposal
200 N West Blvd.
City of Vineland

Date: 2/13/2023
 Time: 9:53 AM

Item No.	Description	Quantity	Unit	Costs	
				Unit Price	Amount
	Foreman	8	HR	102.89	823.12
	Laborer	8	HR	96.99	775.92
	Lowboy Trailer to move Equipment	4	HR	200.00	800.00
	Pickup Truck(s)	16	HR	10.92	174.72
Subtotal 12/14/22					\$ 4,186.80
Overhead & Profit (15%)					\$ 628.02

4	Work Performed, Wednesday 12/22/22				
	First Day of Drilling				
	Project Manager	4	HR	102.89	411.56
	Surveyor	8	HR	106.46	851.68
	Utility Van	8	HR	10.92	87.36
Subtotal 12/22/22					\$ 1,350.60
Overhead & Profit (15%)					\$ 202.59

5	Subcontractor Work performed December 2022 thru January 6, 2023				
	Supply Project Manager, Geologist, LSRP, Driller Costs on 12/22/22, Sample Costs from that days drilling				
	USA EMI Invoice Total (See Attached)	1	LS	32,719.00	32,719.00
Subcontractor Subtotal					\$ 32,719.00
Overhead & Profit (10%)					\$ 3,271.90

6	Proposed Remediation work to be performed by Winzinger, Inc. as lump sum costs				
	Mobilization, Demob, Project Manager, Foreman	1	LS		54,638.00
	Vibration Monitoring	1	LS		3,500.00
	Remove Sidewalk	1	LS		462.00
	Excavation for sheeting Side slope 15' @ 1 to 1 (Clean Soil)	1	LS		8,582.00
	Install Sheeting along Plum Street side	1	LS		148,350.00
	Excavate 3 side slope 30' @ 2 to 1 (Clean Soil)	1	LS		128,700.00

Project:
 Location:
 Owner:

Contaminated Soil Removal / Disposal
200 N West Blvd.
City of Vineland

Date: 2/13/2023
 Time: 9:53 AM

Item No.	Description	Quantity	Unit	Costs	
				Unit Price	Amount
	Excavate Center Clean soil to stockpile 75' x 75' @ 10' Thick	1	LS		36,036.00
	Backfill Clean Soil from on site stockpile	1	LS		170,742.00
	Remove sheeting	1	LS		34,500.00
	Pumps & Hoses, pumped to USA Frac Tank up to 80,000 gallons	1	LS		31,000.00
Subtotal					\$ 616,510.00

7	Proposed Remediation work to be performed by Winzinger, Inc. & USA EMI as Unit costs. These items will be billed based on actual field quantities.				
	Excavate Center Contaminated Soil to stockpile	5,000	TN	29.60	148,000.00
	Load Out Contaminated Soil to USA trucks	5,000	TN	5.75	28,750.00
	Import Fill	4,000	TN	32.75	131,000.00
	Import Quarry Stone at Bottom	1,000	TN	49.00	49,000.00
Subtotal					\$ 356,750.00

8	Proposed Remediation work to be performed by USA EMI as Unit costs. These items will be billed based on actual field quantities.				
	USA EMI Estimated Quantities (See Attached TABLE 1 (Option 2))	1	LS		558,140.00
Subcontractor Subtotal					\$ 558,140.00
Overhead & Profit (10%)					\$ 55,814.00

9	Proposed Groundwater Investigation & Reporting to be performed by USA EMI as Unit costs. These items will be billed based on actual quantities.				
	USA EMI Estimated Quantities (See Attached TABLE 2)	1	LS		55,790.00
Subcontractor Subtotal					\$ 55,790.00
Overhead & Profit (10%)					\$ 5,579.00

Estimated Grand Total					\$ 1,701,575.89
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USA ENVIRONMENTAL MANAGEMENT, INC.
 344 WEST STATE STREET
 TRENTON, NJ 08618

2216
 TC # 147

DATE	INVOICE NO
1/6/2023	24405

BILL TO
Winzinger, Inc. 1704 Marne Highway Hainesport, NJ 08036
Attn: Pat Creelman

PERIOD	TERMS	CONTRACT #	PROJECT NUMBER	PROJECT NAME
Jan-23	Net 30		22-020179-02	Limpert Brothers
ITEM	DESCRIPTION	RATE	QTY.	AMOUNT
Task 1: LSRP Retention, Annual Remediation Fee Form, CDN Form, Conf. Calls, and Review of Documents				
40214	Project Manager	\$ 145.00	6	\$ 870.00
40218	LSRP	\$ 185.00	16	\$ 2,960.00
40217	Geologist	\$ 130.00	16	\$ 2,080.00
Task 2: Oversight of UST Removal and Post-Excavation Sampling				
40214	Project Manager	\$ 145.00	16	\$ 2,320.00
40217	Geologist	\$ 130.00	56	\$ 7,280.00
40217	LSRP	\$ 185.00	30	\$ 5,550.00
40403	Expenses: Vehicle, Miles, and Equipment	\$ 400.00	3	\$ 1,200.00
Subcontractors				
40310	Driller	\$ 4,300.00	1	\$ 4,300.00
	Laboratory			
40112	EPH Cat 1	\$ 144.00	2	\$ 288.00
40112	EPH Cat 2 Fractionated	\$ 375.00	5	\$ 1,875.00
40112	TAL/TCL	\$ 1,422.00	2	\$ 2,844.00
40112	Encores	\$ 12.00	6	\$ 72.00
40112	PAHs	\$ 220.00	3	\$ 660.00
40113	VOCs	\$ 140.00	1	\$ 140.00
40113	BN+SIM	\$ 280.00	1	\$ 280.00
Progress Invoice			TOTAL	\$ 32,719.00

TABLE 1 Option 2**Cost Estimate for Additional Tasks - Limpert Brothers Property
200 North West Blvd., Vineland, NJ****Task : Conference Calls and Meetings (complete)**

USAEMI Personnel	Quantity	Rate	Cost	
Project Manager	12 hours	\$145	\$1,740	
LSRP	16 hours	\$185	\$2,960	
Geologist	16 hours	\$130	\$2,080	
Expenses: Miles	2 days	\$200	\$400	
				Subtotal: \$7,180
				Total Task: \$7,180

Task: Coordination, Delineation of Contaminated Soils, and Preparation of Drawings (complete)

USAEMI Personnel	Quantity	Rate	Cost	
Project Manager	8 hours	\$145	\$1,160	
Geologist	60 hours	\$130	\$7,800	
LSRP	28 hours	\$185	\$5,180	
AutoCAD Person	10 hours	\$70	\$700	
Expenses: Vehicle, Miles, and Equipment	4 days	\$400	\$1,600	
				Subtotal: \$16,440
Subcontractors	Quantity	Rate	Cost	
Driller				
Mobilization	1 event	\$800	\$800	
Daily Rate	2 days	\$2,400	\$4,800	
Materials (Screen and Casing)	60 ft	\$10	\$600	
Laboratory				
EPH Cat 2	12 samples	\$150	\$1,800	
PAHs	7 samples	\$160	\$1,120	
TAL/TCL	2 samples	\$800	\$1,600	
Sieve Analysis	3 samples	\$240	\$720	
Full TCLP	2 samples	\$850	\$1,700	
RCRA Characteristics	2 samples	\$180	\$360	
				Subtotal: \$13,500
				Total Task: \$29,940

Task: Preparation of Remedial Investigation and Remedial Action Workplan (pending)

USAEMI Personnel	Quantity	Rate	Cost	
Project Manager	4 hours	\$145	\$580	
LSRP	16 hours	\$185	\$2,960	
Geologist	40 hours	\$130	\$5,200	
AutoCAD	10 hours	\$75	\$750	
				Subtotal: \$9,490
				Total Task: \$9,490

Task: Oversight of Excavation of Soils and Post-Excavation Sampling (pending)

USAEMI Personnel	Quantity	Rate	Cost	
Project Manager	8 hours	\$145	\$1,160	
Geologist	32 days	\$780	\$24,960	
LSRP	80 hours	\$185	\$14,800	
Expenses: Vehicle, Miles, and Equipment	32 days	\$300	\$9,600	
				Subtotal: \$50,520
Subcontractors	Quantity	Rate	Cost	
Laboratory				
EPH Cat 2	12 samples	\$150	\$1,800	
PAHs	12 samples	\$160	\$1,920	
VOCs	12 samples	\$140	\$1,680	
FRC	12 samples	\$250	\$3,000	
				Subtotal: \$8,400
				Total Task: \$58,920

TABLE 1 Option 2

**Cost Estimate for Additional Tasks - Limpert Brothers Property
200 North West Blvd., Vineland, NJ**

Task: Disposal of Contaminated Soil and Groundwater (pending)

USAEMI Personnel			
	Quantity	Rate	Cost
Project Manager	8 hours	\$145	\$1,160
Geologist	60 hours	\$130	\$7,800
LSRP	30 hours	\$185	\$5,550
Expenses: Vehicle, Miles, and Equipment	5 days	\$300	\$1,500
			<i>Subtotal: \$16,010</i>
Subcontractors			
	Quantity	Rate	Cost
Transportation and Disposal of Contaminated Soil	5000 tons	\$56	\$280,000
Disposal of Impacted Groundwater	80000 gal	\$1.65	\$132,000
Frac Tank Mob/Demob	2 each	\$1,400	\$2,800
Frac Tank and Berm Rent	60 days	\$80	\$4,800
Cleaning Frac Tank	2 events	\$3,500	\$7,000
Vacuum Truck	40 hours	\$250	\$10,000
			<i>Subtotal: \$436,600</i>
			Total Task: \$452,610
ESTIMATED TOTAL:			\$558,140

Notes:

The cost estimate does not include NJDEP fees

TABLE 2

**Cost Estimate for Groundwater Investigation and Reporting - Limpert Brothers Property
200 North West Blvd., Vineland, NJ**

Task __: Groundwater Investigation			
USAEMI Personnel	Quantity	Rate	Cost
Project Manager	8 hours	\$145	\$1,160
Geologist	30 hours	\$130	\$3,900
LSRP	16 hours	\$185	\$2,960
Expenses: Vehicle, Miles, and Equipment	3 days	\$300	\$900
			<i>Subtotal:</i> \$8,920
Subcontractors	Quantity	Rate	Cost
Driller			
Mobilization	1 event	\$800	\$800
Daily Rate	2 days	\$2,400	\$4,800
Materials (Screen and Casing)	5 wells	\$3,000	\$15,000
			<i>Subtotal:</i> \$20,600
			Total Task: \$29,520
Task __: Groundwater Sampling (Two Rounds)			
USAEMI Personnel	Quantity	Rate	Cost
Project Manager	4 hours	\$145	\$580
Geologist	20 hours	\$130	\$2,600
LSRP	10 hours	\$185	\$1,850
Expenses: Vehicle, Miles, and Equipment	2 days	\$800	\$1,600
			<i>Subtotal:</i> \$6,630
Subcontractors	Quantity	Rate	Cost
Laboratory			
VOCs	10 samples	\$150	\$1,500
BNs	10 samples	\$280	\$2,800
			<i>Subtotal:</i> \$4,300
			Total Task: \$10,930
Task: Preparation of Remedial Action Report			
USAEMI Personnel	Quantity	Rate	Cost
Project Manager	4 hours	\$145	\$580
LSRP	8 hours	\$185	\$1,480
Geologist	48 hours	\$130	\$6,240
AutoCAD	8 hours	\$75	\$600
			<i>Subtotal:</i> \$8,900
			Total Task: \$8,900
Task: Preparation of Receptor Evaluation			
USAEMI Personnel	Quantity	Rate	Cost
Project Manager	2 hours	\$145	\$290
LSRP	2 hours	\$185	\$370
Geologist	16 hours	\$130	\$2,080
AutoCAD	8 hours	\$75	\$600
			<i>Subtotal:</i> \$3,340
			Total Task: \$3,340
Task __: Preparation of RAO			
USAEMI Personnel	Quantity	Rate	Cost
Project Manager	4 hours	\$145	\$580
Geologist	8 hours	\$130	\$1,040
LSRP	8 hours	\$185	\$1,480
			<i>Subtotal:</i> \$3,100
			Total Task: \$3,100
			ESTIMATED TOTAL: \$55,790

Notes:

The cost estimate does not include NJDEP fees