

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Mini-Bid
Greenway Project
Work Order: Remedial Investigation and Design
Originally Published: 4/4/23
Updated: 4/28/23

NOTE: All requirements and provisions of Request for Quotes: Master Plans and Designs, dated September 16, 2022 and updated September 27, 2022 and October 26, 2022, (RFQ) are incorporated and in effect for this Work Order.

OVERVIEW

The New Jersey Department of Environmental Protection (Department) issues this Mini-Bid to solicit quotes under the RFQ to complete remedial investigation and design for the 9-mile abandoned rail corridor in Essex and Hudson Counties (Greenway), including the retention of a licensed site remediation professional (LSRP). The goal of these activities is to evaluate all potential receptors, identify any areas of concern and propose the design of appropriate remedial actions necessary to ensure the suitability of the Greenway for public recreational use.

Under this Work Order, the Department is seeking proposals for remedial investigation and recommendations for remedial actions that can be conducted in advance of or in conjunction with the phased development of the Greenway, including both a comprehensive evaluation of relevant impacts and a remedial activity plan (Remediation Plan). These proposals should be designed to protect the health and welfare of surrounding communities and the environment as part of the initial development of the Greenway, including in areas where the Department has already established institutional or engineering controls, and ensure suitability of the Greenway for public recreational use. The Department anticipates that institutional controls, engineering controls, and additional monitoring may be necessary and ongoing during phased development in accordance with the Comprehensive Master Plan.

This Work Order is issued under Section 6.10 of the RFQ which allows the Department to conduct a Mini-Bid process to assign tasks to the retained consultant (Consultant). Consultants wishing to participate in this Mini-Bid shall submit a proposal based on the all-inclusive hourly rate submitted in response to the RFQ for the activities identified herein. The Department will select the proposal most advantageous to the State, price and other factors considered, for the Work Order.

PROJECT AREA

The Greenway consists of a long-dormant 8.63-mile rail line traversing Essex and Hudson Counties—two of the most densely populated counties in New Jersey and in the nation. Averaging 100 feet in width and encompassing approximately 135 acres, the Greenway passes through numerous diverse commercial, industrial, and residential neighborhoods in eight New Jersey communities (Montclair, Glen Ridge, Bloomfield, Belleville, Newark, Kearny, Secaucus, and Jersey City), crossing both the Hackensack and Passaic Rivers in the process.

The Department envisions development of the Greenway, in coordination with other State Agency partners, as a multimodal, walking, biking, and transit corridor providing new, safe, and equitable opportunities for outdoor recreation and open space enjoyment, improvement of regional transportation and stormwater performance, and spurring equitable economic growth and

redevelopment in the surrounding heavily industrialized region. To maximize these opportunities, the Department acquired the corridor subject to appropriate reservations to allow use for transit, utility, and other economically beneficial uses consistent with the Greenway's underlying recreational purpose.

Additionally, due to the legacy of industrial pollution in the vicinity of the Greenway and dilapidation of existing infrastructure, its development for public use requires the implementation of appropriate remedial safety measures to allow for public use.

While access to the property is currently restricted, the Department intends to open a portion of the Greenway for public use and enjoyment by the end of 2025. As the development of the comprehensive Master Plan will necessitate extensive planning and deep, robust community and stakeholder engagement, the Department expects to undertake a phased approach to development that prioritizes initial investments in stormwater infrastructure, remediation, safety and security and initial supportive public amenities. This phased approach would work parallel to the development of the comprehensive Master Plan with further improvements and amenities subsequently incorporated into the Greenway in accordance with the finalized Master Plan.

Background documentation for the Greenway can be found on collaborative Microsoft Teams sites:

Agency Landscape + Planning with NV5 - [Teams site link](#)

Arup - [Teams site link](#)

James Corner Field Operations - [Teams site link](#)

SCOPE OF WORK

Prior to taking title to the Greenway, the Department received a Due Diligence Investigation Report from its partners at J.M. Sorge and the Open Space Institute (Report). Though the Report visually identified historic fill throughout the Essex-Hudson Greenway Project site, which is presumed to be contaminated, the Report concluded that the Greenway could advance as a multi-modal greenway that is appropriately developed with institutional and engineering controls to address historic fill contamination. The Report also noted, however, that there may be contamination present that did not originate from historic fill and might require additional institutional controls.

The location of the Greenway in proximity to highly populated communities necessitates a full and complete environmental assessment, including potential for migration and impacts to sensitive receptors. The Department seeks to build on the existing Report to develop the Remediation Plan to evaluate and implement remediation and control technologies in conjunction with the initial phased development of the Greenway.

The Remediation Plan shall: (1) evaluate and determine all aspects of remediation, including the remedial action, which will include all media (soils, ground water, sediment, surface water, air); (2) evaluate all receptors including, but not limited to, sensitive populations, potable wells, environmentally sensitive natural resources, and vapor intrusion; (3) ensure full compliance with Department guidance and standards through additional investigation and sample collection, building on the prior Due Diligence Investigation Report; (4) evaluate remediation alternatives for feasibility and effectiveness, including institutional controls, engineering controls, and ongoing monitoring; and (5) provide a recommended preferred alternative or ranked alternatives for remediation with associated costs for each.

The Consultant shall complete the scope of work as described herein.

The Consultant shall include in their response to this Mini-Bid the budget necessary to complete the scope of work. This budget is approximately \$500,000.

All project deliverables shall be submitted to Department for review in a timely manner. Consultant shall provide all deliverables in a format suitable for inclusion on the Department website.

The Consultant shall be responsible for completing the following tasks as soon as feasible and no later than **September 1, 2023**:

TASK 1 – REMEDIATION PLAN

The Consultant shall review relevant, available information and, as necessary, engage relevant community members, local government entities and other stakeholders to gain an understanding of the areas surrounding the Greenway, as applicable, including but not limited to their historical use, geology, any prior violations of Department standards or guidance, and any existing institutional or engineering controls, and other critical issues to develop a proposed comprehensive and effective Remediation Plan for Department review.

The Consultant shall propose designs for comprehensive remediation appropriate for installation in advance of and compatible with development of the Greenway that represent feasible options for addressing all areas of contamination and their potential impacts to receptors such as sensitive populations, potable wells, and any environmentally sensitive natural resources. The Remediation Plan must ensure compliance with Department guidance and standards by incorporating an evaluation of the sources of contamination in the area and recommending a remediation plan that includes relevant institutional or engineering controls if the contamination will remain in exceedance of the applicable remediation standards (N.J.A.C. 7:26D), including, as necessary, Classification Exception Areas (CEAs), deed notices, and remedial action permits.

The LSRP retained for the project shall issue the final remediation document when remedial activity is considered complete, in the form of a Response Action Outcome (RAO).

The Remediation Plan shall recommend remediation alternatives based on the topography, geology, any known or suspected receptors, and the historic and current uses (industrial or otherwise) of the land surrounding the Greenway. The recommendation shall also include information related to the relative cost, maintenance requirements, necessary ongoing maintenance and institutional controls, and effectiveness of each alternative plan. Finally, the Remediation Plan shall provide an expected timeline for implementation prior to or in conjunction with development of the Greenway (Recommendation Report).

To ensure effective communication within the region, any publicly distributed written materials requesting input and participation from the public will be translated into Spanish by the Consultant, as well as any other languages that may be recommended by the Consultant.

The Remediation Plan shall:

1. Propose remediation alternatives based on the topography, geology, any known or suspected receptors in the area (including sensitive populations, potable wells, and environmentally sensitive natural resources), and the historic and current uses of the surrounding area;
2. Detail and provide sampling data to support the analysis used to determine remediation alternatives, including their compliance with applicable rules and guidance and relevant permitting considerations;

3. Identify a recommended preferred alternative, or ranked alternatives, and including an explanation for their ranking/selection; and
4. Include expected timing, costs and schedule for any remediation activity.

The Consultant shall provide a draft Remediation Plan to the Department for review, comment, and modification, as necessary, prior to finalization. The Department will return comments within one week of receipt.

Deliverable(s)

1. Draft Remediation Plan, including Recommendation Report, for review by Department; and
2. Final Remediation Plan, revised based on comments from Department.

TASK 2 – MEETINGS, CONFERENCE CALLS, AND GENERAL PROJECT TEAM COORDINATION

The Consultant shall schedule regular meetings with the Department to monitor progress, raise issues and collaborate on the tasks set forth in this scope of work including, but not limited to the following:

- Project Kick Off Meeting(s) – Within seven (7) business days of receiving the notice to proceed on execution of this scope of work, the Consultant’s project manager and other key personnel shall participate in a project kick off meeting with the Department. At this meeting, contract requirements, timelines, and team member roles and responsibilities will be clarified.
- Status/Progress meetings – The Consultant shall meet with Department at least every two (2) weeks to report on the progress of all tasks for the duration of the project. The Consultant Team shall:
 1. Schedule all meetings;
 2. Prepare meeting agenda; and
 3. Distribute a copy of the agenda to the meeting participants no later than two (2) business days prior to all meetings or conference calls;
 4. Prepare meeting summaries and transmit to Department no later than two (2) business days after the meeting.
- Recommendation Presentation – Consultant shall present their final recommendations under Task 1 to the Department at least one week prior to submitting final Remediation Plan.

Deliverable(s)

- 1) Meeting summaries for Progress/Status meetings; and
- 2) Recommendation Presentation.

ADMINISTRATIVE REQUIREMENTS

In addition to the tasks identified above, the Consultant will comply with administrative requirements listed below in accordance with Department requirements.

Progress Reporting

The Consultant Team shall be responsible for reporting all project progress at least monthly, unless a different frequency is set by the Department and Consultant, during the duration of the Work Order. This requires:

1. Ensuring that all progress reports are submitted in a mutually agreed upon format and include the following:

Consultant Teams – Scope of Work and Request for Quotes for Regional Projects

- a. Task Name or description per the Scope of Work;
- b. Task Status;
- c. Activities completed and anticipated for the next month; and
- d. Percent completed.

Invoicing

The Consultant's project manager shall ensure that all requests for payment:

1. Include employee timesheets;
2. Are signed by the employee's supervisor;
3. Are supported by completed activities/tasks described in the monthly progress reports; and
4. Include the Invoice Summary Table.

Uploading documents to the Greenway Microsoft Teams Site

The Department will provide a Microsoft Teams site for each prequalified Consultant to collaborate on projects and serve as a repository for work products. The Consultant shall ensure that all draft and final work products developed by the Consultant are uploaded to the site regularly, but at least monthly.

Agency Landscape + Planning with NV5 - [Teams site link](#)

Arup - [Teams site link](#)

James Corner Field Operations - [Teams site link](#)

SUBMISSION OF PROPOSALS

If a Consultant is not able to respond to this Mini-Bid due to a conflict of interest or scheduling issue, it shall decline participation in writing to Department within three (3) business days of receipt of the Work Order. Scheduling issues may include if the Consultant would not have capacity to execute this scope of work within the timeline required, due to capacity constraints resulting from ongoing or anticipated projects.

Consultants may submit questions no later than 12:00 p.m. April 11, 2023 to julia.wong@dep.nj.gov. Responses to questions will be emailed to all prequalified vendors.

One electronic copy of the proposal must be submitted to julia.wong@dep.nj.gov by 12:00 p.m. on May 5, 2023.

The proposal must include the following:

- a. A statement demonstrating why the Consultant is uniquely qualified to complete the scope of work;
- b. A detailed description of how the Consultant proposes to complete each task identified in the scope of work;
- c. Name, title, and qualifications of personnel that will be assigned to each task and their experience to complete it successfully;
- d. A schedule or timeline for completion of the specific tasks and deliverables set forth in the scope of work; and
- e. A comprehensive budget showing the person-hours proposed to complete the activities set forth in the scope of work. The budget shall be designed to reflect the tasks, sub-tasks, or other work elements required by this Work Order and shall set forth, for each task, sub-task or other work element, the total number of person-hours, by labor category, proposed to

complete the assignment. The budget shall be based on the all-inclusive hourly rate submitted in the Contractor's quote in response to the RFQ.

After review of all responses to this Work Order, the Department will select the proposal(s) most advantageous to the State, price and other factors considered.

The Department expects to assign this Work Order by **May 19, 2023**.