

July 13, 2011

ADDENDUM No. 1

To

REQUEST FOR PROPOSALS

For

**SITE ENVIRONMENTAL CONSULTANTS AND
ENVIRONMENTAL SITE CLOSURE SERVICES
GP-0171-L01**

For the

SCHOOL CONSTRUCTION PROGRAM

ISSUED JUNE 23, 2011

By

THE NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY

PLEASE TAKE NOTICE:

PROPOSALS ARE DUE on Tuesday, August 2, 2011 by 5 PM, at the Main Office of the New Jersey Schools Development Authority located at 1 West State Street, Trenton, New Jersey 08625, and must be delivered in the manner set forth in the RFP.

This **ADDENDUM No. 1** includes a list of attendees at the Mandatory Pre-Proposal Conference held on Thursday, July 7, 2011, questions posed at the Mandatory Pre-Proposal Conference, and answers thereto, additional proposal forms and RFP clarifications. Terms in this Addendum shall have the same meaning as provided in Section 1 of the Agreement, except as otherwise provided herein.

A. ATTENDEES AT THE MANDATORY PRE-PROPOSAL CONFERENCE

Please see Attachment A.

B. QUESTIONS & NJSDA ANSWERS

B.1 Question: Can firms submit more than four (4) case studies?

Answer: No. Firms should comply with the RFP request for four (4) separate case studies.

B.2 Question: Are subconsultants required to be prequalified?

Answer: No.

B.3 Question: Should the four (4) case studies submitted be from the prime firm only?

Answer: The four (4) case studies should be representative of the Project Team which may include the prime and/or subconsultants.

B.4 Question: Can a prime firm that is an SBE account for the 25% SBE requirement?

Answer: Yes.

B.5 Question: Can SECs be eligible to conduct site feasibility engineering work under contract with the architect of record, and also conduct environmental work as the SEC under contract with the NJSDA on the same project?

Answer: Yes, provided such work does not pose a conflict of interest or an appearance thereof.

B.6 Question: When price proposals are opened, will a high priced firm still have the opportunity to receive an award?

Answer: Yes. It is expected that loaded hourly rate fees will be negotiated and standardized for all SECs based on professional staff classifications.

B.7 Question: Will a list of attendees at the mandatory pre-proposal conference be included in the addendum?

Answer: Yes. Please refer to Attachment A of the Addendum.

B.8 Question: Can required proposal submission forms be included in the addendum in a format that can be completed by firms electronically?

Answer: Yes. Please refer to Attachment B of the Addendum for NJSDA Form 202, NJSDA Form B and Price Proposal forms.

B.9 Question: Can NJSDA expand on the statement of “our insurance coverage extending to Subcontractors” in 5.1.1.3? All of our subcontractors are required to have their own insurance policies. Our insurance agent noted that it is unusual for the prime to also insure the subconsultants. If the subconsultants are just required to have their own insurance, do they also have to meet the \$5,000,000 limits for General and Pollution Liability?

Answer: Please refer to RFP Clarifications C.2.

B.10 Question: Section 5.4 of the Agreement appears to be in conflict with LSRP confidentiality. Would the NJSDA consider modifying this section?

Answer: NJSDA is aware of the LSRP's obligations to report to the DEP pursuant to N.J.S.A. 58:10C-16, however, the LSRP shall make every effort to keep documents and information confidential pursuant to N.J.S.A. 58:10C-16(m), unless disclosing such documents or information to the DEP is required by law or court order.

B.11 Question: Can the reference to Design Consultant in Sections 5.1.1.2 and 5.1.1.3 of the Agreement be removed since it is possible that the SEC may be the Design Consultant in some instances.

Answer: No.

B.12 Question: Is there an architect of record currently under contract?

Answer: Some projects may have designs already in progress, in which case an architect is already under contract.

B.13 Question: Does the contract include a provision for limited remediation services up to a \$25,000 amount?

Answer: No. It is expected that remedial actions will be undertaken by a demolition contract or general contractor according to technical specifications prepared under contract with the architect. The SEC and its LSRP will be responsible for determining whether remediation is required, the performance standards to be attained during the

remediation, the type of remediation, and for developing any remedial action work plan. The SEC and its LSRP will be required to participate in the development of the specifications and affirm that the specifications meet the objectives set forth in the RAWP.

B.14 Question: Are qualifications for potential services in the scope, which may or may not have been handled by the architect of record, to be included in a firm's proposal?

Answer: There may be situations when the SEC may be the most appropriate entity to provide specialized services, such as a historical and cultural resources evaluation to support the preparation of an Environmental Screening Report or EO215 Report.

B.15 Question: Should SECs anticipate a cultural resources key team member?

Answer: Yes, if the SEC believes their team would benefit from having a team member with this capability.

B.16 Question: If a firm is prequalified with the State, do they still need to be prequalified by the NJSDA?

Answer: Yes.

B.17 Question: Can staffing categories, testing and equipment be expanded upon for the price proposal?

Answer: No. Firms should comply only with the line items listed in the Price Proposal.

B.18 Question: Is Ground Penetrating Radar considered the primary geophysical method? Should a key team member be qualified for this?

Answer: Ground Penetrating Radar may be an appropriate geophysical method by itself, or in combination with other methods, such as electromagnetic and resistivity methods.

Yes, if the SEC believes their team would benefit from having a team member with this capability.

B.19 Question: If required site work goes past the contract period, will an extension be issued?

Answer: Please refer to RFP Clarifications C.3. The term of the Agreement shall extend for a period of two (2) years or until all obligations of the SEC to deliver Services **that may be required for the project** pursuant to any Task Order have been performed to the satisfaction of the Authority, whichever is later.

B.20 Question: What is the timeline for award?

Answer: NJSDA's intention is to submit recommendations for award to the October Board.

B.21 Question: Does the NJSDA already have standardized rates in mind?

Answer: No.

B.22 Question: On the "Example Proposal Roster" form, do firms need to list names of personnel in the far-left column? If so, will using repeat names be viewed as a negative by the selection committee?

Answer: Yes, firms should list names of personnel. No, repeating names will not be viewed as a negative.

B.23 Question: Does NJSDA require completely separate "Pollution Liability" insurance from the "Professional Liability" insurance? Typically, pollution liability is part of the professional liability policy.

Answer: Please refer to RFP Clarifications C.2.

B.24 Question: Are any of the stated insurance minimum limits negotiable, such as the \$5,000,000 limit on the Pollution Liability?

Answer: Please refer to RFP Clarifications C.2.

B.25 Question: Pursuant to our insurance company, only the General Liability Insurance can name an additionally insured entity. They do not name additionally insured for Pollution Liability as NJSDA indicates is required in the Agreement. Will NJSDA require additionally insureds to be listed in the Pollution Liability?

Answer: Please refer to RFP Clarifications C.2.

B.26 Question: The RFP indicates respondents to the RFP must be pre-qualified by the Authority with at least a \$3,000,000 rating in civil engineering (P005) discipline or environmental engineering (P011) discipline. It appears, based on the expected two (2) year term not to exceed amount of \$1,000,000 per SEC and the potential for a one (1) year extension with an expected not to exceed amount of \$500,000, that the prequalification requirement amount greatly exceeds the anticipated annual award amount of roughly \$500,000.

Please confirm or clarify if the \$3,000,000 pre-qualification amount is accurate and required in order to respond to this RFP?

Answer: Yes. The \$3,000,000 pre-qualification amount is accurate and required in order to respond to this RFP.

B.27 Question: Page 2 of the RFP states that the loaded hourly fee rates will be negotiated and standardized for all SECs based on professional staff classifications. Based on this, we presume that the standardization requirement does not apply for the rates for the Proposed Field Equipment and Laboratory Project Cost Summary table in Appendix D. Is this interpretation correct?

Answer: It is expected that the rates for field equipment and laboratory project costs will be negotiated and standardized as well.

B.28 Question: The contract is for a period of two (2) years with a possible extension of an additional year. Are the rates negotiated held constant for the two (2) years? Will there be an opportunity to negotiate an escalation for the 3rd year?

Answer: The rates will be constant for the two (2) year term and potential one (1) year extension.

B.29 Question: Page 7 of the RFP states that resumes will not count toward the page limit. However, in a response to a question at the pre-proposal conference we understood your answer to mean that the resumes are included in the page limit. Could you please clarify whether or not the resumes are counted in the page limit?

Answer: Pursuant to the RFP, the following items will not count toward the page limits: resumes, required forms, and section dividers.

B.30 Question: Can Form 202 be more than 1 page to adequately demonstrate representative project experience and qualifications?

Answer: Yes.

B.31 Question: The RFP references SBE Form B but in Attachment C Form A is provided. Can you clarify and or provide the correct form?

Answer: SBE Form B is attached as part of Attachment B to the Addendum.

B.32 Question: Attachment D, page 3 provides a column for names. If we are expecting to use more than one person in this position, should we provide multiple names, state "varies", or leave it blank? Please advise.

Answer: Firms may provide multiples names for a line item if their intent is to use more

than one person for that task. Firms should provide resumes accordingly.


B.33 Question: Does the NJSDA want loaded or unloaded rates in the price proposal?

Answer: Firms should provide loaded labor rates in the price proposal. Pursuant to the RFP, it is anticipated that professional services required under this contract will be completed on a time and materials basis, inclusive of administrative, publication and overhead costs. Additionally, pursuant to Section 3.1.2 of the Agreement, the Consultant shall be paid after invoices are submitted and approved. Consultant shall be entitled to reimbursement of properly documented postage and copying costs incurred pursuant to a Task Order. Travel expenses shall be recoverable, at the rate applicable to Authority personnel, only when such recovery has been prior approved by the Authority in its sole discretion.

B.34 Question: Does the Prime have to be prequalified with NJSDA as of the day that the RFP is submitted? Can a Prime that has a prequalification application submitted and pending be allowed to submit the RFP and not have the prequalification in place until after the RFP due date, but sometime prior to contract award?

Answer: Prime firms must be prequalified in one of the required disciplines as of the due date of the RFP.

Please, there shall be absolutely no contact between our staff and you.

Issued by: 
Sean Murphy
Procurement Manager
Issued: July 13, 2011

ATTACHMENT A

ATTENDEES AT THE MANDATORY PRE-PROPOSAL CONFERENCE

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ATTACHMENT B

NJSDA Form 202, NJSDA Form B and Price Proposal Forms

{See the Separately Attached Sheets}

1. NJSDA Form 202: Attachment B to the RFP
2. NJSDA Form B: Attachment C to the RFP
3. Price Proposal Forms: Attachment D to the RFP

ATTACHMENT B

NJSDA FORM 202

Example Format
KEY TEAM MEMBER RESUMES
{This form should be photocopied as necessary}

KEY TEAM MEMBER NAME: _____

Proposed Project Role:

Years of Experience:

Years with Firm:

Technical Specialties:

Professional History:

Education:

Professional Registrations & Affiliations:

Representative Project Experience & Qualifications:

ATTACHMENT C

**NEW JERSEY SCHOOLS DEVELOPMENT AUTHORITY
SBE FORM B – SCHEDULE OF SBE PARTICIPATION FOR GOODS & SERVICES**

NJSDA Procurement Analyst:

CONTRACT NO: _____ SERVICES: _____ PRIME FED ID NO.: _____

CONTRACT AMOUNT: \$ _____ STATEWIDE PROCUREMENT DATE OF AWARD: _____

Name of SBE	SBE Category (1, 2, or 3)	** MBE	** WBE	Address, Telephone Number & Contact Person	Type of Services Provided	Final Subcontract Amount*	Projected Start/Completion Dates*	Proposed % of Total Contract Value	Final % of Total Contract Value*
TOTALS (of subcontract amount* and percentage of Total Contract Value)									

* This information must be submitted after issuance of a Notice of Award, within the time-frame specified in the Notice.

CONSULTANT (Print Name) _____ PREPARED BY (Print Name) _____ PRIME'S SBE LIAISON (Print Name) _____

CONSULTANT'S ADDRESS _____ SIGNATURE & TITLE _____ TELEPHONE (Include Area Code) _____

NOTE: A 25% target has been established pursuant to N.J.A.C.17:14 et seq. The three SBE categories are as follows:

- Category 1: SBEs with gross revenue not exceeding \$500,000
- Category 2: SBEs with gross revenue not exceeding \$5,000,000
- Category 3: SBEs with gross revenue not exceeding \$12,000,000

ATTACHMENT D

**Proposed Field Equipment and Laboratory Project Cost Summary
Environmental Site Reviews Services**

	Daily	Weekly	Monthly	Per Unit
Health & Safety - Monitoring Equipment				
Portable Ionization Detector				
LEL/O2 Meter - Combustible Gas Meter				
Draeger Pumps and Tubes				
Portable Dust Monitor				
Stationary Dust Monitor				
Geiger Conter/Rad Meter				

Health & Safety Consumables				
Air purifying respirator cartridges (combination)				
Tyvek-type protective suits				
Nitrile Gloves (box)				
Surgical Gloves (box)				

	Daily	Weekly	Monthly	Per Unit
Soil Sampling and Miscellaneous Investigation Equipment				
Hand Auger				
Oncore Sampling for VOCs				
Geoprobe/Direct Push Equipment and Operator				
Macrocore Liners				
Concrete Coring Device				
Backhoe and Operator (test pits) - Case 580 or Equivalent				
Excavator and Operator (test pits) - Cat 235 or Equivalent				
55-Gallon DOT Approved Containers				
GPR and Operator				
EM and Operator				
Geoprobe/Direct Push with Membrane Interface Probe and Operator				
Geoprobe/Direct Push with Fuel Fluorescence Detector and Operator				
Geoprobe with Cone Penetrometer and Operator				
Portable Field GC and Operator				
Mobile Laboratory for VOCs, SVOCs, PCBs, XRF and Operator				
Digital Video Recorder or Camera				
Field Vehicle				

	Daily	Weekly	Monthly	Per Unit
Groundwater Sampling and Hydrogeologic Investigation Equipment				
Water level indicator				
Oil/Interface Probe				
Submersible Pump with control box				
Low Flow Purge and Sampling Equipment				
Flow-through Geochemistry Monitoring Cell				
Peristaltic Pump				
Generator				
Disposable Bailers				
Slug Test Equipment				
Hose (1" O.D)				

Example Proposal Roster - Project Roster to be Completed by Firm ** (PROVIDE IN SEPARATE SEALED ENVELOPE)******

Indoor Air Sampling Equipment

- Air Sampling Cannister for TO+15
- Surface flux chamber sampler for vapor intrusion
- Tedlar bag

Laboratory Analyses (normal two week turnaround)

- Total Organics in air (TO+15)
- Mercury vapor in air
- Total Petroleum Hydrocarbons (8015B)
- TCL VOCs in Soil (8260B) including library search
- TCL SVOCs in Soil (8270C) including library search
- TAL Metals (6010B or 200 series for aqueous)
- Hexavalent Chromium (7196A)
- Mercury (7470)
- Organochlorine Pesticides/PCBs (8080)
- Purgeable Aromatics (602)
- Purgeable Halocarbons (601)
- RCRA Characteristics
- Full TCLP
- Full SPLP Leachate
- TCLP VOCs

Per Unit	24 hr.	48 hr.	1 wk.

Limtied Geotechnical Analyses

- Moisture Content
- Sieve Analysis
- Atterberg Limit Analysis
- Standard Penetration Testing

Per Unit

Monitoring Well Installation

- Temporary Pre-Packed Small Diameter Monitoring Wells (depth 20-ft)
- 2-in. dia. PVC Monitoring Wells (10-ft. screen, stickup, depth 20-ft.)
- Mobilization
- Rock Coring
- Bedrock Monitoring Well Installation (assume 75 ft. well)
- Well Development
- Monitoring Well Abandonment
- Flush Mount Protective Covers
- Permits

Per Unit

Survey

- Monitoring Well Certification Forms A and B
- 2-person crew
- 3-person crew
- Permanent monument
- Temporary monument

Per Unit

Name	Category	Staff Category	Hourly Rate
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SENIOR PROFESSIONAL STAFF (more than 15 years relevant experience, license, firm practice leader)

	I	Program Manager / Principal in Charge	
	I	Licensed Site Remediation Professional (LSRP)	
	I	Licensed Professional Engineer (PE)	
	I	Licensed Professional Geologist	
	I	Certified Industrial Hygienist (CIH)	
	I	Expert Testimony (Litigation Support, Depositions)	
	I	Expert Testimony (Court Appearance)	
Average Rate	I		

MID-LEVEL SUPPORT STAFF (more than 10 years relevant experience)

	II	Project Manager	
	II	Project Geologist/Hydrogeologist	
	II	Project Engineer	
	II	Project Scientist	
	II	Risk Assessor/Toxicologist	
	II	CADD/GIS Operator	
Average Rate	II		

TECHNICAL STAFF (less than 10 years relevant experience)

	III	Environmental Scientist	
	III	Geologist/Hydrogeologist	
	III	Engineer	
	III	Health & Safety Personnel	
	III	Asbestos, Pb, PCB Sampling Technician	
	III	Biologist - Ecologist	
	III	Field Sampling Personnel	
Average Rate	III		

ATTACHMENT C

RFP CLARIFICATIONS

C.1 Please replace Section 2.10 of the Scope of Services, Appendix B to the Agreement, Attachment A to the RFP with the following:

2.10 Remedial Action Report (RAR), Progress Reports, Remedial Action Outcomes (RAOs), Remedial Action Permits, and Supporting Deed Notice Documents

The SEC may be contracted to comply with post-Remedial Action requirements, including all progress reporting requirements, the preparation of a Remedial Action Report, Remedial Action Outcome (RAO), deed notice documents, and applicable remedial action permits in accordance with the applicable provisions of N.J.A.C. 7:26E. The SEC may be required to prepare or approve as-built drawings and/or technical specifications prepared by others that define the extent of engineering controls in accordance with the applicable provisions of N.J.A.C. 7:26E.

The SEC's LSRP shall issue an RAO to the person responsible for conducting the remediation when, in the opinion of the LSRP, the "site" or area of concern has been remediated pursuant to all applicable statutes, rules, and guidance, including but not limited to the Underground Storage Tanks rules, N.J.A.C. 7:14B, the Industrial Site Recovery Act rules, N.J.A.C. 26B, the Technical Requirements for Site Remediation rules, N.J.A.C. 7:26E and the Remediation Standards rules, N.J.A.C. 7:26D.

Guidance for the Issuance of Response Action Outcomes (RAO) may be found on the NJDEP website at www.nj.gov/dep/srp/srra/guidance. The LSRP shall base his or her opinion as to whether to issue the RAO on NJDEP requirements and guidance in effect at the time of the RAO.

The RAO provided to the person responsible for conducting the remediation must be explained in sufficient written detail to support the LSRP decisions. According to current NJDEP requirements, the LSRP shall provide electronic copies of each RAO to the NJDEP, along with the supporting information as required under N.J.A.C. 7:26C-1.6. This information includes all data, documents and information concerning remediation, including but not limited to, technical records and contractual documents, raw sampling and monitoring data, whether or not the data and information relate in any way to the site or area of concern, including technical records and contractual documents, developed by the LSRP, the licensee's divisions, employees, agents, accountants, contractors, or attorneys, or a prior LSRP for the remediation to the extent that the subsequent LSRP relied on the work of the earlier LSRP.

Two hard copies of each deliverable shall be provided to the Authority upon request. One complete color copy of each document in a "cover-to-cover" PDF format shall be emailed to the Authority and provided on a CD. Engineering drawings prepared using AutoCAD software shall be emailed to the

Authority in PDF, DWG and DWF format, or posted on the SEC's secure FTP site in DWG and DWF format for the Authority to download. Revisions to each document shall not be considered an additional service.

C.2 Please replace Section 5.1.1.3 of the Agreement, Attachment A to the RFP with the following:

5.1.1.3 Pollution Liability. In the event that the Site Environmental Consultant's efforts involve a Pollution Liability exposure (including asbestos and lead work), the Site Environmental Consultant is required to maintain, or cause to be maintained, Pollution Liability insurance with minimum limits of \$1,000,000 per occurrence and \$1,000,000 aggregate which protects the insureds from any and all claims that may arise out of or as a consequence of any Services or Work performed on this Project. Where the Site Environmental Consultant's and/or its Subconsultants are solely consultants, insurance coverage may be as an endorsement to a professional liability policy, or it may be a separate Pollution Liability policy. If the Site Environmental Consultant performs Services and Work and also utilizes the efforts of Subconsultants, insurance coverage must extend to them.

C.3 Please replace Paragraph 3 of the RFP (Page 2) with the following:

The Term of the Agreement shall extend for a period of two (2) years or until all obligations of the SEC to deliver Services **that may be required for the project** pursuant to any Task Order have been performed to the satisfaction of the Authority, whichever is later. Task Orders will be issued to the selected SECs based on their site-specific capabilities, expertise, and performance. Factors that may affect selection of an SEC for a particular assignment may include unique local or district experience, current dollar value of revenue awarded in an attempt to distribute the work, specialized environmental characterization and remediation expertise, and environmental communication acumen.

ATTACHMENT D

EXHIBIT 1

Environmental Summary Memorandum (ESM)

{See the Attached Sheets}

DATE:

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Lot(s) _____
Owner(s): _____
Environmental Status: No area of concern identified.
Offer Letter: A

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP, it has been determined by (Name of Consultant) that there are no past or present enforcement claims/cases initiated against either the current or former owner(s) of the property.

During the field inspection no signs or potential sources of contamination were revealed. Furthermore, the present use of the property and its environmental history do not indicate the likelihood of potential contamination that would require additional investigation and/or remediation.

Based upon the above summarized environmental investigation results, it is the opinion of (Name of Consultant) that there are no environmental contamination concerns associated with this property. As a result, (Name of Consultant) anticipates that the acquisition of the property will not require any remediation and/or cleanup of hazardous substances or waste or removal of solid waste. The determination of the environmental status of the property by (Name of Consultant) or the acquisition of the property by New Jersey Schools Development Authority, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way.

Reviewed/approved by NJSDA:

DATE: .

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Part of Lot(s) _____
Owner(s): _____
Environmental Status: Contamination on remainder only
(partial taking).

Offer Letter: B

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP,

it has been determined by (Name of Consultant) that the NJDEP has commenced an enforcement action (NJDEP file # _____) against the current or former owner(s) of the property. NJDEP has identified the following environmental concerns regarding the property: (list issues identified by DEP in the enforcement action). These environmental concerns have been (list the status of the DEP case and whether DEP is still investigating these concerns, whether they have required monitoring wells, etc).

(or) it has been determined by (Name of Consultant) that there are no past or present enforcement claims/cases initiated by NJDEP against either the current or former owner(s) of the property.

During the field inspection (no) signs or potential sources of contamination in the area to be acquired were revealed. However, as a result of (list environmental concerns identified during the inspection) observed during the visual inspection or (list environmental concerns that indicated sampling was necessary) concerns, (Name of Consultant) conducted a Soil/Gas Survey of the property. This survey did not reveal any reason to suspect the existence of contamination within the area to be acquired.

Based upon the above summarized environmental investigation results, it is the opinion of (Name of Consultant) that there are environmental contamination concerns associated with the remainder of the property. The determination of the environmental status of the area to be acquired by (Name of Consultant) or the Authority's acquisition of the subject area, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way. As a result, while (Name of Consultant) does not anticipate that the acquisition of the subject area will

require any remediation and/or cleanup of hazardous substances or waste or removal of solid waste, future investigation or remediation may become necessary if contamination is subsequently discovered on the subject area during construction. A cost recovery action may be warranted should contamination be discovered in such a case.

Reviewed/approved by NJSDA:

DATE:

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Lot(s) _____
Owner(s): _____
Environmental Status: Possibly contaminated, due to past or
present use of property, or presence
of UST's (possible future cost recovery).

Offer Letter: C

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP, it has been determined by (Name of Consultant) that there are no past or present enforcement claims/cases initiated against either the current or former owner(s) of the property.

During the field inspection no signs or potential sources of contamination were revealed. However, due to the present use of the subject property, its environmental history and/or the presence of underground storage tanks ("UST's") and/or piping, there may be some type of contamination located within the property that may be encountered during construction and require additional future investigation or remediation. As a result of these concerns, (Name of Consultant) conducted a Soil/Gas Survey of this property on (Date). This survey did not reveal any reason to suspect the existence of contamination within the property.

Based upon the above summarized environmental investigation results, it is the opinion of (Name of Consultant) that there are environmental contamination concerns associated with this property. The determination of the environmental status of the property by (Name of Consultant) or the Authority's acquisition of the property, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way. As a result, while (Name of Consultant) does not anticipate that the acquisition of this property will require any remediation and/or cleanup of hazardous substances or waste or removal of solid waste, future investigation or remediation may become necessary if contamination is subsequently discovered on the property during construction. A cost recovery action may be warranted should contamination be discovered in such a case.

Reviewed/approved by NJSDA:

DATE:

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Lot(s) _____
Owner(s): _____
Environmental Status: Contamination present at levels not
requiring further investigation or
remediation.

Environmental Clause: D1

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP, it has been determined by (Name of Consultant) that there are no past or present enforcement claims/cases initiated by NJDEP against either the current or former owner(s) of the property.

During the field inspection, _____ was observed. As a result of this, (Name of Consultant) conducted a Soil/Gas Survey of the property. This survey identified several sources of soil contamination existing within the limits of the subject property. Specifically, (Name of Consultant) found _____, but the levels did not exceed the NJDEP Non-Residential (Residential) Soil Cleanup Criteria. However, should additional contamination be discovered on the property during construction, the property owner would incur cleanup and/or remedial costs, since the Corporation would seek cost recovery for any clean up or remediation costs resulting from such contamination.

Notwithstanding the results of the environmental investigation discussed above, (Name of Consultant) recommends that the Authority proceed with the acquisition of the subject property. The determination of the environmental status of the property by (Name of Consultant) or the Authority's acquisition of the property, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way.

Reviewed/approved by NJSDA:

DATE:

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Lot(s) _____
Owner(s): _____
Environmental Status: Contamination detected, property owner
performing investigation/remediation
under NJDEP supervision.

Environmental Clause: D2

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP, it has been determined by (Name of Consultant) that the NJDEP has commenced an enforcement action (NJDEP file # _____) against the current or former owner(s) of the property. NJDEP has identified the following environmental concerns regarding the property: **(list issues identified by DEP in the enforcement action)**. These environmental concerns have been **(list the status of the DEP case and whether DEP is still investigating these concerns, whether they have required monitoring wells, etc)**.

During the field inspection, _____ was observed. As a result of this, (Name of Consultant) conducted a Soil/Gas Survey of the property. This survey identified several sources of soil contamination existing within the limits of the subject property. Specifically, (Name of Consultant) found _____ exceeding the NJDEP Non-Residential (Residential) Soil Cleanup Criteria. Based upon these findings and the environmental screening of the property, the owner would likely not be required to perform any additional investigation and cleanup or remediation under NJDEP guidelines and regulations, for the present use of the property. However, should additional contamination be discovered on the property during construction, the property owner would incur cleanup costs since the Authority would seek cost recovery for any clean up or remediation costs resulting from such additional contamination.

Notwithstanding the results of the environmental investigation discussed above, (Name of Consultant) recommends that the Authority proceed with the acquisition of the subject property without seeking recovery of the estimated clean-up costs from the property owner, since the owner would not be required to do any further activities on the property in its present use. The determination of the environmental status of the property by (Name of Consultant) or the Authority's acquisition of the property, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way.

Reviewed/approved by NJSDA:

DATE:

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Lot(s) _____
Owner(s): _____
Environmental Status: Contamination present with owner's
remediation costs estimated, but no
cost recovery.

Environmental Clause: D3a

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP,

it has been determined by (Name of Consultant) that the NJDEP has commenced an enforcement action (NJDEP file # _____) against the current or former owner(s) of the property. NJDEP has identified the following environmental concerns regarding the property: **(list issues identified by DEP in the enforcement action)**. These environmental concerns have been **(list the status of the DEP case and whether DEP is still investigating these concerns, whether they have required monitoring wells, etc)**.

(or) it has been determined by (Name of Consultant) that there are no past or present enforcement claims/cases initiated by NJDEP against either the current or former owner(s) of the property.

During the field inspection, _____ was observed. As a result of this, (Name of Consultant) conducted a Soil/Gas Survey of the property. This survey identified several sources of soil contamination existing within the limits of the subject property. Specifically, (Name of Consultant) found _____, exceeding the NJDEP Non-Residential (Residential) Soil Cleanup Criteria. As part of the environmental studies conducted, (Name of Consultant) prepared an estimate of the total environmental costs that the property owner would incur in addressing the contamination on site in order to develop the property to its highest and best use. The property owner would be expected to incur \$ _____ in costs. However, should additional contamination be discovered on the property during construction, the property owner would incur further cleanup costs, since the Authority would seek cost recovery for any clean up or remediation costs resulting from such additional contamination.

Notwithstanding the results of the environmental investigation discussed above, (Name of Consultant) recommends that the Authority proceed with the acquisition of the subject property without seeking recovery of the estimated clean-up costs from the property owner. The basis for the decision not to seek cost recovery is

that the cleanup costs are not expected to significantly exceed normal construction costs, the contamination has the characteristics of ID27 and may be remediated on site and the contamination does not present a health risk. The determination of the environmental status of the property by (Name of Consultant) or the Authority's acquisition of the property, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way.

Reviewed/approved by NJSDA:

DATE:

TO: New Jersey Schools Development Authority
P.O. Box 991
Trenton, NJ 08625-0991

FROM: (Name of Environmental Consultant)
(Address)
(City, NJ ZIP)

RE: Municipality _____ County _____
Block _____ Lot(s) _____
Owner(s): _____
Environmental Status: Contamination present with Authority's
remediation costs estimated, but no cost
recovery.

Environmental Clause: D3b

A Preliminary Environmental Investigation, including a field inspection, of the above referenced property was conducted by (Name of Consultant) on (Date). After reviewing the New Jersey Department of Environmental Protection ("NJDEP") enforcement files, the National Priority List, the SRP Report, the Known and Suspected List and the Environmental Information Inventory issued by NJDEP, it has been determined by (Name of Consultant) that there are no past or present enforcement claims/cases initiated by NJDEP against either the current or former owner(s) of the property.

During the field inspection, _____ was observed. As a result of this, (Name of Consultant) conducted a Soil/Gas Survey of the property. This survey identified several sources of soil contamination existing within the limits of the subject property. Specifically, (Name of Consultant) found _____ exceeding the NJDEP Non-Residential (Residential) Soil Cleanup Criteria. Based upon these findings and the environmental screening of the property, the owner would likely not be required to perform any additional investigation and cleanup or remediation under NJDEP guidelines and regulations, for the present use of the property. (Name of Consultant) did prepare an estimate of the total environmental costs that the Authority would incur in addressing the contamination on site, in order to develop the property to its proposed use as a school. The Authority would be expected to incur \$ _____ in costs. However, should additional contamination be discovered on the property during construction, the property owner would incur cleanup or remediation costs, since the Authority would seek cost recovery for any such costs resulting from the additional contamination.

Notwithstanding the results of the environmental investigation discussed above, (Name of Consultant) recommends that the Authority proceed with the acquisition of the subject property without seeking recovery of the estimated clean-up costs from the property owner, since the owner would not be required to perform any further cleanup or remediation of the property under its present usage. The determination of the environmental status of the property by (Name of Consultant) or the Authority's acquisition of the property, however, does not affect NJDEP's jurisdiction over the property nor does it bind NJDEP in any way.

Reviewed/approved by NJSDA:
