

CITY OF CAMDEN REDEVELOPMENT AGENCY  
RESOLUTION SUMMARY

**Economic Development**

**Resolution No.:** 11-09-16B

**Resolution Title:**

**Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Licensed Site Remediation Professional Services in Connection with the Former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4 & 5 of the Camden City Tax Map) in an Amount not to Exceed \$78,630.00**

**Project Summary:**

- The Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4&5) in the Gateway Office Park.
- The Project Development Agreement (PDA) with Campbell Soup Company (CSC) which outlines the responsibilities in the Gateway Office Park project, obligates the CRA to remediate the Site.
- Remediation of the soils is complete and the CRA received a No Further Action Letter from NJ DEP.
- The Site was conveyed to CSC, but CRA retains the obligation to conduct the remediation until grant funds available for such purpose are exhausted.
- There remains residual contamination of groundwater associated with the Site and it was anticipated that the contamination would be addressed by "natural attenuation".
- The groundwater contamination has not significantly decreased and it necessary to evaluate a more active remediation approach known as "in situ bioremediation".
- DEP requires that the services be provided by a Licensed Site Remediation Professional (LSRP) and CRA is appointing Woodard & Curran the new LSRP for the Site.

**Purpose of Resolution:**

Authorize a Professional Services Agreement  
Designate a new LSRP

**Award Process:**

- At the point that grant funds are exhausted, CSC will assume the remaining cost of remediation.
- Currently there is \$83,671.44 remaining in the ERB. The CRA continues to seek other grant funds.
- In view of their potential cost exposure, CSC, in consultation with CRA, sent out a request for pricing to two of firms on the CRA Pre-qualified List of Environmental Firms for the entire remaining remediation.
- The two firms were Langan, the existing LSRP and Woodard & Curran. Both firms were responsive, but Woodard & Curran was significantly lower in price.
- Woodard & Curran's quote for entire remaining remediation was \$310,858.00 (Langan: \$654,600.00)
- The professional service contract to be authorized by this resolution is not for the full proposal amount but only for professional service tasks for which there are sufficient grant funds available.
- The remainder of the proposal will be the subject of a future contract, either by CRA if additional grant funds are identified or CSC if the grant sources are exhausted.

**Cost Not To Exceed:**

\$78,630.00

**Total Project Cost:**

\$1.5 million

**Source of Funds:**

ERB Grant P20266

**Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Licensed Site Remediation Professional Services in Connection with the Former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4&5) in an Amount not to Exceed \$78,630.00**

**WHEREAS**, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the Project Development Agreement (PDA) between the CRA and the Campbell Soup Company (CSC) outlines the obligations of the various parties relative to the redevelopment of the Gateway Office Park, requires the CRA to undertake the environmental investigation and remediation of the former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard and designated as Block 1464 Lots 4 and 5 (Site) on the City of Camden Tax Map and to convey the Site to CSC; and

**WHEREAS**, the CRA has completed the remediation of the soils at the Site and has been monitored groundwater at the Site for the past five years with the goal of addressing the residual groundwater contamination through natural attenuation; and

**WHEREAS**, Natural attenuation of the groundwater contamination has not occurred and it is now necessary to undertake a more active remediation approach; and

**WHEREAS**, CRA, the entity conducting the remediation and CSC, the property owner, desire to evaluate the effectiveness and feasibility of "in situ bioremediation" as the preferred active remediation approach and must conduct certain treatability, and pilot studies; and

**WHEREAS** the New Jersey Department of Environmental Protection (DEP) requires that environmental investigation and remediation activities be supervised by a designated Licensed Site Remediation Professional (LSRP); and

**WHEREAS**, CSC in consultation with the CRA, solicited proposals from two firms on the CRA's current Pre-qualified List of Environmental and Engineering Firms for LSRP Environmental Services for the Former Sears Tire & Battery Site and it was determined that the proposal of Woodard & Curran was the most responsive; and

**WHEREAS**, the proposed scope of services are eligible costs under the Economic Recovery Board Grant entitled, "Tire & Battery Remediation Grant P20266".

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Agency is hereby authorized and directed to enter into a Professional Services Agreement with Woodard & Curran to provide Licensed Site Remediation Professional Environmental Services in connection with the remediation of the Former Sears Tire & Battery Site in an amount not to exceed \$78,630.00 and

**BE IT FURTHER RESOLVED**, that Woodard & Curran is designated as the Licensed Site Remediation Professional for the Former Sears Tire & Battery Site until such designation is terminated or changed by future action of the Agency ; and

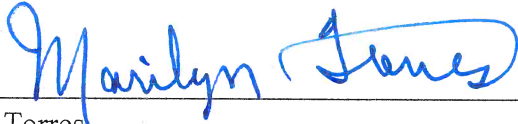
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

11-09-16B (cont'd)

ON MOTION OF: Ian Leonard

SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis			
Vance Bowman			
Ian Leonard	✓		
Javier Ramos	✓		
Maria Sharma	✓		



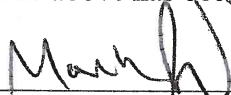
Marilyn Torres  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel