

RESOLUTION NO. 2024- 72

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH T&M ASSOCIATES, MOUNT LAUREL, NJ TO PROVIDE ENVIRONMENTAL SERVICES FOR SITE EVALUATION, INVESTIGATION AND ANALYSIS OF 544 E. PEAR STREET (FORMER S.J. ICE & COLD STORAGE), IN AN AMOUNT NOT TO EXCEED \$55,240.00.

WHEREAS, the City Council of the City of Vineland has adopted Resolution No. 2023-630, a Resolution pre-qualifying certain firms to submit proposals for as needed Environmental Consulting Services; and

WHEREAS, the City of Vineland has a need for Professional Environmental Services for Site Evaluation, Investigation and Analysis of 544 E. Pear Street (former S.J. Ice & Cold Storage); and

WHEREAS, the Director of Licenses and Inspections has recommended that a contract for the required services be awarded to T&M Associates, Mount Laurel, NJ, in accordance with Professional Services Contract No. C24-0032 and T&M Associates' proposal dated November 17, 2023, pursuant to a fair and open process; and

WHEREAS, this contract is awarded in an amount not to exceed \$55,240.00 for the contract period March 1, 2024 through December 31, 2024; 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 .

1. NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vineland that said contract for Professional Environmental Services for Site Evaluation, Investigation and Analysis of 544 E. Pear Street (former S.J. Ice & Cold Storage) be awarded to T&M Associates, Mount Laurel, NJ, in accordance with Professional Services Contract No. C24-0032 and in accordance with proposal dated November 17, 2023, pursuant to a fair and open process, in an amount not to exceed \$55,240.00 for the contract period March 1, 2024 through December 31, 2024.

Adopted:

\_\_\_\_\_  
President of Council

ATTEST:

\_\_\_\_\_  
City Clerk

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



1/29/2024  
(DATE)

1. Service (detailed description): Enviromental Oversight of 544 E Pear st.  
Demolition of Vineland Ice House.

2. Amount to be Awarded: \$ 55,240.00

- Encumber Total Award  
 Encumber by Supplemental Release

3. Amount Budgeted: \$ 55,240.00

4. Budgeted: By Ordinance No. \_\_\_\_\_  
Or Grant: Title & Year \_\_\_\_\_

5. \*\*Account Number to be Charged: 04-00-000-2346-78001

6. Contract Period: March 1 2024 thru December 31 2024

7. Date To Be Awarded: ASAP

8. Recommended Vendor and Address: T&M Associates 200 Century Parkway  
Suite B Mt Laurel NJ 08054

9. Justification for Vendor Recommendation:(attach additional information for Council review)  
T&M Associates were award the contract to preform the intial enviromental  
assement on 544 Pear st(Vineland Ice House). A report was written and numerous  
area were identified. Since this is continuation of the project and they are already  
familer with the problem I recommend they recieve the bid.


Non-Fair & Open (Pay-to-Play documents required)  
 Fair & Open: How was RFP advertised? C24-0032

10. Evaluation Performed by: MATTEO

11. Approved by: Director Matteo Rabbai  
License and Inspections.

12. Attachments:

- Awarding Proposal  
 Other: \_\_\_\_\_

- Send copies to:  
Purchasing Division  
Business Administration 

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

C24-0032



YOUR GOALS. OUR MISSION.



VINE-00070

November 17, 2023

Sandra Forosisky  
Director of Economic Development/  
Rabbai Matteo  
Director of Licenses and Inspections  
City of Vineland  
640 E. Wood Street, PO Box 1508  
Vineland, New Jersey 08362-1508

RE: AGREEMENT MODIFICATION (AM) NO. 1  
SITE INVESTIGATION DUE DILIGENCE SERVICES  
FORMER SOUTH JERSEY ICE & COLD STORAGE  
544 EAST PEAR STREET (BLOCK 3009, LOT 1)  
VINELAND, CUMBERLAND CITY, NJ

Dear Ms. Forosisky and Mr. Matteo:

We appreciate this opportunity to submit this Agreement Modification (AM) No. 1 for Site Investigation Due Diligence Services for the above-referenced project to supplement and address the findings and recommendations presented in the Draft Phase I Environmental Site Assessment / Preliminary Assessment (ESA) report completed and provided to your office in October 2023.

The following Areas of Concern (AOCs) identified in the Draft ESA report, dated October 2023, were recommended for evaluation and/or investigation:

- AOC-1: Underground storage tank (UST) at Lot 21
- AOC-2-C: Aboveground storage tank (AST) – waste oil
- AOC-3-A: Wet well sump and vents/scrubber unit stacks
- AOC-3-C: Exterior circular concrete structure – southeast corner
- AOC-3-D: Exterior circular concrete structure – south side
- AOC-3-E: Exterior 6-inch diameter pipe
- AOC-4-A: Drum and container storage area at south room
- AOC-4-B: Drum and container storage area at central-east room
- AOC-5-A: Loading dock at south side of structure
- AOC-5-B: Loading dock at west side of structure
- AOC-5-C: Loading dock at north side of structure
- AOC-6: Floor drain at engine room
- AOC-8-A: Petroleum staining and residue at engine room floor
- AOC-11-A: Potential asbestos containing building materials at Site structure

#### SCOPE OF SERVICES

The proposed evaluation, investigation and analysis of the above mentioned AOCs will be conducted in general conformance with the Field Sampling Procedures Manual ("FSPM") with the acknowledgment that



sample frequency will not be in full accordance with all technical guidance recommendations since this evaluation and investigation is being conducted for due diligence, not regulatory purposes.

**A. SITE INVESTIGATION DUE DILIGENCE**

The following Tasks are proposed as part of the Site Investigation Due Diligence activities to evaluate and investigate the above mentioned AOC:

**TASK 1: HEALTH AND SAFETY PLAN**

In accordance with 29 CFR 1910.120, T&M will prepare and implement a Site-Specific Health and Safety Plan (HASP) to address the safety of T&M on-site personnel during the evaluation and investigation activities.

**TASK 2: NON-INVASIVE GEOPHYSICAL SURVEY**

T&M will retain a geophysical survey subcontractor to complete a non-invasive geophysical survey (GP Survey) at the accessible exterior areas of the Site utilizing a combination of ground penetrating radar (GPR) and electromagnetic (EM) methods. The GP Survey will attempt to identify and/or any on-Site underground storage tanks (USTs), wastewater collection systems or any buried equipment, structures or utility systems associated with AOC-1, AOC-3-C, AOC-3-D, AOC-3-E and AOC-6, and the structures and former operations. T&M anticipates one (1) day in the field with the geophysical survey subcontractor to complete the GP Survey.

Assuming subsurface anomalies will be identified during the GP Survey, which will require further evaluation and investigation, T&M has included one (1) day in the field with a backhoe and operator, which is included in Task 3 below, to excavate the anomalies and determine the nature of the anomalies.

***NOTE:*** Any septic tanks or USTs encountered during the test pit investigation will be examined to determine if the structures have been decommissioned and/or closed. The scope of service for this proposal does not include any closure, removal or decommissioning of any utility systems encountered during the excavation of anomalies.

**TASK 3: EXPLORATORY TEST PIT INVESTIGATION**

To determine the nature of the assumed anomalies anticipated to be detected during the GP Survey (Task2) and to further evaluate and investigate AOC-3-C and AOC-3-D, T&M will retain a subcontractor to provide an excavator and operator to excavate a series of exploratory test pits. T&M anticipates a total of one (1) day in the field with an excavator and operator to complete this Task and to determine the nature of the anticipated anomalies detected during Task 2 above. Soil sampling associated with AOC-3-C and AOC-3-D will be collected at the frequency provided in the table below and analyzed for the specified parameters:

Area of Concern	# of Test Pits	#of Soil Samples	Analysis
AOC-3-C	2	1	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-3-D	2	1	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen



In addition, T&M has included the cost for six (6) additional soil samples for the table parameters above for any evidence of a discharge associated with the anticipated anomalies detected during Task 2 above.

**TASK 4: SOIL INVESTIGATION**

Based on the findings and recommendations presented in the Draft ESA report associated evaluation and investigation of AOC-1, AOC-2-C, AOC-3-A, AOC-3-E, AOC-4-A, AOC-4-B, AOC-5-A, AOC-5-B, AOC-5-C, AOC-6 and AOC-8-A, T&M will retain a NJ licensed driller to advance a series of soil boring utilizing direct-push Geoprobe® to conduct a soil investigation at the Site. T&M anticipates two (2) days in the field with a crew of two (2) technical field staff to complete the soil investigation at the Site. Soil samples will be collected at the frequency provided in the table below and analyzed for the specified parameters in general accordance with the applicable NJDEP Technical Guidance:

Area of Concern	# of Soil Boring	#of Soil Samples	Analysis
AOC-1	4	4	EPH Category 2 <sup>(1)</sup>
AOC-2-C	1	1	EPH Category 2 <sup>(2)</sup>
AOC-3-A	1	1	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-3-E	2	2	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-4-A	1	1	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-4-B	1	1	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-5-A	4	4	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-5-B	3	3	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-5-C	2	2	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-6	1	1	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen
AOC-8-A	2	2	EPH Category 2, TCL VO+15, TCL SVOC+15, PCBs, TAL Metals, ammonia, nitrogen

<sup>(1)</sup> Twenty-five percent of all samples collected should be analyzed for polycyclic aromatic hydrocarbons (PAHs), if EPH is detected above 100 milligrams per kilogram (mg/kg).

<sup>(2)</sup> Twenty-five percent of all samples collected should be analyzed for TCL VO+15, TCL SVOC+15, PCBs and TAL metals, if EPH is detected.

**TASK 5: REPORTING & PROJECT MANAGAEMENT**

T&M will prepare a Site Investigation Due Diligence Letter Report which will summarize the findings of the evaluation and investigation and provide recommendations/requirements to the City for additional investigation or remediation activities, if required.



**B. ASBESTOS AND UNIVERSAL WASTE IDENTIFICATION SURVEY**

The City may need to plan for the handling of certain types of materials that may be present, inclusive of asbestos-containing material (ACM's), certain refrigerants, and materials currently treated under the USEPA's "universal waste" program (PCB-bearing fluids, mercury fluid and mercury-treated lamps) that will be impacted by the purchase and any potential future renovation/demolition projects.

In order to assist you in meeting the asbestos and environmental management goals for this project, we propose to provide the following specific scope of services:

**TASK 1: ASBESTOS IDENTIFICATION SURVEY**

1. Review any available documents and meet with appropriate individuals in order to gain as much information as possible about the construction, history, and use of the referenced building structures, and the overall project.
2. Complete a detailed visual and walk-through of the subject building structures and spaces coupled with bulk material sampling of suspect asbestos-containing material (ACM), as necessary, in order to identify and characterize asbestos content. Building investigation activities will be conducted in accordance with protocols established for the classification of presumed asbestos-containing materials as promulgated in the Occupational Safety and Health Administration (OSHA) Asbestos Standards (29 CFR 1910.1001 and 29 CFR 1926.1101). The OSHA standards refer to the protocols established for building investigation pursuant to the Asbestos-Containing Materials in Schools Rule (40 CFR 763, Subpart E).
3. Conduct a laboratory analysis for asbestos content of bulk material samples obtained during the investigation.

Samples will be analyzed by a qualified laboratory acting as a sub-consultant to T&M. Samples will be analyzed by polarized light microscopy coupled with dispersion staining in accordance with the current industry standard protocol (EPA document 600/R-93/116 "Method for the Determination of Asbestos in Bulk Building Materials"). This laboratory will be accredited for bulk asbestos analysis by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NIST/NVLAP). Non-friable organically bound ("NOB") materials that are found to be non-asbestos-containing via PLM analysis will be subject to further analysis utilizing Transmission Electron Microscopy (TEM) as a matter of New Jersey Code.

4. Prepare and submit an Asbestos Identification Survey Report presenting the results of our Asbestos Identification Survey activities including:
  - a. A summary of the investigation, sampling, and laboratory methodology utilized.
  - b. A description of suspect ACM observed and sampled.
  - c. A description of materials observed and not considered suspect ACM.
  - d. The type, location, and approximate amount of all asbestos-containing materials identified, presented in narrative and tabular form.



- e. Recommended asbestos abatement activities required by any potential renovation/demolition activities including a cost estimate.
- f. Laboratory Certificates of Analyses.

## **TASK 2: UNIVERSAL WASTE SURVEY**

1. Inventory, based on visual investigation only, the building structures and for the potential presence of electrical appliances containing PCBs. The extent of investigation proposed under this task item includes visually observing electrical appliances known to typically contain PCB-based dielectric fluid (such as transformers and light ballasts) and recording product label information concerning the presence of PCBs. (This method is proposed since it has been our experience that it is procedurally difficult to arrange to de-energize a suspect electrical appliance and obtain a sample of the dielectric fluid for laboratory analysis. Additionally, when subjected to laboratory analysis, dielectric fluid from electrical appliance not specifically labeled as being "Non-PCB-Containing" is often found to be PCB-containing. Therefore, our proposed strategy is to assume that electrical appliances such as light ballasts and transformers that are not specifically labeled "non-PCB containing", or other similar wording, are indeed PCB-containing and recommend their management accordingly.
2. Concurrently, conduct a similar investigation regarding lamps, potential mercury liquid-filled equipment, and refrigerant systems.
3. Conduct review and analysis of the investigation results, in order to identify PCB management activities which may be necessary and/or foreseeable, relative to the project.
4. Provide a report of this screening with related commentary.

## **SCHEDULE**

T&M is prepared to begin work upon authorization. A detailed schedule identifying the completion schedule for each task will be provided upon authorization. However, we anticipate that the proposed Site Investigation Due Diligence activities will take 45 to 60 days to complete once authorized.

## **SCHEDULE OF FEES**

The scope of services presented above will be completed at a **Fixed Fee Amount of \$55,240.00**. Payment will be in accordance with our existing Professional Services Contract with the City and the terms authorized under that contract also apply.

Please indicate your acceptance of this proposal by signing in the space provided on the last page and returning one (1) copy to this office. Alternatively, a resolution and purchase order issued by the City will also indicate acceptance of this proposal. Acceptance of this proposal signifies the City understands that T&M will not be retained or asked to perform any services unless funding is secured and is available to pay all invoices within thirty (30) days. Receipt of the signed proposal, resolution or purchase order will be considered authorization to proceed with all items described within this proposal. Any items not intended to be authorized will be clearly and specifically noted as such within the client's signed and returned proposal.



### **INFORMATION TO BE PROVIDED BY THE CITY/RESPONSIBILITIES OF CITY**

It is understood that the following items, information and arrangements to be supplied and/or finalized by the City will be utilized in the scope of services described within this proposal. It is anticipated that information listed below in the possession of the Property Owner will be obtained by the City and provided to our personnel:

1. The City will be fully responsible for obtaining the necessary authorization to allow T&M, its agents, subcontractors and representatives to have access to the Site, secured areas and tenant spaces and structures thereon, including parcels and structures not already owned by the City, at reasonable times throughout the term of this agreement.
2. The City shall be responsible for making arrangements to allow its other consultants to be available to T&M for consultation regarding proper coordination of the project.
3. The City shall provide access to the Machine Room for drilling equipment via the roll-up door located at the north loading dock.

### **EXCEPTIONS**

The scope of services for this Site Investigation Due Diligence proposal does not include any Building Condition or Building Equipment assessments or usability evaluations, structural evaluations or local, City or state code reviews for conditions or access.

- 1) The report is intended for use of the City and is not intended to be used by third parties unless otherwise authorized in writing by T&M. Third parties using the information contained in the report without such authorization do so at their own risk.
- 2) Detailed architectural evaluations will not be performed as a portion of this project. Should architectural elements of the building construction be observed to be deficient, they will be noted and included in our report.
- 3) The scope of the Asbestos Identification Survey will not address potential underground structures that may be associated with the sites, except to the extent that direct evidence may be available of the presence of each such suspect material (i.e., the presence of exposed transite piping leading into the ground, or evidence gathered from review of construction drawings.)

As necessary to plan for any potential future renovations/demolition, we understand that the City will expect the asbestos identification survey activities to include investigation for potentially concealed materials. Please be advised that our proposed activities will include investigation for concealed materials via review of construction data and selected intrusive field activities (opening of small holes in wall/ceilings, encroachment through suspended ceilings, etc.). Please be advised that:

(1) repair of minor damages caused is not included in the project scope, except that patching of test holes made in roofing felts will be provided by the investigator utilizing "off-the-shelf" patching compound, and





(2) to a large extent, quantification of concealed ACM that may be identified will be made on the best assumptions from the field investigation performed without directly observing the materials in question.

Should the City or the existing Owner desire that repair of roofing materials be completed by a qualified roofing professional, this could be provided at an additional cost by a subcontractor to be retained upon arrangement at cost +15%.

Twenty (20) TEM bulk material analyses are included in this proposal. *If a few additional TEM samples analyses are required, we will perform them within the budget as quoted. If a larger number of additional samples are required as a result of existing conditions, we will negotiate an appropriate additional fee (at a rate of \$50.00 per sample) with the City for the additional services prior to performing the services.* All PLM samples are included in the fee.

- 4) Once the scope and schedule of any asbestos abatement activities which may be required are determined, a separate proposal or fee, if requested, will be provided to address project design and project monitoring services.
- 5) The scope of services for the Site Investigation Due Diligence does not include any cleanup or remediation of any presumed or suspect hazardous material or contamination. The reporting will provide recommendations for additional investigations of potentially contaminated areas of concern as warranted; and scopes of services with fees for any recommended additional investigations will be provided as requested.
- 6) Hands on evaluations, measurements, material sampling and testing, etc. of structural elements of any type are excluded from these inspection services. If a more detailed field investigation is required based on observed deficient elements, it will be brought to the City's attention and noted in our report.
- 7) Detailed structural analysis, evaluations, calculations, load ratings or studies will not be performed as a portion of this project. Should these be required, they will be noted and recommended in our report.
- 8) Lift equipment, if necessary, to access the roof, facades, roof framing or any other elements are not anticipated or included in this proposal. If necessary, all lift equipment will be provided by the City or under a separate proposal.
- 9) Accessing any underground manholes, tunnels, chambers, vaults or any other similar confined spaces is not anticipated and is not included in this proposal. Should further investigation be required into such spaces, it will be noted and recommended in our report for further investigation.
- 10) Services not specifically listed are not included.

### **CLOSING**

This proposal is submitted solely and exclusively for the use of the City for consideration of the professional



services of T&M. Payment shall be in accordance with the Charges, Billing and Payment schedule outlined in the Standard Terms and Conditions currently in-force between T&M and the City. T&M shall await notice to proceed or receipt of authorizing Resolution or Purchase Order for this project.

Please do not hesitate to contact us at (732) 600-7079 and/or [JMartin@tandmassociates.com](mailto:JMartin@tandmassociates.com) or Michael Heumiller at (732) 259-3348 or [MHeumiller@tandmassociates.com](mailto:MHeumiller@tandmassociates.com) with any questions regarding this proposal. Thank you, again, for the opportunity to provide a proposal for this project.

Very truly yours,

**T&M ASSOCIATES**

Joseph S. Martin, CHMM  
*Principal Environmental Scientist*

Michael Heumiller  
*Associate/Group Manager*

cc: Adrianna Williams, City of Vineland