

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Economic Development / Brownfields**

**Resolution No.: 03-11-20E**

**Resolution Title:**

**Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with 1350 Admiral Wilson Boulevard (Block 1464 Lot 4 & 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 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.
- 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.
- CRA by way of Resolution 11-09-16B and in consultation with CSC, engaged Woodard & Curran to serve as the Licensed Site Remediation Professional (LSRP) and by Resolution 02-14-18A to engage the firm to provide remedial action and regulatory services for the Site.
- CRA continues to require LSRP, remedial action and regulatory services, as the remediation of the site is not completed.
- This resolution is seeks authorization for a new agreement with Woodard & Curran allowing the firm to complete the remedial action and regulatory services under an original agreement in an amount not to exceed \$246,409.00 (the "Original Agreement") and to expand the scope of services to include the task of preparing and submitting to NJ Department of Environmental Protection a Remedial Action Protectiveness/Biennial Certification.
- The proposed cost for the additional services is an amount not to exceed \$3,500.00. There is \$80,655.00 remaining in the CRA approved budget of the Original Agreement and the budget will be adjusted to cover the proposed \$3,500.00 cost for these additional services.

**Purpose of Resolution:**

Authorize a Professional Services Agreement

**Award Process:**

Non-fair and Open contract pursuant to the provisions of NJSA 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 Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with 1350 Admiral Wilson Boulevard (Block 1464 Lot 4 & 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 relative to 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**, by Resolution 11-09-16B, the CRA designated Woodard & Curran as the LSRP for the Site and by Resolution 02-14-18A Woodard & Curran was engaged by CRA to provide remedial action and regulatory services in connection with the Site (the "Original" Agreement" dated March 20, 2018); and

**WHEREAS**, the CRA continues to require the services of a qualified licensed New Jersey engineering firm and Woodard & Curran is the LSRP for the Site, conducted the remedial technology evaluation, and previously identified the method for remediating the Site's ground water contamination, and

**WHEREAS**, it is deemed necessary and in the best interests of the CRA to enter into a new contract for remedial action and regulatory services to be performed by Woodard & Curran as the remediation of the site is not complete and for the provision of additional regulatory compliance services not included in the Original Contract related to the preparation and submission of a Remedial Action Protectiveness/Biennial Certification required by the NJ Department of Environmental Protection in an amount not to exceed \$3,500.00.

**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 enter into a Professional Services Agreement with Woodard & Curran for an additional year in connection for Remedial Action and Regulatory Services for the former Sears Tire and Battery Site and to provide additional regulatory compliance services related to the preparation and submission of a Remedial Action Protectiveness/ Biennial Certification required by the NJ Department of Environmental Protection in an amount not to exceed \$3,500.00; the cost of which will be allocated from \$80,655.00 remaining in the approved budget under the Original Agreement and will not increase 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.

03-11-20E (cont'd)


ON MOTION OF: **Ian K. Leonard**

SECONDED BY: **Gilbert Harding**

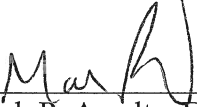
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis	✓		
Gilbert Harden, Sr.	✓		
Ian K. Leonard	✓		
Jose Javier Ramos			
Maria Sharma	✓		
Marilyn Torres	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:

  
\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.  
Board Counsel