

SECTION 7.0
RIDER A
SCOPE OF WORK

BID No.: 2017-RED-BID-CON-066

SECTION 7

RIDER "A" SCOPE OF WORK SITE ENVIRONMENTAL REMEDIATION PROJECT 200 FEDERAL STREET, CITY OF CAMDEN, CAMDEN COUNTY, NJ

The NJEDA's Licensed Site Remediation Professional ("LSRP"), Environmental Resolutions, Inc. ("ERI") has prepared the Remedial Action Workplan which is included in the Contract Documents for this Project. Historic fill is to be remediated by on-site containment under capping in accordance with the enclosed Remedial Action Workplan. The proposed engineering controls will mitigate the direct contact pathway by controlling access to contamination and prevent off-site migration of the contamination. The required remedial services ("Scope of Work") which are the subject of this Contract include soil excavation, soil disposal, grading, and capping. Remedial actions will be completed under the oversight of a LSRP from ERI. The NJDEP RSRS and the NRSRS are proposed as the applicable soil remediation standards for the historic fill AOC.

Site Description

The Project Site ("Site"), Waterfront Technology Center Camden ("WTCC"), is located at 200 Federal Street in the City of Camden, Camden County, New Jersey, and is identified as Block 139.02, Lot 1 and encompasses approximately 6 acres. The Scope of Work addresses a 4.2 acre portion of Lot 1 and includes a soil mound, grass, landscaped beds, gravel parking lot surface and an asphalt parking lot surface. The Site is bounded to the north by Federal Street, to the south by Dr. Martin Luther King Boulevard, to the west by a large, paved parking lot, and to the east by another paved parking lot and building undergoing construction.

Scope of Work

The Remedial Action Workplan describes the remedial area, the remedial objectives, and the proposed engineering controls. The following description of the Scope of Work items are intended to fully support and further define corresponding information contained in the Remedial Action Workplan, including the Existing Conditions Plan and Engineering Controls Plan, and Grading and Utility Plan C300 as follows:

Soil Mound Area

The existing Soil Mound area covers approximately 3,000 square foot (ft²) and contains approximately 500 tons of material which is to be removed and capped under the new gravel parking surface. The entire Soil Mound and the existing soil material to a depth of six (6) inches below the Soil Mound within this area is contaminated. The entire Soil Mound and the existing soil material to a depth of six (6) inches below the Soil Mound within the boundaries of the Soil Mound area will be excavated to a uniform subgrade elevation/depth to allow for the installation of the engineering control consisting of a six (6) inch thickness of compacted, dense graded aggregate clean fill material cap. The finished surface elevations of the clean fill cap will be finish graded with uniform slopes to meet level/flush with all surrounding, existing surface elevations so that positive drainage can occur within and adjacent to the Soil Mound area. The existing subgrade soil is to be graded and compacted within this area prior to installation of the six (6) inch clean fill material cap. Proper off-site disposal will be required for all excavated material.

Asphalt Area

The existing asphalt surfaces will be maintained as an engineering control. The deteriorated asphalt area covers an approximate area of 2,500 square foot (ft²). Asphalt in this deteriorated area will be patched and/or sealed where necessary.

Gravel Parking Area

The proposed Gravel Parking area covers approximately 25,000 ft² area. The existing gravel material to a depth of six (6) inches below the existing surface elevations within this area is contaminated. The existing material within the boundaries of the Gravel Parking area will be excavated to a depth of six (6) inches to a uniform subgrade elevation/depth to allow for the installation of the engineering control consisting of a six (6) inch thickness of compacted, dense graded aggregate clean fill material cap. The finished surface elevations of the clean fill cap will be finish graded with uniform slopes to meet level/flush with all surrounding, existing surface elevations so that positive drainage can occur. The existing subgrade soil is to be graded and compacted within this area prior to installation of the six (6) inch clean fill material cap. Proper off-site disposal will be required for all excavated material.

Landscape Bed Area

The existing Landscape Bed area covers approximately 3,000 ft². The existing material to a depth of one (1) foot below the existing surface elevations within this area is contaminated. The existing material within the boundaries of the Landscape Bed area will be excavated to a depth of one (1) foot to enable the installation of a geotextile fabric barrier followed by the installation of the engineering control consisting of a one (1) foot thickness of clean soil barrier cap totaling approximately 175 tons. The existing trees within the Landscape Bed area will not be removed. The surface will be covered in a two (2) inch thickness of mulch after the one (1) foot thickness of clean soil barrier soil cap is installed. The finished surface elevations of the clean fill cap will be finish graded with uniform slopes to meet level/flush with all surrounding, existing surface elevations so that positive drainage can occur. Proper off-site disposal will be required for all excavated material.

Grass Areas

The existing grass areas cover an approximate 5,000 ft² area. The existing material to a depth of one (1) foot below the existing surface elevations within this area is contaminated. The existing material within the boundaries of the Grass areas will be excavated to a depth of one (1) foot to enable the installation of a geotextile fabric barrier followed by the installation of the engineering control consisting of a one (1) foot thickness of clean soil barrier cap. The upper most surface of clean soil barrier cap will contain a four (4) inch depth of topsoil and will be seeded and fertilized for grass. Proper off-site disposal will be required for all excavated material.

Grass seed to be Lofts Pedigreed Seed or approved equal. 50% Baron Kentucky Bluegrass, 30% Jamestown Chewings Fescue, 20% Yorktown II Perennial Rye. Spread rate 4 pounds per 1000 s.f. or 170 pounds per acre. Apply fertilizer per Loft specifications.

Soil Disposal

It is estimated that approximately 1,000 tons of excess contaminated soil generated during construction of the engineering controls will require off-site disposal at a proper facility. The selected contractor shall be responsible for loading, transporting and disposing contaminated soil and shall be responsible for any soil testing required by their selected disposal facility. The selected disposal facility must be approved by the LSRP prior to export.

It can be assumed that the soil is non-hazardous. Historic fill material contains PAHs and metals at levels in excess of the NJDEP RSRS and the NRSRS. Available analytical results for soil samples collected at the site are provided with the Remedial Action Workplan and complete laboratory reports can be provided.

Disposal documentation shall be provided to ERI.

Imported Fill Material/Clean Fill

All imported soil, topsoil and aggregate material utilized on this Project Site shall be certified “clean fill” as defined and in accordance with NJDEP Technical Requirements, including N.J.A.C. 7:26E – 1.8 as well as NJDEP’s *Alternative and Clean Fill Guidance for SRP Sites* (December 29, 2011). All imported soil, topsoil and aggregate material utilized on this Project Site shall be clean fill generated from a virgin source/quarry, or from source(s) other than a virgin source/quarry in accordance with the requirements as set forth in the Contract Documents, and free of extraneous debris or solid waste, and is suitable for use without further restrictions.

For each type and source of imported soil, topsoil and aggregate material derived or originated from a virgin source or quarry, laboratory analytical data from one (1) sample collected within the last year and documentation of clean fill is to be provided to the Owner for acceptance and approval prior to utilization on site. The sample must be analyzed for full TCL/TAL Suite, Hexavalent Chromium, and EPH by an NJDEP-Certified Laboratory with detection levels that allow for comparison to an applicable Remediation Standard in accordance with NJDEP Fill Material Guidance. The virgin source or quarry supplier must provide a written certification identifying the source location of the material and that the fill material meets the “clean fill” definition in accordance with NJDEP Technical Requirements, including N.J.A.C. 7:26E – 1.8.

For each type and source of imported soil, topsoil and aggregate material derived or originated from a source other than a virgin source or quarry, additional sampling will be required. For each type of clean fill per source, soil samples must be collected at a frequency of one (1) sample per 20 c.y. for the first 100 c.y. of soil, and one (1) sample for each additional 100 c.y. up to 1,000 c.y., and one (1) sample for every additional 1,000 c.y. The sample analytical parameters and written certification required for virgin sources or quarries applies to these other sources of clean fill material.

Dense graded aggregate/aggregate material shall consist of crushed stone Type I-5 quarry processed stone or approved equal.

All imported fill material used for the clean soil cap, including topsoil, must be approved by ERI.

Notes

The cost proposal shall include Lump Sum prices for gravel, filter fabric, clean soil, seed, mulch, soil disposal, and asphalt patching. Unit prices are to be provided in accordance with the Bid Form.

The selected contractor will be responsible for obtaining all utility clearances for the excavation. Due diligence must be applied during excavation activities to ensure the protection of personnel, the public, and the environment.

The selected contractor will be responsible for obtaining all construction permits and inspections, as applicable, for the Work will be issued by the City of Camden, and the Lump Sum or Contract

Price for the Project includes procurement of all construction permits and construction inspection.

The Completion Certificate will be issued by the LSRP.