

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF NORTH BRUNSWICK
AUTHORIZING A CHANGE IN SCOPE TO THE PROFESSIONAL SERVICE
AGREEMENT WITH T&M ASSOCIATES FOR ADDITIONAL ENVIRONMENTAL
SERVICES FOR THE NOB VALLEY PROJECT (BLOCK 224, LOTS 19, 20 AND 21)**

WHEREAS, in 1960, Nob Valley Swim Club Inc. purchased from Eva Gillhuly Block 224, Lots 19 and 20 for the development of a swim club; and

WHEREAS, in 2010, pursuant to Ordinance 10-13, with the swim club closing its operation, the Township purchased Block 224, Lots 19 and 20 located on Old Georges Road in the amount of \$250,000.00 for future Open Space or Other Governmental purposes; and

WHEREAS, since 2010, the Township had not performed any testing or disturbed the site with the exception of routine lawn maintenance in accordance with the ten-year moratorium on site development; and

WHEREAS, beginning in 2020, the Township began exploring options for the potential development of the site; and

WHEREAS, on February 3, 2020, pursuant to Resolution 74-2.20, the Township authorized a Preliminary Site Investigation of the soil to be conducted by Environmental Engineering firm T&M Associates, headed by Michael Heumiller as an LSRP (Licensed Site Remediation Professional) for an amount not-to-exceed \$13,750.00; and

WHEREAS, the Board of Education currently does not have the capacity to make full day preschool available for all residents, and currently operates under a lottery program for seats available to eligible students; and

WHEREAS, in early 2020, the Township began discussions with the Board of Education in a joint Shared Service Agreement to develop the site which is anticipated to include a Preschool building and spray park with playground equipment for young children; and

WHEREAS, in early 2020, the Board of Education engaged Peter Campisano with USA Architects to provide a preliminary feasibility assessment and rendering of the site; and

WHEREAS, in September 2020, the Township adopted Ordinance 20-17 which included \$800,000.00 in preliminary funding for the site development with the expectation that a portion of the development will be grant funded; and

WHEREAS, on December 14, 2020, pursuant to Resolution 292-12.20, the Township authorized an agreement with USA Architects to assist with the continued preliminary assessment and grant funding, with an amount not-to-exceed \$6,500.00; and

WHEREAS, in January 2021, Township Officials met with representatives from USA Architects and T&M Associates regarding responsibilities each firm shall be responsible for regarding the development of the site; with T&M the lead on soil, utilities, site conditions and park development in preparation for USA Architects to be the lead on the construction of a facility; and

WHEREAS, on December 14, 2020, pursuant to Resolution 292-12.20, the Township authorized an agreement with USA Architects to assist with the continued preliminary assessment and grant funding, with an amount not-to-exceed \$6,500.00; and

WHEREAS, a recommendation was made to engage Engineering firm T&M Associates, headed by Michael Heumiller as an LSRP (Licensed Site Remediation Professional) to provide necessary preliminary site work; and

WHEREAS, in February of 2021, Resolution 73-2.21 authorized a contract with T&M Associates, to provide engineering and environmental services outlined within the attached proposal dated February 4, 2021 for the Nob Valley Project, compensation to be paid upon submission of monthly invoices, in the amount of \$89,350.00; and

WHEREAS, in March of 2021, during the removal of the two (2) underground storage tanks (USTs) identified at the Site, one (1) of the USTs was observed to have several holes, and evidence of a discharge was also observed; and

WHEREAS, based on these findings, further investigation and subsequent remediation is required for Tank 1.

WHEREAS, T&M Associates has been requested to conduct an advance a series of borings within and around the Tank 1 excavation area to determine the extent (horizontally and vertically) of the impacted soil and develop an estimated cost for remediation.

WHEREAS, based that that request, T&M Associates outlined additional services necessary as an amendment to the February 4, 2021 proposal, with an increase in the amount of \$8,150.00 for a revised contract of \$97,500.00.

NOW, THEREFORE, BE IT RESOLVED on this 4th day of May 2021, that the Township Council of the Township of North Brunswick does hereby authorize the Mayor to execute and the Township Clerk to witness an amendment to the current agreement with T&M Associates to include a engineering and environmental services outlined within the amended attached proposal dated February 4, 2021 for the Nob Valley Project with an increase in the amount of \$8,150.00 for a revised contract of \$97,500.00; and

BE IT FURTHER RESOLVED notice of this action shall be published in the Home News & Tribune as required by law within 10 (ten) days after its passage.

CERTIFICATION

I, Cavel Gallimore, Chief Financial Officer of the Township of North Brunswick, certify that funds in the following account are available under Contract PRO21035:

\$8,150.00 are available in the FY2017 Capital Ordinance 16-15 account C-04-55-C17-161-903.

Cavel Gallimore
Chief Financial Officer

Justine Progebin
Business Administrator

Ronald Gordon, Esq.
Township Attorney
Approved as to Legal Form

RECORDED VOTE:

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
MAYOR WOMACK				

I hereby certify that the above Resolution was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on May 4, 2021.

Lisa Russo
Township Clerk



YOUR GOALS. OUR MISSION.

AGREEMENT MODIFICATION

T & M PROJECT No. NBRU-00078

Agreement Modification No.: 1

Project Name: Nob Valley Site (Engineering and Environmental Services)

Original Agreement Date: 2/4/2021

Modification Amount: \$8,150.00

Description of Modification:

Scope of Services: See Attached Proposed Scope of Services

Schedule of Fees: See Original Agreement

Terms & Conditions (or other): See Original Agreement

Reason for Modification: Client Initiated _____

T&M Request X

Original Agreement Amount:	\$ <u>89,350.00</u>
Net Prior Modifications Including Agreement Modification(s) <u>0</u> :	\$ <u>0.00</u>
Amount of this Modification:	\$ <u>8,150.00</u>
Revised Agreement Amount:	\$ <u>97,500.00</u>

No services to be provided pursuant to this Agreement Modification until accepted by Client and T&M. All provisions of the original Agreement will not be changed by this and prior modifications remain in effect.

CLIENT: Township of North Brunswick

T & M ASSOCIATES

Signature: _____

Signature: 

Name: Justine Progebin

Name: Michael Heumiller, LSRP

Title: Business Administrator

Title: Group Manager

Date: _____

Date: 4/22/2021



T&M Associates (T&M) has prepared this Agreement Modification (AM) No. 1 for your consideration, based on the findings during the removal of the underground storage tanks (USTs), which indicated a discharge from one of the USTs (i.e., Tank 1).

Based on these findings, further investigation and subsequent remediation is required for Tank 1, which is not included in our current scope of services. We recommend advancing a series of borings within and around the Tank 1 excavation area to determine the extent (horizontally and vertically) of the impacted soil and develop an estimated cost for remediation. In addition, if groundwater is encountered during this investigation, we will evaluate the potential for impacts.

PROPOSED SCOPE OF SERVICES

The following is the proposed additional scope of services to further investigate the impacted soil and potential groundwater, if necessary, and to develop an estimated cost for the remediation:

ITEM 1 – ADDITIONAL SOIL INVESTIGATION

Based on the results of the post-closure soil sampling during the removal of the two (2) USTs, impacted soil was identified associated with Tank 1, which requires further investigation to determine the extent of the impacts.

T&M proposes the advancement of ten (10) soil borings utilizing direct push-point sampling techniques (Geoprobe®) which would be utilized to delineate impacted soil identified associated with Tank 1 above the Residential Direct Contact Soil Remediation Standards. Four (4) soil borings will be advanced around the Tank 1 excavation area stepping out approximately 5 to 10 feet to delineate the extent of the impacted soil horizontally and vertically. Two (2) soil borings will be advanced within the Tank 1 excavation to vertically delineate the impacted soil. In addition, four (4) additional borings will be advanced stepping outward from the initial borings approximately 10 feet to delineate the extent of the impacted soil horizontally and vertically in the initial borings, if necessary.

If groundwater is encountered during the advancement of the proposed soil borings, T&M will install one (1) temporary well point to evaluate the groundwater conditions. The temporary well point will consist of 1-inch PVC screen and riser. A groundwater sample will be collected from the temporary well point and analyzed for Target Compound List (TCL) volatile organics plus a search of fifteen (15) additional non-targeted analytes (VO+15) and semi-volatile organics plus a search of fifteen (15) additional non-targeted analytes (SVO+15).

Soil samples collected from the initial six (6) borings will be analyzed for Extractable Petroleum Hydrocarbons (EPH) Category 1 and 2-methylnaphthalene. Soil samples collected from the four (4) additional borings will be put on hold at the laboratory pending the results of the initial soil samples. If necessary, the soil samples on hold will be analyzed for the same parameters.



ITEM 2 – ADDITIONAL TECHNICAL REReportING

T&M will detail the further investigation activities conducted to delineate the extent of the impacted soil and potential groundwater, if necessary, to achieve compliance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E- 6.7) and the Administrative Requirements for the Remediation of Contaminated Sites (“the ARRCs Rule”) associated with the discharge from Tank 1. This additional detailed information will be presented in a UST Closure Report. The UST Closure Report will present a narrative containing the results of our investigations and will present tabulated laboratory test results, quality assurance data, and other pertinent items as specified in the report submission requirements of the Heating Oil Tank System Remediation Rules (NJAC 7:26F).

Underground Storage Tank at Nob Valley

