

# Addendum II

## October 19, 2018

RE: Request for Proposals - Professional Environmental Services Site/Remedial Investigation- Former CWS Industries Site- 726 Kaighn Avenue Camden, New Jersey

**1. The Price Form has been revised. See Attachment #1 to this Addendum**

**2. The following are the answers to questions that were submitted for the above referenced RFP:**

Q.1 Is Environmental Resolutions, Inc. excluded from bidding on the RFP for SITE / REMEDIAL INVESTIGATION Former CWS Industries Site.

**Answer: No**

Q.2 Do any portion of the services to be provided for this RFP require Davis Bacon Prevailing Wage Rates.

**Answer: The work resulting from this RFP will be funded through a grant from the US Environmental Protection Agency (EPA) and as such some tasks may be subject to Davis Bacon wage requirements.**

Q3.A I was just on your website and saw an RFP from September titled: Request for Proposal – Environmental Management Services. Was a contract awarded pursuant to that RFP?

**Answer: No. CRA intends to award a Environmental Manages Services contract at its regular October Board Meeting.**

Q3.B If so, will the selected vendor be providing oversight /management of the work being procured for the CWS Industries site?

**Answer: Yes**

Q3.C If yes again, could you please tell me the name of the firm who was awarded that contract?

**Answer: No. The contract has not been awarded.**

- Q3.D Also if yes, probably the RFP should mention something about the work for CWS site being managed by a firm who is likely a market competitor to most firms who would be bidding on the work.
- Answer: The RFP does not mention this.**
- Q4. I am e-mailing you today simply to ask whether the environmental consultant currently contracted by CRA is permitted to bid on this upcoming RFP.
- Answer: The consultant that completed the prior investigation is permitted to submit a proposal.**
- Q5. Is the funding appropriated for the work?
- Answer: Yes. As indicated in the RFP, this work is funded by a grant from the US Environmental Protection Agency.**
- Q6. If the bidder has an existing agreement with CRA with unit rates for lab work, but can utilize a cheaper unit rate for lab work, is that acceptable?
- Answer: Yes, clearly indicate lab rates in the proposal.**
- Q7. (Task 2, Item 1) Are progress meetings to be held onsite, another location, or via telephone?
- Answer: Respondents are able to propose meeting formats commensurate with their pricing.**
- Q8. (Task 2 a,b,c) Case Inventory Document does CRA require a submission of the updated CID after review of files only, or after completion of site activities?
- Answer: CID should be updated throughout project. CRA will require review of CID in conjunction with submittal of draft Site/Remedial Investigation Report (SI/RIR).**
- Q9. (Task 3, item V) - is CRA paying any ARF, or is the City of Camden paying ARF?
- Answer: For the purposes of this RFP, assume that CRA will be handling annual remediation fees.**
- Q10. (Task 5, A) - will the HASP have to be signed by a CIH?
- Answer: The Consultant will be responsible for implementation of all health and safety measures for the work. Preparation of the HASP shall comply with all applicable standards to include OSHA Standard 1910.120 - Hazardous waste operations and emergency response.**
- Q11. (Task 6, B) - if the CRA elects to post a sign, who will actually create the sign?
- Answer: The Consultant shall be responsible for posting and creating the sign.**

- Q12. (Task 8c, 3) - well surveying is not discussed in this section. Is there a separate line item for well surveying?  
**Answer: Provide costs for well surveying as required in the line item for 8.c. Permanent Well Installation.**
- Q13. (Task 9). If the results of the investigation do not meet the requirements for Remedial Investigation, will the resultant report be truncated to a Site Investigation Report?  
**Answer: For the purposes of this RFP, assume that a Remedial Investigation Report will be completed.**
- Q14. (Task 10) Has the development plan of this property been finalized to depict structural and landscape areas, so the consultant may incorporate that in the proposed remedial action?  
**Answer: No.**
- Q15. (Task 10, D) - What is meant by "assume 3 RAOs"? If RAOs are to be prepared, shall the resultant report be considered Site Investigation Report/Remedial Investigation Report/Remedial Action Report?  
**Answer: It is assumed that one or more areas of concern will be eligible for a response action outcome throughout the course of the investigation. The Consultant shall issue RAOs for those AOCs which can be closed out for unrestricted use as they do not require any additional remediation activities. The RAOs should be standalone documents, separate from the SI/RIR, and completed in accordance with N.J.A.C. 7:26C-6.2.**
- Q16. Price Proposal Submission (pg 17) and Price Form are not consistent. Do you want hourly labor rates and Equipment Rates (pg 17) or Lump Sums and Daily Rates?  
**Answer: The price form (Form V) shall be completed by indicating the price per unit or lump sum as indicated on the form for each line item. Additional pricing information should be presented after the price form and shall include hourly billing rates for personnel and subcontractors; subcontractor management fees (as a percentage markup); daily equipment rates (as appropriate); and laboratory and analytical fees as unit costs.**
- Q17. Should the Subcontract Management fees be included in the Site Clearing, Geoprobe, and lab prices on the Price Form?  
**Answer: Yes**
- Q18. Who must be paid prevailing wages?  
**Answer: The Consultant is solely responsible for compliance with all State Prevailing Wage requirements.**

Q19. Environmental Resolutions Inc. completed the Preliminary Assessment and Site Investigation Workplan. Are they permitted to bid on this phase work?

**Answer: Yes**

Q20. Will the selected consultant be required to submit additional OPRA requests and perform case file review(s) at NJDEP and USEPA?

**Answer: Unless indicated otherwise in Respondent's proposals, it will be assumed that the information/data provided has been found to be acceptable and useable. Should Respondents feel that addition efforts would be needed to complete assessment requirements for the site, such activities should be provided along with commensurate pricing.**

Q21. Are other maps of the Site, such as survey maps, maps of prior investigation/remediation activities at the Site, figures from the prior PA Report, etc., to be made available/provided to the selected consultant in electronic format(s)?

**Answer: No**

Q22. Are the Site boundaries depicted on the provided Figures 2 and 3 (in the RFP) correct and the open, grassy area to the northeast (adjacent to where Kaighn Avenue crosses under I-676) is not part of the Site?

**Answer: Yes**

Q23. Per the Figure 3 included in the RFP, AOCs 26 (Former Rail Lines) and 28 (Former Oil Tanks in Bermed Area) are shown extending off-site to the south – will the SI/RI activities be required to go off-site and, if so, how will access be arranged? Will the selected consultant be responsible for obtaining access to this area?

**Answer: If geophysical and/or sampling data collected from locations along the site boundary indicate that any contamination has migrated off-site, an off-site investigation may be required. However, at this time an off-site investigation is not included in this RFP.**

Q24. Security: Overall security and safety are not typical responsibility of an environmental Consultant. Typically, this is the responsibility of the Owner and/or contractor/developer. Is the Consultant expected to establish and de-establish perimeter fencing, guard detail, etc. (i.e. site security and safety) whenever it mobilizes to the site? Or is Consultant merely responsible for its own actions (clean up at end of day, no holes left open, not leave equipment on site, not leave drums on site)?

**Answer: Site security and safety is the responsibility of the Consultant when mobilized to the site(s). See item 11 in General Requirements section of the RFP.**

Q25. Sample Analysis: The analysis and number of samples (including quality assurance/quality control [QA/QC] samples) identified within the text and Table 1 of the 2018 Site Investigation Workplan do not match the RFP's Form V Price Form. Additionally, EPH Category 2 is designated in the Site Investigation Work Plan, however Form V designates EPH Category 1. How should we address discrepancies on the bid sheet?

**Answer: The quantities of samples listed within the text and the Form V Price Form are assumed and should include all QA/QC samples. EPH Category 1 was listed in the text and Price Form incorrectly; please provide costs for EPH Category 2, and include costs for non-fractionated and fractionated EPH. A revised Price Form will be included in the Addendum.**

Q.26 Sample Analytical Parameter: The designation of TCL (Target Compound List) within the Site Investigation Work Plan is ambiguous. Is it limited to TCL volatile organic compounds (VOCs) only, or EPA's full TCL list which includes more than VOCs?

**Answer: TCL as indicated in the RFP should include the Target Compound List plus TICs/Target Analyte List (TCL +TICs/TAL), as listed in the NJDEP Technical Rule at N.J.A.C. 7:26E2.1(c)1.**

Q27. Data Validation: Data validation is mentioned in QAPP – but not included in the line items. The QAPP does not designate the percent of validation required (10%, 100%?). Can CRA adjust the bid sheet to include line items per sample and designate a specific number of samples to be validated?

**Answer: Assume that 100% of data will require validation.**

Q.28 Site Clearance: Does CRA have any historic maps for the site that indicates where underground utilities are located?

**Answer: No**

Q29. Does the CRA desire an Entire Site Response Action Outcome (RAO) or simply AOC-Specific RAOs? This respondent accepts the data and records included in the previous Preliminary Assessment for the site, however that PA does not attain the standards required by the Site Remediation Reform Act if an Entire Site RAO is required. Specifically, there are multiple potential Areas of Concern (AOC) that are not identified as such in the PA but these must be assessed for an LSRP to issue an Entire Site Response Action Outcome. These include the "fruit truck dusting area" that was identified in the PA but not included in the SI for pesticide assessment. In addition, there are others including a varnish storage tank building, three (3) specific benzene usage areas, and a benzene removal area that are identified in historical documents but not presented as Areas of Concern in the PA. Where should the RFP respondent identify these potential AOCs and present the details and costs for a Site Investigation that meets the NJDEP requirements?

**Answer:** As indicated in the RFP the Consultant may also provide separate alternative proposals to this scope of work in addition to responding to the scope of work presented in the RFP. The goal of the investigation is to ultimately close the site using whichever RAO approach is most appropriate. Should Respondents feel that addition efforts would be needed to complete assessment requirements for the site, such activities should be provided along with commensurate pricing.

Q30. The resolution on supplied Sanborn maps was poor and the maps were not readable - will CRA supply the original link to EDR files or will the new LSRP have to order new so that they can be read?

**Answer:** **The link to the original files is here,**  
<https://spaces.hightail.com/space/zIOG1GKEt9>.

Q31. The historical aerial photographs reviewed for the PA were not included at the links supplied by the RFP. Will the CRA please supply these?

**Answer:** **The link to the original files is here,**  
<https://spaces.hightail.com/space/zIOG1GKEt9>.

**All other terms and conditions of the solicitation remain as is.**

Issued by:  
Johanna S. Conyer  
October 19, 2018