

CITY OF CAMDEN REDEVELOPMENT AGENCY  
RESOLUTION SUMMARY

Economic Development / Brownfields

**Resolution No.: 01-13-21B**

**Resolution Title:**

Resolution Amending Resolution 03-11-20E Which Authorized a Professional Services Agreement with Woodard & Curran to Provide Environmental and Licensed Site Remediation Professional Services in Connection with 1350 Admiral Wilson Boulevard Designated as Block 1464, Lot 4 and 5 of the City of Camden Tax Map

**Project Summary:**

- The former Sears Tire & Battery Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4 & 5) in the Gateway Office Park Zone adjacent to the Campbell Soup Company (CSC) (the Site).
- The Project Development Agreement (PDA) which outlined the roles of various state and local agencies relative to the redevelopment of the Gateway Office Park project, obligated the CRA to conduct environmental investigation and remediation of the Site and to convey the Site to CSC.
- Woodard & Curran is the Licensed Site Remediation Professional (LSRP) for the Site as required by the State for oversight of any environmental cleanup conducted in New Jersey in compliance with N.J.S.A. 58:10C-1 et seq. CRA, by way of Resolution 11-09-16 B and 02-14-18A entered into agreements with Woodard & Curran for environmental and LSRP services which contracts were awarded as part of a fair and open, competitive process.
- CRA by way of Resolution 03-11-20E entered into a subsequent Agreement with Woodard & Curran for LSRP and Remedial Action and Regulatory Services. CRA continues to require LSRP and related environmental services. The Site continues to have persistent benzene contamination in the groundwater and it is necessary to remediate the contamination prior to issuing a final remediation document, known as the Response Action Outcome or RAO.
- This resolution is to amend the current Agreement with Woodard & Curran by extending the term for an additional year and expanding the scope of services necessary to include the tasks of installing a deep ground water monitoring well (25 feet below grade), and related services which include additional ground water sampling, regulatory monitoring and reporting. The method for the remediating the ground water contamination requires NJ DEP authorization under a Discharge to Ground Water permit. As a condition for approving the necessary permit, NJ DEP requires these additional tasks and activities be undertaken.
- Woodard & Curran provided a cost proposal for LSRP and related environmental services in an amount not to exceed \$32,600. To date, \$67,155.00 is remaining in the CRA approved budget in the original contract of \$246,409. Woodard & Curran proposes a no cost adjustment for the required change in scope of work by reallocating \$32,600 of the balance remaining in the approved budget for the provision of the NJ DEP required additional services.

**Purpose of Resolution:**

To Extend the Term of a Professional Services Agreement  
A No Cost Adjustment to Scope of Work

**Award Process:**

Non-fair and Open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or -20.5, as appropriate.

**Cost Not to Exceed:**

\$246,409.00 – original contract

**Total Project Cost:**

\$1.7 million

**Source of Funds:**

Economic Recovery Board Grant P20266

**Resolution Amending Resolution 03-11-20E Which Authorized a Professional Services Agreement with Woodard & Curran to Provide Environmental and Licensed Site Remediation Professional Services in Connection with 1350 Admiral Wilson Boulevard Designated as Block 1464, Lot 4 and 5 of the City of Camden Tax Map**

**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) with the Campbell Soup Company (CSC), which outlines the obligations of the various parties in connection with the redevelopment of the Gateway Office Park, obligates the CRA to conduct 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 on the City of Camden Tax Map (Site) and the conveyance of the Site to CSC; and

**WHEREAS**, the Site has persistent benzene contamination in the ground water which must be addressed prior to the issuance of a final remediation document, known as a Response Action Outcome (RAO), by the Licensed Site Remediation Professional (LSRP); and

**WHEREAS**, a LSRP is required to be retained to oversee the implementation of any environmental cleanup conducted in New Jersey in compliance with N.J.S.A. 58:10C-1 et seq.; and

**WHEREAS**, Woodard & Curran has acted as the LSRP for the Site since 2016 when CRA, by way of Resolution 11-09-16 B and 02-14-18A awarded Woodard a contract for environmental and LSRP services as part of a fair and open, competitive process; and

**WHEREAS**, the CRA by Resolution 03-11-20E authorized an Agreement with Woodard & Curran for an additional year as the ground water contamination continues to persist at the site, and therefore, CRA continues to require environmental and LSRP services, and Woodard & Curran has the experience with this complicated site having conducted the remedial technology and method to remediate the ground water contamination at the Site; and

**WHEREAS**, is deemed necessary and in the best interests of the CRA to amend the contract with Woodard & Curran pursuant to the provisions of N.J.S.A. 19:44A and or 20.5, as appropriate; and

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to amend a professional services agreement with Woodard & Curran by extending the term of the Agreement for an additional year to provide LSRP, environmental and engineering services, and remedial action and regulatory compliance services in connection with the former Sears Tire and Battery Site designated as Block 1464 Lot 4 & 5 of the City of Camden Tax Map and located at 1350 Admiral Wilson Boulevard; and

**BE IT FURTHER RESOLVED** that the Agreement with Woodard & Curran be amended to provide for additional LSRP and related remedial action and regulatory services in connection with the New Jersey Department of Environmental Protection's conditions for approval of a Discharge to Ground Water permit in an amount not to exceed \$32,600.00 which Woodard & Curran proposes to adjust the scope of

work by reallocating items within the \$67,155.00 remaining balance of the original approved budget but will not result in an increase of the original contract amount of \$246,409.00.

**BE IT FURTHER RESOLVED**, that the Interim 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.

01-13-21B (cont'd)

ON MOTION OF: **Ian Leonard**


SECONDED BY: **Maria Sharma**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis			
Gilbert Harden, Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		
Marilyn Torres	X		

*Marilyn Torres*

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Marilyn Torres  
Chairperson

ATTEST:

  
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Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel