

**RFP2019-06 ENVT ENGINEERING CONSULTING TO CONDUCT A SITE INVESTIGATION AND PROVIDE LSRP OVERSIGHT AT THE FORMER STOKES MOLDED RUBBER PRODUCTS SITE 104-108 TAYLOR STREET FOR TRENTON, DPT OF HED
PROPOSAL OPENING 1/15/19 AT 11:00AM**

ENGINEERING AND CONSULTING IN ACCORDANCE WITH STATE REQUIREMENTS TO CONDUCT A SITE INVESTIGATION AND PROVIDE LSRP OVERSIGHT SERVICE AT THE FORMER STOKES MOLDED RUBBER PRODUCTS SITE, 104-108 TAYLOR STREET, TRENTON, NEW JERSEY																
NUMBER OF RESPONDENTS:	15															
					AKRF,											
NAME OF BIDDER	FRENCH & PARRELO ASSOCIATES, PA	ADAMS.REHMANN & HEGGAN ASSOCIATES, INC.	WATERMARK	TRC ENVIRONMENTAL CORPORATION	INC.(ENVIRONMENTAL, PLANNING AND ENGINEERING CONSULTANTS)	J.M. SORGE, INC. ENVIRONMENTAL CONSULTANTS	PAULUS, SOKOLOWSKI AND SARTOR, LLC	GZA GEOENVIRONMENTAL, INC.	LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.	MOTT MACDONALD, LLC	SUBURBAN CONSULTING ENGINEERS, INC.	USA ENVIRONMENTAL MANAGEMENT, INC.	H2M ARCHITECTS & ENGINEERS, INC.	BRINKERHOFF ENVIRONMENTAL SERVICES, INC.	PARTNER ASSESMENT CORPORATION DBA PARTNER ENGINEERING & SCIENCE, INC.	
ADDRESS	1800 ROUTE 34, SUITE 101	215 BELLEVUE AVENUE, P.O. BOX 579	175 CABOT STREET	1601 MARKET STREET, SUITE 2555	103 CARNEGIE CENTER	57 FOURTH STREET	67A MOUNTAIN BLVD, EXTENSION	155 MARKET STREET, SUITE 94	2700 KELLY ROAD, SUITE 200	111 WOOD AVENUE SOUTH	96 U.S. HIGHWAY 206, SUITE 101	344 WEST STATE STREET	2380 ROUTE 9 SOUTH, BUILDING C, SUITE 1	1805 ATLANTIC AVENUE	611 INDUSTRIAL WAY WEST, SUITE A	
CITY, STATE, ZIP	WALL, NJ 07719	HAMMONTON, NJ 08037	LOWELL, MA 01854	PHILADELPHIA, PA 19103	PRINCETON, NJ 08540	SOMERVILLE, NJ 08876	WARREN, NJ 07059	PHILADELPHIA, PA 19102	WARRINGTON, PA 18976	ISELIN, NJ 08830	FLANDERS, NJ 07836	TRENTON, NJ 08618	HOWELL, NJ 07731	MANASQUAN, NJ 08736	EATONTOWN, NJ 07724	
CONTACT NAME	NEIL JIROLE, LSRP	RICHARD REHMMANN, PRESIDENT	JOHN J. HALEY	ROBERT D. GOLDMAN	STEVEN KRIVITZKY	JOHN BRACKEN	RENARD E. BARNES	JOHN OBERER	JOHN MUSCO, LSRP	KEVIN MCALLISTER, PG. LSRP, SENIOR PROJECT GEOLOGIST	LEANN E. PHIL	JOHN DUGGAN	SUI Y. LEONG	LAURA BRINKERHOFF	FRANK S. ROMEO, JR., PRESIDENT	
TELEPHONE	732-312-9800	609-561-0482	978-452-9696	215-563-2122	646-388-9550	908-947-0920	732-560-9700	267-464-3616	215-491-6500	973-379-3400	973-398-1776	609-656-8101	732-414-2661	732-223-2225	732-380-1700	
FAX	732-312-9801	609-567-8909	978-453-9988	215-563-2339	732-890-3952	908-218-9185	732-584-0360	267-319-1014	215-491-6501	973-376-1072	973-398-2121	609-656-8103	732-414-2662	732-223-3666	732-380-1701	
E-MAIL	NEIL.JIROLE@FPAENGINEERS.COM	RREHM@ARH-US.COM	JOHHNH@WATERENV.COM	RGOLDMAN@TRCSOLUTIONS.COM	SKRIVITZKY@AKRF.COM	JBRACKEN@JMSORGE.COM	RENARD.BARNES@AJSSHAREDSERVICES.COM	JOHN.OBERER@GZA.COM	JMUSCO@LANGAN.COM	KEVIN.MCALLISTER@MOTTMAC.COM	LPHIL@SUBURBANCONSULTING.COM	JOHN_DUGGAN@USAEMI.COM	SLEONG@H2M.COM	JBRINKERHOFF@BRINKENV.COM	FROMEO@PARTNERESI.COM	
OWNERSHIP DISCLOSURE STATEMENT	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	MANDATORY BY THE STATE OF NJ LOCAL PUBLIC CONTRACT LAW	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
REQUIRED EVIDENCE EEO/AFFIRMATIVE ACTION REGULATIONS QUESTIONNAIRE	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
ACKNOWLEDGEMENT OF RECEIPT OF ALL ADDENDA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
NJ BUSINESS REGISTRATION CERTIFICATE	INCLUDED	INCLUDED	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
NON-COLLUSION AFFADAVIT	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	REQUIRED THE DAY OF SUBMITTAL WITH YOUR PROPOSAL	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
AMERICANS WITH DISABILITIES ACT OF 1990 LANGUAGE	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
DISCLOSURE OF INVESTED ACTIVITIES IN IRAN	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	MANDATORY BY THE STATE OF NJ LOCAL PUBLIC CONTRACT LAW	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
POLITICAL CONTRIBUTION DISCLOSURE FORM	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
ETHICS COMPLAINT DISCLOSURE	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
DEBARMENT NOTICE	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
BIC	CERT.#7359 EXP. 04/15/2019	CERT.#4250 EXP. 04/15/2020	REQUIRED PRIOR TO AWARD	CERT.#3829 EXP. 06/15/2019	CERT.#35045 EXP. 02/15/2019	CERT.#37339 EXP. 08/15/2019	CERT.#2215 EXP. 12/15/2021	REQUIRED PRIOR TO AWARD	CERT.#12699 EXP. 10/15/2020	CERT.#2062 EXP. 08/15/2021	CERT.#13480 EXP. 02/15/2021	CERT.#28662 EXP. 07/15/2021	CERT.#3244 EXP. 05/15/2020	CERT.#12218 EXP. 09/15/2020	CERT.#50997 EXP. 06/15/2019	
60-DAY EXTENSION COMPLIANCE	YES	YES	YES	YES	YES	N/A	YES	YES	YES	YES	YES	YES	YES	N/A	YES	
EMERGENCY SERVICES	N/A	YES	YES	NO	YES	N/A	YES	N/A	YES	YES	YES	YES	YES	N/A	YES	
CERTIFICATE OF INSURANCE	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	REQUIRED PRIOR TO AWARD	
CITY OF TRENTON RESIDENT EMPLOYMENT POLICY	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	
W-9	INCLUDED	INCLUDED	INCLUDED	INCLUDED	INCLUDED	N/A	INCLUDED	N/A	N/A	INCLUDED	INCLUDED	INCLUDED	INCLUDED	N/A	INCLUDED	
EXCEPTIONS (IF ANY)	N/A	NONE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
THREE (3) REFERENCES	INCLUDED	INCLUDED	N/A	N/A	N/A	N/A	INCLUDED	INCLUDED	N/A	N/A	N/A	N/A	N/A	N/A	INCLUDED	
TOTAL AMOUNT FOR TASK ITEMS #1-3	\$40,892.00	\$41,450.00	\$44,962.13	\$45,556.00	\$54,971.00	\$55,250.00	\$62,910.00	\$68,718.00	\$75,500.00	\$79,545.00	\$82,857.00	\$89,820.00	\$89,933.00	\$99,530.00	\$160,225.00	
FATAL FLAW	NONE	NONE	NONE	NONE	NONE	FATAL FLAW	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	



Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>6,610.00</u>
2) Site Investigation	\$ <u>28,942.00</u>
3) Report	\$ <u>5,340.00</u>
<u>TOTAL</u>	\$ <u>40,892.00</u>

Offeror (Name/Org.): French & Parrello Associates, PA

Date: 1/15/19



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<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>8,575.00</u>
2) Site Investigation	\$ <u>29,850.00</u>
3) Report	\$ <u>3,025.00</u>
<u>TOTAL</u>	\$ <u>41,450.00</u>

Offeror (Name/Org.): ARH Associates

Date: 1/15/2019

Appendix B: Price Form and Rate Sheet

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>7,755.88</u>
2) Site Investigation	\$ <u>30,832.83</u>
3) Report	\$ <u>6,373.42</u>
<u>TOTAL</u>	\$ <u>44,962.13</u>

Offeror (Name/Org.): John J. Haley, President & CEO / Watermark

Date: January 15, 2019

Appendix B: Rate Sheet

Jan-19

RESOURCE OR SERVICE

RATE

UNIT

LSP	\$	185.00	Hour
Project Manager	\$	145.00	Hour
Senior Engineer	\$	150.00	Hour
Engineer	\$	100.00	Hour
Junior Engineer	\$	85.00	Hour
Senior Scientist	\$	145.00	Hour
Scientist	\$	95.00	Hour
Junior Scientist	\$	70.00	Hour
Construction Engineer	\$	90.00	Hour
Field Technician	\$	50.00	Hour
GIS/CAD	\$	65.00	Hour
Administrative Support	\$	45.00	Hour
Site Superintendent	\$	115.00	Hour
Site QC Manager	\$	105.00	Hour
Site Safety Officer	\$	110.00	Hour
Low Flow Groundwater Sampling, Level D PPE	\$	440.00	Well
Analytical Reports, unbound	\$	78.00	Each
Half Day GPR	\$	995.00	1/2 day
Full Day GPR	\$	1,359.00	full day
Geoprobe and Operator for borings and temporary wells	\$	1,777.00	Per Day
Geoprobe, Operator and crew for 2" well installation	\$	3,045.00	Per Day
5' MC Liners	\$	7.35	Each
Drilling materials	\$	30.45	per foot
NJDEP Permits	\$	183.75	Each
55 Gallon Drums	\$	65.00	Each
Chop Saw	\$	210.00	Day
Surveying	\$	1,150.00	Day
Nitrile Gloves	\$	16.25	Box
2 oz sterile scoops	\$	1.75	EACH
4oz sterile scoops	\$	2.10	EACH
PID Meter	\$	86.75	DAY
Interface Probe	\$	31.50	day
Tolls	Cost + 5%		
Taxes	Cost + 5%		
Parking	Cost + 5%		
Reports not specified here	Cost + 5%		
Subcontractors not specified here, including analytical	Cost + 7%		
Materials or Equipment Rental not specified here	Cost + 5%		

4

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ 10,072
2) Site Investigation	\$ 24,636
3) Report	\$ 9,848
<u>TOTAL</u>	\$ 44,556

Offeror (Name/Org.): TRC Environmental Corporation

Date: January 14, 2019

6

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>4,195</u>
2) Site Investigation	\$ <u>44,696</u>
3) Report	\$ <u>6,080</u>
<u>TOTAL</u>	\$ <u>54,971</u>

Offeror (Name/Org.): AKRF, Inc.

Date: 1/14/2019

ENVIRONMENTAL ENGINEERING AND CONSULTING IN ACCORDANCE WITH STATE REQUIREMENTS TO CONDUCT A SITE INVESTIGATION AND PROVIDE LSRP OVERSIGHT
SERVICES AT THE FORMER STOKES MOLDED RUBBER PRODUCTS SITE
104-108 TAYLOR STREET, TRENTON, NJ

Table T1 - COST ESTIMATE DETAILED BACKUP

Table T1 - COST ESTIMATE DETAILED BACKUP					
Task 1 - File Review, LSRP Retention and Site Investigation Work Plan					
	Unit		Unit Cost		Total
Professional II	14 hrs	@	\$125		\$ 1,750
Senior Technical Director/Project Manager	5 hrs	@	\$195		\$ 975
Senior Officer/LSRP	4 hrs	@	\$230		\$ 920
CADD/GIS Support	5 hrs	@	\$110		\$ 550
				TASK 1 TOTAL	\$ 4,195
Task 2 - Site Investigation					
AKRF					
Professional II (field work and prep)	32 hrs	@	\$125		\$ 4,000
Senior Technical Director (management/coordination)	6 hrs	@	\$195		\$ 1,170
Field Equipment/Sampling Supplies	3 days	@	\$250		\$ 750
Travel to/From Site	3 days	@	\$20 per day		\$ 60
				AKRF Subtotal	\$ 5,980
Geophysical and Drain Mapping Subcontractor					
Drain/Piping Mapping and Geophysical Survey	1 days	@	\$4,375		\$ 4,375
				Geophysical Subtotal	\$ 4,375
Drilling Subcontractor					
Direct Push Rig (including Mob/Demob)	3 days	@	\$2,275		\$ 6,825
Soil Sampling Supplies	95 5' liners	@	\$9.75 ea		\$ 926
Well Riser	90 feet	@	\$7.00 per ft		\$ 630
Pre-Pack Well Surcharge (2" x 5')	6 wells	@	\$65		\$ 390
55-gallon Drums	2 drums	@	\$55 per drum		\$ 110
Patching/Restoration Materials	1 LS	@	\$250 per event		\$ 250
Well Permitting Fees	6 wells	@	\$75 per well		\$ 450
				Driller Subtotal	\$ 9,581
Land Surveying Subcontractor					
Survey of Monitoring Wells/Drain Features	1 LS	@	\$1,750		\$ 1,750
				Survey Subtotal	\$ 1,750
Analytical (Including QA/QC)					
Low-Flow Sampling and GW Parameter Collection by Lab for 6 wells	2 EA	@	\$2,250		\$ 4,500
VOCs, EPA Method 8260	20 EA	@	\$80		\$ 1,600
SVOCs-BNs, EPA Method 8270	22 EA	@	\$160		\$ 3,520
TAL Metals (including Cn) + Filtered/Unfiltered for GW	23 EA	@	\$110		\$ 2,530
PCBs/Pest., EPA Methods 8082/8081	24 EA	@	\$180		\$ 4,320
EPH (Cat. 2)	25 EA	@	\$165		\$ 4,125
Hexavalent Cr	8 EA	@	\$100		\$ 800
PAHs	13 EA	@	\$105		\$ 1,365
Ammonia-N, Nitrate-N, TDS, + GW Parameters	2 EA	@	\$125		\$ 250
				Analytical Subtotal	\$ 23,010
				TASK 2 TOTAL	\$ 44,696
Task 3 - Site Investigation Report					
Professional II	20 hrs	@	\$125		\$ 2,500
Senior Technical Director/Project Manager	8 hrs	@	\$195		\$ 1,560
Senior Officer/LSRP	4 hrs	@	\$230		\$ 920
CADD/GIS/Data Management	10 hrs	@	\$110		\$ 1,100
				TASK 3 TOTAL	\$ 6,080
				PROJECT TOTAL	\$ 54,971

Table T2 - Site Investigation Summary by AOC

[illegible]



will be analyzed as an unknown petroleum product for EPH with contingency for VOC+TICs, SVOC+TICs, PCBs, and TAL Metals.

AOC-12 – Groundwater

Based on known impacted AOCs onsite, potential UST-impacted AOCs and the presence of historic fill, it is assumed that groundwater at the Site is impacted. To evaluate site-wide groundwater, up to 6 temporary monitoring well points will be advanced to 15 feet below grade, first groundwater or refusal, whichever is encountered first. Based on the unknown contaminants for certain AOCs at this time, it is assumed that full VOCs+TICs, SVOCs+TICs, and Metals may be sampled at each location. Upon review of the initial groundwater analytical results, AOC specific sample analysis will be considered. It is also assumed that permanent monitoring wells will be required, but are not included in the scope of this investigation.

TASK 3: Reporting

As part of this task, JMS will develop a Site Investigation Report (SIR) based on the investigations conducted in the tasks above. Data and findings gathered from investigations proposed above will be included in a NJDEP submittal. A Draft SIR will be submitted to the City for review and approval prior to submission to NJDEP. As part of this task, we will also submit the necessary forms and attachments such as a Case Inventory Document with the SIR to NJDEP, as required.

Cost

A summary of the estimated costs associated with the implementation of the tasks described above is provided below. JMS will not exceed the estimate provided without further authorization. The pricing below has been included on the required Pricing Form as part of this RFP submission.

Task	Estimate
Task 1 - File Review, LSRP Retention and SIW	\$9,950
Task 2 - Site Investigations	\$37,600
Task 3 - Reporting	\$7,700
Total	\$55,250



Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>15,563</u>
2) Site Investigation	\$ <u>42,433</u>
3) Report	\$ <u>4,914</u>
<u>TOTAL</u>	\$ <u>62,910</u>

Offeror (Name/Org.): Paulus, Sokolowski and Sartor, LLC
67A Mountain Boulevard Extension, Warren, NJ 07059
(Delaware)

Date: January 11, 2019



Labor Rates

67A Mountain Blvd Ext
PO Box 4039
Warren, NJ 07059

Proposal/Contract No: 09019-0011

Date: January 15, 2019

SCHEDULE OF CHARGES & HOURLY RATES

1. CHARGES FOR SERVICES

When PS&S is to be paid on the basis of time expended and expenses incurred on the Project, compensation shall be determined using the hourly rates. These rates are effective October 1, 2018, but may be modified any time six months thereafter by PS&S, depending upon market conditions.

If the Client requests PS&S to provide other Services in addition to those described in the attached Proposal, PS&S requires a written additional service authorization amending this Agreement, before PS&S will proceed with that work.

<u>Billable Hourly Rate</u>	<u>Title</u>
\$ 202	Principal, SVP, VP, Principal LSRP
\$ 202	Sr. Director, Sr. Project (Manager, Engineer, Architect, Planner, Designer, Scientist, or LSRP)
\$ 200	Director, Project (Engineer, Architect, Planner, Designer, Scientist, or LSRP), Project Manager II
\$ 185	Sr. (Engineer, Architect, Planner, Designer, Scientist, Surveyor or LSRP), Project Manager I
\$ 165	Engineer IV, Architect IV, Planner IV, Designer VI, Scientist VI, LSRP
\$ 150	Engineer III, Architect III, Planner III, Designer V, Scientist V, Project Controls III
\$ 140	Surveyor III, Inspector III
\$ 135	Engineer II, Architect II, Planner II, Designer IV, Scientist IV
\$ 125	Engineer I, Architect I, Planner I, Designer III, Scientist III, CAD Technician III, Project Controls II
\$ 115	Surveyor II, Inspector II
\$ 110	Designer II, Scientist II, Cad Technician II
\$ 105	Designer I, Scientist I, Cad Technician I
\$ 95	Project Controls I
\$ 90	Surveyor I, Inspector I
\$ 70	Technician I

When survey field crew time is billed on a crew basis, the following rates apply (portal to portal):

\$ 235	2-person crew
\$ 315	3-person crew

2. LICENSED SITE REMEDIATION PROFESSIONAL (LSRP) CONDITIONS

When work performed by PS&S includes the services of an Licensed Site Remediation Professional ("LSRP"), the LSRP will use his or her professional judgment to make recommendations as to actions required based upon the LSRP's review of the applicable statutes, regulations and guidance documents. The Client acknowledges that the LSRP's recommendations or issuance of any Response Action Outcome ("RAO") shall not constitute: (i) any acceptance of liability on behalf of PS&S or any LSRP employed by PS&S; (ii) any form of guarantee, indemnity or insurance for any legal liability or obligation of the Client. Further, the Client acknowledges that when PS&S's services hereunder entail the use of professional judgment, PS&S is not providing any guarantee that any other professional reviewing PS&S's work hereunder will not offer different recommendations or reach different conclusions based on that professional's use of his or her judgment. The Client acknowledges that PS&S is not responsible to the Client or any third-party for costs resulting from a different recommendation or different conclusion rendered by another party.

Under the Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq. ("SRRA"), the New Jersey Department of Environmental Protection (NJDEP) can audit and review an RAO and the Site Remediation Professional Board can review work performed by an LSRP. Further, an RAO can be invalidated if NJDEP determines that the RAO is not protective of human health and the environment. Neither PS&S nor the LSRP shall be held responsible for the invalidation of the RAO, and any services which might be required due to any such invalidation shall be considered an Additional Service.

The State has established mandatory and regulatory time frames to complete certain remediation requirements. If these time frames are not met, fines and potential NJDEP direct oversight could be imposed upon the Client. To the extent provided for in the scope of work, PS&S will advise the Client of deadlines and actions necessary to fulfill the requirements of such time frames. The Client acknowledges that PS&S's provision of such advice will not and does not shift responsibility for compliance with such time frames to PS&S. Further, if the Client delays in approving and proceeding with the recommendations of PS&S's LSRP in meeting these time frames or the Client delays in payment of services rendered by PS&S, which results in a delay to the progress of the project, the Client agrees that PS&S will not be held responsible or liable for any fees, fines, or financial impacts incurred as a result of NJDEP's direct oversight, fines, and fees.

Furthermore, the Client acknowledges that in the context of supporting any conclusions or recommendations made to any third-party or governmental entity, PS&S may be required to release or otherwise publish: data from tests performed on samples taken from the project location; physical observations of the project location; or other technical information obtained by PS&S regarding the physical conditions of the project location, including but not limited to, submissions made by PS&S's LSRP in connection with a project. Client expressly acknowledges that under SRRA, if the LSRP identifies a condition at the Site that, in the professional judgment of the LSRP, is an Immediate Environmental Concern ("IEC") (as defined in the SRRA), the LSRP is obligated to so advise the Client and to call the NJDEP's telephone hotline to advise the NJDEP of such IEC.



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Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

TASK

T&M, NTE Cost

1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>7,576</u>
2) Site Investigation	\$ <u>54,586</u>
3) Report	\$ <u>6,556</u>
 <u>TOTAL</u>	 \$ <u>68,718</u>

Offeror (Name/Org.): John Oberer / GZA GeoEnvironmental, Inc.

Date: 01/14/2019



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Former Stokes Molded Rubber Products, 104-108 Taylor St.,
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<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ 7,100
2) Site Investigation	\$ 50,800
3) Report	\$ 17,600
<u>TOTAL</u>	\$ 75,500

Offeror (Name/Org.): Langan Engineering and Environmental Services, Inc.
Greg Elko, PE, LEED AP

Date: 1/14/2019

BILLING CATEGORY**HOURLY BILLING RATE**

Technicians/Word Processors/Technical Typists/Financial Analysts	70
Engineering Technicians/Inspectors, CADD and GIS Technicians	80
Assistant Staff Personnel	85
Staff Personnel – Level I	95
Staff Personnel Level II/Senior Engineers/Field Technicians	100
Staff Personnel- Level III	105
Senior Staff Personnel - Level I	115
Senior Staff Personnel - Level II	120
Senior Staff Personnel – Level III	125
Project Personnel – Level I	140
Project Personnel – Level II	145
Project Personnel – Level III	150
Senior Project Personnel – Level I	165
Senior Project Personnel – Level II	170
Associate/Senior Project Personnel – Level III	200
Senior Associate	200

- Senior Principals are billed at \$350/hour and Principals are billed at \$310/hour.
- At any level, personnel may be engineers, geologists, hydrogeologists, landscape architects, regulatory specialists, scientists, planners, toxicologists, wetland specialists, etc.
- Litigation related services, including expert testimony, court appearance; depositions, etc. are billed at 1.5 times the above rates.
- Langan reserves the right to make adjustments for individuals within these classifications as may be necessary by reason of promotion, and to increase our hourly billing rates due to annual salary increases.

COMPUTER SERVICES

Our in-house computer usage is billed on a time used basis at the following rates:

Rate per Hour

CADD, GIS and Terrain Modeling Programs	\$30
Engineering Programs/Digitizing	\$25

Our in-house plotting and reproduction usage is billed by media type on an area basis at the following rates:

Cost per SF

Bond (Paper)	\$0.30
Mylar (Film)	\$2.00
Color (Paper)	\$3.00
Color (Scanning)	\$3.00
Color (Film)	\$4.00

SURVEYING SERVICES

See survey-specific Schedule of Fees and Conditions

SUBCONTRACTOR/SUBCONSULTANT COSTS

All subcontracted services including laboratory tests and analyses, borings, test pits, report reproduction, outside computer services, surveying, etc., will be billed at cost plus 10%.

REIMBURSABLE EXPENSES**PROFESSIONAL LIABILITY AND RELATED INSURANCE**

A surcharge of 4% will be added to the invoice total to cover the cost of Professional Liability Insurance and related costs of insurance.

IN-HOUSE LABORATORY TESTS

Laboratory testing will be billed at unit rates depending on the type of test. A schedule of unit prices for standard laboratory tests will be furnished upon request. Engineering soil and/or rock samples will be stored for 90 days without charge and will be discarded, or returned to the client, unless otherwise requested by the client. Sample storage past 90 days will be billed at \$105.00 per box per month.

HEALTH AND SAFETY AND OTHER SPECIAL FIELD EQUIPMENT

Special equipment such as nuclear densometers, seismographs, load test equipment, surveying equipment, disposable protective equipment, and respirator cartridges will be billed on a daily rate. OVA's and similar safety and/or monitoring equipment will be billed on daily, weekly or monthly rates. A rate schedule will be provided upon request.

OTHER EXPENSES

All expenses incurred for special supplies, plan reproduction, long distance communications, travel and subsistence and other project related expenses will be billed at cost plus 10%. Car mileage is billed at current IRS rates. Sampling vans are billed at daily rates plus mileage.

TERMS

Invoices are payable within 30 days. Service charge of 1.0% /mo. will be imposed on all bills not paid w/in 30 days. If a bill remains unpaid after 60 days, we will discontinue our work until payments are received to bring your account current. We reserve the right to terminate an account without notice for non-payment.

19

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

TASK

T&M, NTE Cost

- 1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;

\$ \$10,398

includes Geophysical Survey

- 2) Site Investigation

\$ \$60,219

- 3) Report

\$ \$8,928

TOTAL

\$ \$79,545

Offeror (Name/Org.):

Mott MacDonald

Date:

January 15, 2019



Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ 10,300
2) Site Investigation	\$ 66,757
3) Report	\$ 5,800
<u>TOTAL</u>	\$ 82,857

Offeror (Name/Org.): Suburban Consulting Engineers, Inc.

Date: 1/14/2019

HOURLY RATES & CHARGES

REQUEST FOR PROPOSALS ENVIRONMENTAL ENGINEERING, CONSULTING & LSRP OVERSIGHT SERVICES AT THE FORMER STOKES MOLDED RUBBER PRODUCTS SITE

Fee Structure

- Principal/Project Officer \$160/hour
- Project Manager \$155/hour
- Senior Engineer/Project Coordinator \$145/hour
- Engineer \$130/hour
- Landscape Architect \$130/hour
- Professional Land Surveyor \$130/hour
- Senior Designer/Senior Environmental Scientist \$120/hour
- Designer/GIS Analyst/Environmental Scientist \$115/hour
- Technician \$100/hour
- Senior Inspector \$105/hour
- Inspector \$100/hour
- Secretarial/Clerical \$55/hour
- Survey Equipment Unit Cost
 - Robotic/GPS/LiDAR Unit \$50/hour
 - Unmanned Aerial Systems (Drone) \$150/hour
- LSRP (Licensed Site Remediation Professional) Services Unit Cost
 - For any environmental services requiring LSRP oversight and certification, a \$25/hour unit cost will be included in addition to the Project Manager hourly rate.
- Any actual disbursements and expenses which we incur on your behalf, such as subconsultant fees, application/permit fees, delivery charges, travel, parking, printing and toll charges will be billed at actual cost-plus 15 percent.

10

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

TASK

T&M, NTE Cost

1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;

\$ 5,320.00

2) Site Investigation

\$ 77,140.00

3) Report

\$ 7,360.00

TOTAL

\$ 89,820.00

Offeror (Name/Org.): USA ENVIRONMENTAL MANAGEMENT, INC.

Date: 14 JAN 2019



JOHN DUGGAN, REGIONAL MANAGER

ORIGINAL

Table 1
Cost Estimate
Former Stokes Molded Rubber Products Site
104 Taylor Street, Trenton, New Jersey

Task 1: File Review, execution of LSRP retention documents and RI Workplan preparation

USAEMI	Quant.	Rate	Est. Cost		
Project Manager	8 hrs	\$105	\$840		
LSRP	16 hrs	\$185	\$2,960		
Geologist	16 hrs	\$95	\$1,520	\$5,320	
				Subtotal	\$5,320

Task 2: Site Investigation

USAEMI	Quant.	Rate	Est. Cost		
Project Manager	16 hrs	\$105	\$1,680		
LSRP	24 hrs	\$185	\$4,440		
Geologist	72 hrs	\$95	\$6,840		
Technician	72 hrs	\$65	\$4,680		
Expenses (equipment, disposables, etc)	9 days	\$200	\$1,800		
GW Sampling Expenses (rental equipment, disposables)	2 days	\$800	\$1,600	\$21,040	

Subcontractors

Driller					
Mobilization	1 event	\$800	\$800		
Drilling rig rate (soil borings)	5 days	\$2,200	\$11,000		
Drilling rig rate (well installation)	2 days	\$2,200	\$4,400		
Well Permits	5 each	\$300	\$1,500		
Well Materials	5 wells	\$1,200	\$6,000		
Well Surveying	1 event	\$2,500	\$2,500	\$26,200	

Laboratory

AOC 1 - Potential Aboveground Storage Tank

EPH Category 2	4 samples	\$160	\$640		
PAHs	1 samples	\$140	\$140	\$780	

AOC 2 - 550-Gallon Gasoline UST

VOCs	3 samples	\$95	\$285		
Lead	3 samples	\$25	\$75	\$360	

AOC 3 - Unknown UST

EPH Category 1	4 samples	\$95	\$380		
Naphthalene and 2-Methylnaphthalene	1 samples	\$140	\$140		
SVOCS+TICs, PCB, TAL Metals	1 samples	\$500	\$500		
VOCs	4 samples	\$95	\$380		
Lead	4 samples	\$25	\$100	\$1,500	

AOC 4 - Gasoline UST

VOCs	4 samples	\$95	\$380		
Lead	4 samples	\$25	\$100	\$480	

AOC 5 - Former 20,000-Gallon Heating Oil UST

EPH Category 1	4 samples	\$95	\$380		
Naphthalene and 2-Methylnaphthalene	1 samples	\$140	\$140	\$520	

AOC 6 - Former Building Operations

EPH	15 samples	\$95	\$1,425		
TAL/TCL+15	15 samples	\$650	\$9,750	\$11,175	

AOC 7 - Former PCB Transformer

PCBs	2 samples	\$90	\$180	\$180	
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Table 1
Cost Estimate
Former Stokes Molded Rubber Products Site
104 Taylor Street, Trenton, New Jersey

<i>AOC 8 - Historic Fill</i>				
PAHs	5 samples	\$140	\$700	
TAL Metals	5 samples	\$130	\$650	\$1,350
<i>AOC 9 - Outfall Pipes</i>				
TAL/TCL+15	5 samples	\$650	\$3,250	\$3,250
<i>AOC 10 - Former Dump Area</i>				
SVOCs	5 samples	\$180	\$900	
PCBs	5 samples	\$90	\$450	
TAL Metals	5 samples	\$130	\$650	\$2,000
<i>AOC 11 - Loading Dock Spill Case</i>				
EPH	5 samples	\$95	\$475	
PAHs	1 samples	\$140	\$140	\$615
<i>AOC 12 - Groundwater Sampling (two events)</i>				
VOCs	2 samples	\$95	\$190	
Full TCL/TAL+30	10 samples	\$750	\$7,500	\$7,690
				Subtotal \$77,140

Task 3: Site Investigation Report

USAEMI	Quant.	Rate	Est. Cost	
Project Manager	8 hrs	\$105	\$840	
Geologist	32 hrs	\$95	\$3,040	
LSRP	16 hrs	\$185	\$2,960	
CAD Technician	8 hrs	\$65	\$520	\$7,360
				Subtotal \$7,360

TOTAL ESTIMATED COST:	\$89,820
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Notes

1. Estimated cost are based on site condition existing at the time of our assessment. These estimates may change pending changes in site conditions at the time of the investigation.

13

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ 14,581.00
2) Site Investigation	\$ 64,412.00
3) Report	\$ 10,940.00
<u>TOTAL</u>	\$ 89,933.00

Offeror (Name/Org.): H2M Associates, Inc.

Date: January 11, 2019

14

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

<u>TASK</u>	<u>T&M, NTE Cost</u>
1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;	\$ <u>3,740</u>
2) Site Investigation	\$ <u>80,310</u>
3) Report	\$ <u>10,480</u>
<u>TOTAL</u>	\$ <u>99,530</u>

Offeror (Name/Org.): Brinkerhoff Environmental Services, Inc.

Date: January 15, 2019

15

Price Form
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.,
Trenton, New Jersey

TASK

T&M, NTE Cost

1) File review, execution of LSRP retention documents and Remedial Investigation Workplan preparation;

\$ \$11,425.00

2) Site Investigation

\$ \$140,275.00

3) Report

\$ \$8,575.00

TOTAL

\$ \$160,225.00

Offeror (Name/Org.):

Partner Assessment Corporation DBA
Partner Engineering and Science, Inc.

Date:

January 15, 2019

**Price Form Backup
Request for Proposal
Site Investigation Design, Implementation and LSRP Oversight
Former Stokes Molded Rubber Products, 104-108 Taylor St.
Trenton, New Jersey**

Phase 1: File Review, LSRP Retention, and SIW Preparation

<i>Task 1:</i> LSRP Retention/Online Forms	\$1,375.00
<i>Task 2:</i> File Review/Site Investigation Workplan	\$6,050.00
<i>Task 3:</i> Project Meetings (2 meetings)	\$4,000.00
TOTAL FEE (NOT-TO-EXCEED): \$11,425.00	

Phase 2: Site Investigation Fieldwork

<i>Task 1:</i> HASP Preparation, Field/Scope Setup/Prep	\$2,500.00
<i>Task 2:</i> Partner Effort – 13 days total onsite (1 day GPR; 7 days test pitting/soil borings/soil sampling; 3 days monitoring well installation; 2 days groundwater monitoring and sampling)	\$25,025.00
<i>Task 3:</i> Subcontractor Efforts (GPR, excavator for test pitting, driller, lab fees, survey)	\$112,750.00
TOTAL FEE (NOT-TO-EXCEED): \$140,275.00	

Phase 3: Site Investigation Report

TOTAL FEE (NOT-TO-EXCEED): \$8,575.00
TOTAL COST: \$160,225.00

PERSONNEL RATES	
TITLE	HOURLY RATE
Principal II	\$225.00
Principal I	\$195.00
Senior Technical Director	\$190.00
Senior Project Manager	\$185.00
Technical Director	\$175.00
Senior Technical Manager	\$165.00
Project Manager	\$155.00
Senior Project Professional	\$150.00
Technical Manager	\$150.00
Project Professional	\$145.00
Senior Project Specialist	\$140.00
Project Specialist	\$135.00
Senior Technical Professional	\$125.00
Technical Professional	\$120.00
Senior Technical Specialist	\$110.00
Technical Specialist	\$100.00
Senior Data/Field Specialist	\$95.00
Data/Field Specialist	\$85.00
Senior Technical Assistant	\$80.00
Technical Assistant	\$75.00
Junior Technical Assistant	\$70.00
Junior Data/Field Technician	\$65.00
Data Entry Specialist	\$55.00
Licensed Site Remediation Professional	\$225.00
REIMBURSABLE EXPENSES	
ITEM	FEE
Black & White Copy 8½ x 11	\$ 0.20/sheet
Black & White Copy 8 ½ x 14	\$ 0.30/sheet
Black & White Copy 11 x 17	\$ 0.40/sheet
Black & White Copy 24x36	\$ 2.85/sheet
Black & White Copy 30 x 42	\$ 4.25/sheet
Color Copy 8½ x 11	\$ 0.40/sheet
Color Copy 11 x 17	\$ 0.80/sheet
Color Copy 24 x 36	\$27.00/sheet
Color Copy 30 x 42	\$40.00/sheet
Mylar 24 x 36	\$27.00/sheet
Mylar 30 x 42	\$40.00/sheet
CD	\$50.00/disc
Subconsultants	115% of cost
Out-of-pocket expenses	115% of cost
Messenger Service up to 100 Miles Round Trip	\$100.00

Additional reimbursables include, but are not limited to delivery over 100 miles and mileage charged at Federal prevailing rates.