

**A RESOLUTION OF THE TOWNSHIP COUNCIL OF NORTH BRUNSWICK
AUTHORIZING A CHANGE IN SCOPE TO THE PROFESSIONAL SERVICE
AGREEMENT WITH T&M ASSOCIATES APPOINTED AS THE
2023 TOWNSHIP ENVIRONMENTAL ENGINEER
FOR ASSISTANCE WITH AIR AND GROUNDWATER SAMPLING,
CLASSIFICATION AND REPORTING
TO THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
ASSOCIATED WITH THE SITE REMEDIATION OF THE
HIGH SCHOOL, VETERANS PARK AND ADJOINING PARCELS**

WHEREAS, in 2003, the Board of Education (“BOE”) started the process of enlarging and renovating the North Brunswick Township High School, and during construction activities of the new High School auditorium wing addition in July 2003, waste material predominantly containing pharmaceutical and laboratory vials and related laboratory glassware was unearthed; and

WHEREAS, in 2003, on behalf of the BOE and the Township, Powell~Harpstead, Inc. (currently Kleinfelder) conducted a remedial investigation at the High School, Veterans Park and surrounding areas; and

WHEREAS, the soil contamination has since been removed from the High School, Plains Gap residential properties, Veterans Park and the PSE&G easement (located on the adjoining BOE property) leaving the groundwater, soil in the undeveloped wooded land south of Roosevelt Avenue and Raider Road and a few isolated small piles in the wooded outskirts of the High School property to be investigated, evaluated and remediated; and

WHEREAS, in February of 2017, pursuant to Resolution 63-2.17, the agreement with T&M Associates was amended to include services to further evaluate the chlorinated solvent and metals impact in the groundwater, review previously recommended remedial technologies for the remediation of the impacted groundwater, and to refine the associated cost range, with an amount not-to-exceed \$108,550.00 (PRO17032); and

WHEREAS, as part of the groundwater remediation, Kleinfelder, was previously named as the Licensed Site Remediation Professional (“LSRP”), and engaged to provide sampling and reporting; and

WHEREAS, to comply with ongoing requirements for sampling, inspection, evaluation and reporting for the identified areas of concern by the New Jersey Department of Environmental Protection (“NJDEP”), T&M Associates was engaged as the LSRP after services provided by Kleinfelder had concluded; and

WHEREAS, in June of 2020, additional services were needed from T&M Associates for the preparation and submission of documents as part of the litigation process that was previously submitted by Kleinfelder, in addition to the preparation of supporting documents to satisfy NJDEP requirements; and

WHEREAS, in July of 2020, Resolution 197-7.20 authorized T&M Associates to provide environmental services outlined within their proposal June 23, 2020, for review of submission items by Kleinfelder as the previous LSRP for NJDEP SRP PI#022977, with an amount not-to-exceed \$27,250.00 (PRO2046); and

WHEREAS, in April of 2021, Resolution 112-4.21 authorized T&M Associates to provide environmental services outlined within their proposal dated March 9, 2021, to update reporting to the NJDEP and provide related tasks, with an amount not-to-exceed \$11,250.00 (PRO21038); and

WHEREAS, in April of 2021, Resolution 134-4.21 authorized T&M Associates to provide environmental services outlined within their proposal dated March 26, 2021, for groundwater testing, classification and NJDEP reporting, as outlined within their proposal dated March 26, 2021, with an amount not-to-exceed \$46,600.00; and

WHEREAS, counsel for the Township and Board of Education have been in joint discussions in resolving the financial liabilities with responsible parties regarding the soil contamination at the North Brunswick High School and surrounding sites and while an open case, the NJDEP continues to require an update on site conditions and reporting; and

WHEREAS, in addition to routine indoor air sampling and ongoing reporting required to evaluate the chlorinated solvent and metal impacts in the groundwater, sampling is required from monitoring wells which some were found to be damaged and in need of repair to continue inspection and evaluation activities, and to update the Remedial Investigation Report (“RIR”) on file with NJDEP; and

WHEREAS, at the request of the Township, T&M Associates submitted a proposal with an amount not-to-exceed \$102,550.00, dated August 2, 2023 for said work, to be paid upon submission of monthly invoices; and

WHEREAS, in January of 2023, Resolution 11-1.23 authorized a contract with T&M Associates, with offices at Eleven Tindall Road, Middletown, New Jersey 07748, to provide environmental engineering services for calendar year 2023, as awarded under a fair and open contract process, pursuant to the provisions of N.J.S.A. 19:44A-20.1 et seq.

NOW, THEREFORE, BE IT RESOLVED on this 5th day of September 2023, 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 repairs to monitoring wells, provide indoor air and groundwater testing required to update the RIR and file said reporting requirements with NJDEP, as outlined within the attached proposal dated August 2, 2023, with an amount not-to-exceed \$102,550.00; 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 PRO23067:

\$102,550.00 are available in the Soil Reserves account 4-04-65-400-000-002

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
HUTCHINSON				
GUADAGNINO				
ANDREWS				
DAVIS				
SOCIO				
MEHTA				
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 September 5, 2023.

Lisa Russo
Township Clerk



August 2, 2023

(Transmitted via email: JProgebin@northbrunswicknj.gov)

Attn: Justine Progebin, Business Administrator
Township of North Brunswick
710 Hermann Road
North Brunswick, NJ 08902

**Re: Proposal for North Brunswick High School and Veterans Park Case
2023 Groundwater Sampling, Vapor Intrusion (VI) Sampling for Plains Gap Road,
Additional Technical Reporting, and LSRP Services
Block 143, Lots 67, 69, 94.01, 95.01, 162 and Plains Gap Road
North Brunswick, Middlesex County, New Jersey
NJDEP Case No. 03-07-18-1500-30
NJDEP SRP PI #022977
North Brunswick, Middlesex County, New Jersey**

Dear Ms. Progebin:

T&M Associates (T&M) has prepared this proposal for your consideration. This proposal encompasses the required activities (i.e., well abandonment, repair and/or replacement, groundwater samples, vapor intrusion (VI) sampling, VI mitigation system evaluation, etc.) to be performed by T&M to continue to evaluate the chlorinated solvent and metals impacts in the groundwater as required by the New Jersey Department of Environmental Protection (NJDEP). Specifically, the scope of services will include:

- The repair of two (2) existing wells, and abandonment and replacement of one (1) monitoring well within the network that are damaged and could not be sampled during the 2021 sampling event. In addition, one (1) new monitoring well will be installed to attempt to delineate the extent of the groundwater contamination plume in the eastern direction.
- Groundwater sampling utilizing low-flow sampling techniques and attaining very low groundwater turbidity for the samples to verify that the lower metals results from previous sampling events are valid, and to continue to evaluate current volatile organic compound (VOC) levels.
- Prepare and submit the 2023 Groundwater Sampling Report.



- Indoor air and sub-slab soil gas sampling to continue to evaluate the chlorinated solvent concentrations emanating from the groundwater plume migrating beneath the residences on Plains Gap Road to impact the indoor air quality.
- Evaluation of mitigation system installed within the High School Auditorium and at Plains Gap Road residences which were not previously evaluated.
- Update to the Remedial Investigation Report Summary for submission to the NJDEP.

ENVIRONMENTAL SCOPE OF SERVICES

TASK 1: Monitoring Well Repairs, Abandonment and/or Replacement

During the 2019 and 2021 groundwater sampling events MW-5 and MW-6 were observed to be damaged and the submersible pump could not be placed in the wells. Additionally, it appeared that MW-22 was also damaged in 2021. As such, these three (3) wells could not be sampled. Due to MW-5, MW-6 and MW-22 being damaged, T&M recommends that these wells be either repaired or properly abandoned and re-installed by a NJ Licensed well driller for sampling in 2023.

Based on T&M's field observations of the condition of the damaged wells, T&M proposes to repair MW-5 and MW-6, and abandon and replace monitoring well MW-22. In addition, T&M also proposes the installation of one (1) additional new permanent groundwater monitoring well to attempt to delineate the extent of the groundwater contamination plume in the eastern direction. The proposed replacement and new monitoring wells will be installed and properly developed by a New Jersey licensed well driller.

The repaired and newly installed monitoring wells will be surveyed by a New Jersey licensed land surveyor and the necessary NJDEP Forms A and B will be provided. In addition, all drill cuttings generated during the installation of the replacement and new wells will be drummed and properly disposed of offsite. T&M anticipates three (3) drums of drill cuttings will be generated. The cost associated with the disposal of the three (3) drums as Non-Hazardous is included in this proposal.

TASK 2: Groundwater Gauging and Sampling

T&M proposes to implement one groundwater sampling event to collect groundwater samples from the existing monitoring well network, which will include the replacement monitoring wells and the new monitoring well detailed above (a total of twenty-four [24] monitoring wells) using low-flow sampling techniques and attaining very low groundwater turbidity for the samples. This sampling is required to verify that the metals results from previous sampling events are valid and to evaluate current VOC concentrations throughout the plume and over time.

Sampling will be completed with a submersible pump that is decontaminated between sampling locations. The low-flow purging sampling method is also needed to collect groundwater quality parameters. These field water quality parameters will include dissolved oxygen (DO), oxidation-reduction potential (ORP),



conductivity, temperature, and pH. Purging will continue until stability for sampling meets NJDEP criteria and turbidity is at or below ten (10) nephelometric turbidity units (NTU).

Following the above purging procedure, samples will be collected from the existing monitoring well network and submitted to a New Jersey Certified Laboratory for VOCs (method NJ-8260), arsenic, lead and nickel (method 6020) analyses. All sampling will be completed in general conformance to the low-flow sampling guidance in the NJDEP Field Sampling Procedures Manual (March 2022). For the purpose of this task and budgeting purposes, T&M anticipates two (2) days in the field with a certified low-field sampling subcontractor to collect field parameter and groundwater samples from the existing monitoring well network.

A field quality assurance program consisting of field and trip blank samples will be implemented to demonstrate the integrity of the decontamination procedures and assess any potential contamination encountered during the handling and shipment of the samples to the analytical laboratory. Field blanks will be collected each day prior to the start of the sampling event.

Standard chain of custody procedures will be implemented to track the samples. All groundwater samples will be analyzed on a standard turnaround timeframe of two (2) weeks.

TASK 3: 2023 Groundwater Sampling Report

Upon completion of the proposed activities detailed in Tasks 1 and 2, T&M will prepare a Groundwater Sampling Report. The Groundwater Sampling Report will present the results of the proposed well sampling and analyses as well as a narrative on the activities conducted and the need for additional investigation (e.g., new wells), if necessary. The Groundwater Sampling Report will also include tabulated laboratory test results and other pertinent items (e.g., figures).

ITEM 4: Additional Vapor Intrusion Investigation and Mitigation System Evaluation

As required and requested by the NJDEP, T&M will continue to evaluate the potential for impacts to indoor air quality based on chlorinated solvent concentrations emanating from the groundwater plume migrating beneath the residences on Plains Gap Road. Specifically, T&M proposes the following:

Indoor Air Sampling

T&M will re-evaluate the potential impacts to indoor air quality because of volatile organic compound (VOC) vapors emanating from the chlorinated solvent groundwater plume migrating beneath the residences on Plains Gap Road. Specifically, our scope of services will be to:

- Collect initial field screening for volatile organic compounds (VOC) using a photo-ionization detector (PID) from each of the thirteen (13) residences prior to air sampling.



- Complete the Indoor Air Quality–Building Survey Form (with the help of the property owner representative) to account for potential additional sources of VOCs (not related to the chlorinated solvent contaminants present in the groundwater plume) that may affect the proposed air sample collection from the residence.
- Collect one indoor air sample from each basement (a total of thirteen [13] indoor air samples) utilizing six-liter capacity stainless steel canisters equipped with a programmed regulator suitable for sample collection over a period of 24 hours.
- Perform laboratory chemical analysis for VOCs in accordance with the requirements of USEPA Method Low-Level (LL) TO-15 at an NJDEP certified laboratory. Standard chain-of-custody procedures will be implemented to track the sample.

Soil Gas Sampling

T&M will collect sub-slab soil gas samples beneath the basement area or slab-on grades sections. To avoid the potential for cross-contamination, the soil gas sample will be collected upon conclusion of the indoor air sample. Specifically, our scope of services will be to:

- Install one (1) temporary sample point that will be utilized to collect the soil gas sample within the sampling area (beneath the floor slab) of each of the residences (a total of thirteen [13] soil gas samples). A borehole measuring approximately 3/8-inch in diameter will be advanced through the concrete slab, extending 3 inches into the sub-slab soil. Following this, the top 1-inch of the hole will be over-drilled to a diameter of about 1 inch. This will facilitate an appropriate seal between the inert tubing that will be wrapped with a Teflon tape and the temporary sample point.
- Connect the sub-slab soil gas sampling points to a “T” fitting. The “T” fitting will be equipped with valves to enable separate soil gas flow paths. A pump will be connected to one end of the “T” fitting and the other end will be connected to an evacuated stainless steel canister, utilizing inert tubing.
- Purge the sample train. A volume of air that is equal to 3 times the volume of the inert tubing will be drawn using a pump. The rate at which the sample train is purged will be monitored to ensure it does not exceed 200 mL/min.
- Collect the soil gas samples utilizing laboratory certified six-liter stainless steel canisters equipped with pre-set regulators. The regulators will be configured to sample at a draw rate of 200 mL/min (30 minutes sampling time).



- Perform laboratory chemical analysis for VOCs in accordance with the requirements of USEPA Method LL TO-15 at the NJDEP certified laboratory. Standard chain-of-custody procedures will be implemented to track the sample.
- Perform field quality control procedures by utilizing tracers (e.g., iso-propanol, helium, butane, sulfur hexafluoride, or difluoroethane) to monitor for potential leaks in the sampling train.
- At the completion of the sub-slab soil gas sampling the Site concrete floor will be restored to the original condition by patching the hole with cement.

Background Contamination Investigation

T&M will assess the impacts of background contaminant sources to the indoor air quality. To accomplish this, T&M will collect four (4) ambient (outdoor) air samples utilizing a six-liter stainless steel canister equipped with a programmed regulator suitable for sample collection over a time period of 24 hours. This sample will be collected to evaluate the influence of outside air on the indoor air quality. Additionally, chemical analysis for VOCs will be completed in accordance with the requirements of USEPA Method LL TO-15 at a NJDEP certified laboratory. Standard chain-of-custody procedures will be implemented to track the sample.

VI Investigation Reporting

T&M will prepare a brief letter report to be submitted to each of the residents summarizing the results of the indoor air sampling. If any VOCs are detected above the applicable Indoor Air Screening Levels (IASL), T&M will notify the Township and provide recommendation prior to issuing our letter report. T&M will also prepare and submit a VI Investigation Summary Report detailing the activities performed at each of the residences, the results of the sampling and will provide recommendations for any additional actions, if necessary. Additionally, as required by NJDEP, T&M will prepare and submit to the NJDEP an Annual Monitoring and Maintenance Report and associated supporting documents, forms.

Mitigation System Evaluation

In addition to the VI investigation, T&M will continue its inspection and evaluation of the mitigation system installed at in the High School Auditorium and three (3) Plains Gap Road residences, which were not previously evaluated to verify that the current systems are still operating within the commissioning values established at the time of the installation of the system.

ITEM 5: Update Remedial Investigation Report (RIR) Summary

Upon completion of the proposed scope of services presented above, T&M will update the Remedial Investigation Report (RIR) Summary detailing the RI activities previously completed by T&M and others, and the activities completed by T&M as part of this proposed scope of services in accordance with the



N.J.A.C. 7:26E and the Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C).

ITEM 6: Licensed Site Remediation Professional (LSRP) Project Management and Technical Support

The scope of services presented herein will be performed under the LSRP program. T&M's LSRP will act as a regulatory liaison between Township, NJDEP and any other parties throughout the duration of this proposed scope of services. T&M's LSRP will provide consultation and project management necessary to continue to advance the project toward closure and keep Township informed of potential environmental issues that arise, as they pertain to the identified scope of services.

T&M's LSRP will also provide Technical Support with additional support services from our office staff, as required by the LSRP. For any site for which an LSRP is hired pursuant to the provisions of section 30 of P.L.2009, c.60 (C.58:10B-1.3), the person responsible for conducting the remediation shall certify all documents submitted to the Department concerning the remediation of the contaminated site. The LSRP shall certify that the services were performed; that the LSRP managed, supervised, or performed the service that is the basis of the submission; and that the services and the submitted documents are consistent with all applicable remediation requirements adopted by the Department.

End of Scope of Services

RESPONSIBILITIES OF THE TOWNSHIP

It is understood that the Township will be fully responsible for obtaining the necessary authorization to allow T&M, its agent, subcontractors and representatives to have access to the Site and interior of Site structures for the purpose of conducting activities presented in this proposal.

The Township 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.

LIMITATIONS

This proposal does not include environmental investigations beyond what is presented.

In the event that our activities indicate areas of significant health, safety, or environmental concern, the scope of services outlined above may need to be expanded as appropriate.

T&M will be responsible only for its activities and that of its employees on the Site. Neither the professional activities nor the presence of T&M or its employees or subcontractors on a Site will imply that T&M controls the operations of others.



August 2, 2023
NBRUOH-23002

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In the event that any condition is observed by T&M that warrants a notification to the NJDEP, in accordance with 7:1E-5.3 and/or N.J.A.C. 7:26E-1.4, T&M will notify the Township prior to notification to the NJDEP, if required.

FEE SUMMARY

T&M is prepared to complete the work outlined in the above scope of services for a time and material fee **(Not to Exceed)** the fee of **\$102,550.00**. Payment will be in accordance with the rate schedule outlined in our existing 2023 Professional Services Contract with the Township 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 Township will also indicate acceptance of this proposal. Acceptance of this proposal signifies the Township 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.

CLOSING

This proposal is submitted solely and exclusively for the use of the Township for consideration of the professional services of T&M. Disclosure of this proposal's content to any third party without prior written authorization from T&M is expressly prohibited.

We thank you for the opportunity to submit this proposal. If you have any questions concerning this proposal, please do not hesitate to contact me directly at (732) 259-3348 or via email at MHeumiller@tandmassociates.com.

Very truly yours,

T&M ASSOCIATES

A blue ink signature of Michael K. Heumiller, appearing as a stylized, cursive 'M' followed by 'K. Heumiller'.

Michael K. Heumiller, LSRP
Associates/Group Manager

A blue ink signature of Timothy C. Kinsella, appearing as a stylized 'T.C. Kinsella'.

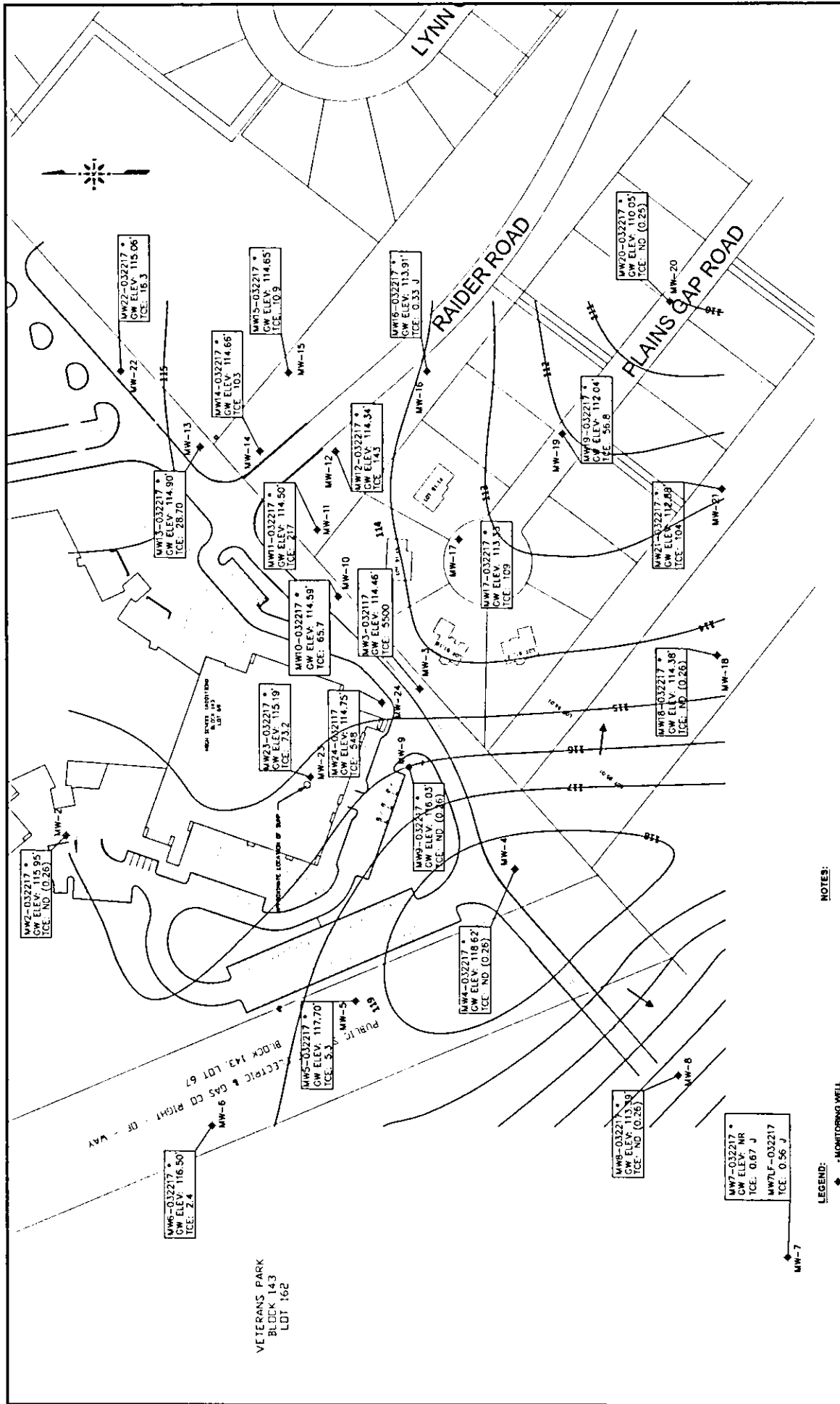
Timothy C. Kinsella, CPG
Vice President/Department Manager



The undersigned, having power to bind the Township of North Brunswick, has read, understood and hereby accepts this proposal.

JUSTINE PROGEBIN
BUSINESS ADMINISTRATOR

DATE



LEGEND:

- ◆ - MONITORING WELL
- - POTENTIOMETRIC SURFACE CONTOUR LINE
- - FLOW DIRECTION
- 0.05' - GROUNDWATER ELEVATION
- 0.25' - NANOSCALE ZERO VALENT IRON INJECTION POINT

NOTES:

- MW-1 WAS OMITTED BASED ON THE DISTANCE FROM THE OTHER WELLS
- ANALYTICAL RESULTS ARE REPORTED IN MICROGRAMS PER LITER (UG/L)
- *AN ALTERNATE SAMPLING TECHNIQUE, HYDRANLEVE, WAS USED TO COLLECT THE SAMPLE

SCALE: 1" = 50'

FIGURE 1

EXISTING MONITORING WELL NETWORK
NORTH BRUNSWICK TOWNSHIP HIGH SCHOOL
NORTH BRUNSWICK, NEW JERSEY

DATE: 10/15/2013
PROJECT: 143-001-001-001