

NEW JERSEY WATER SUPPLY AUTHORITY

WSA – R26018

REQUEST FOR PROPOSALS

FOR

CONSULTING SERVICES

FOR

SPRUCE RUN FUEL FACILITIES GROUNDWATER REMEDIATION PROGRAM

CLINTON TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY

APRIL 2026

1.0 INFORMATION FOR BIDDERS

1.1 PURPOSE AND INTENT

The purpose of this Request for Proposal (RFP) is to solicit Statement of Qualifications and Technical Proposals for the purpose of retaining professional engineering and/or environmental services associated with Licensed Site Remediation Professional (LSRP) responsibilities to evaluate, recommend, oversee, and ensure that proposed groundwater remediation activities at the Spruce Run Administration Building are leading to a regulatory Remedial Action Outcome.

Only Statements of Qualification and Technical Proposals are being solicited under this RFP at this time. **No Fee Proposals are requested at this time.**

1.2 BACKGROUND

In September 1990, Killam Associates (Killam) was contractually retained by the New Jersey Water Supply Authority (Authority) to provide investigation, engineering design and construction management services for replacement of the vehicle fuel facility at the Spruce Run Administration Building. Two 2000-gallon fuel tanks failed integrity testing in January 1991. Sampling after removal of the existing underground fuel tanks indicated contamination due to fuel leakage requiring remediation procedures acceptable to the New Jersey Department of Environmental Protection (NJDEP). Killam's contract was amended several times to provide for investigations, installations of monitoring wells and reporting required by NJDEP at various stages in establishing the appropriate remediation procedures. In July 1995, the consultant proposed a Natural Remediation Compliance Program for the site that was accepted by the NJDEP in February 1997.

The site's natural remediation program has undergone a thirty-year long sampling/testing/reporting cycle that has seen varying frequencies and reduction of the Classification Exception Area as a consequence of trend results showing steadily decreasing concentration of contaminants. The Authority is seeking to procure professional engineering and/or environmental services associated with Licensed Site Remediation Professional (LSRP) responsibilities to evaluate, recommend, oversee, and ensure that proposed remediation activities are leading to a regulatory Remedial Action Outcome for the contaminated site.

It is of note that in 2003, Hatch Mott MacDonald bought out Killam, and later in 2016 an internal redistribution of business of the firm left Mott MacDonald in charge of the environmental consulting services related to the Spruce Run Natural remediation program. The contract was amended several times throughout the years and terminated in November 2025. .

1.3 DOCUMENT REVIEW AND FACILITY INSPECTIONS

The New Jersey Water Supply Authority will provide Consultants with additional reference materials relevant to this project via the Authority's website at

<http://www.njwsa.org/procurement.html>. These documents may be needed to prepare and submit accurate proposals. Such review, while recommended, is not mandatory.

No questions or inquiries regarding the substance of the RFP will be accepted or answered during the review. All questions must be submitted in accordance with RFP Section 1.5.1.

1.4 SITE VISIT

While a pre-proposal site visit is not required, it is recommended. To schedule a site visit, please contact Aimer Garcia at agarcia@njwsa.org.

1.5 KEY EVENTS IN THE SUBMISSION OF PROPOSALS

1.5.1 QUESTIONS AND INQUIRIES

It is the policy of the Authority to accept questions and inquiries from all potential Consultants receiving this RFP, up to the cutoff date detailed in Section 1.5.3.

After the submission of proposals, unless requested by the Authority, contact with the Authority is limited to status inquiries only and such inquiries are only to be directed to the Chief Engineer. Any further contact or information about the proposal will be considered an impermissible supplement of the Consultant's proposal.

1.5.2 QUESTION PROTOCOL

Written questions can be e-mailed or mailed to the attention of Steve Gates, Chief Engineer, at the following address:

Stephen Gates, Chief Engineer
New Jersey Water Supply Authority
1851 Route 31
PO Box 5196
Clinton, NJ 08809
E-mail: sgates@njwsa.org

1.5.3 WRITTEN QUESTION PERIOD

Written questions concerning the RFP must be received prior to the cut-off date.

CUT-OFF DATE	May 13, 2026
TIME	Close of Business (4:30 PM)

CAUTION: Any revisions to the RFP resulting from the written question period will be formalized and distributed to all prospective Consultants as a written addendum to the RFP.

1.5.4 SUBMISSION OF PROPOSAL

Only Statements of Qualifications and Technical Proposals are being solicited under this RFP at this time. **No Fee Proposals are requested at this time.**

In order to be considered for award, three (3) hard copies and one (1) electronic copy (pdf) of the proposal must be physically received by the Authority at the appropriate location by the required time. Delays in delivery are the responsibility of the Consultant and will not be considered by the Authority.

ANY PROPOSAL NOT RECEIVED ON TIME OR AT THE RIGHT LOCATION WILL BE REJECTED. THE DATE, TIME AND LOCATION ARE:

DATE:	May 21, 2026
TIME:	4:00 PM
LOCATION:	Procurement New Jersey Water Supply Authority 1851 Route 31 Post Office Box 5196 Clinton, NJ 08809 Directions to the New Jersey Water Supply Authority can be found on the following website: www.njwsa.org

1.6 ADDITIONAL INFORMATION

1.6.1 REVISIONS TO THIS RFP

In the event that it becomes necessary to clarify or revise this RFP, such clarification or revision will be by addendum. The addenda will be issued on the Authority's website at <http://www.njwsa.org/procurement.html>.

There are no designated dates for release of addenda.

1.6.2. ADDENDUM AS A PART OF THIS RFP

Any addenda to this RFP shall become part of this RFP and part of any contract resulting from this RFP.

1.6.3 ISSUING OFFICE

This RFP is issued by the Authority. The Authority is the sole point of contact for the Consultant for purposes of this RFP.

1.6.4 CONSULTANT RESPONSIBILITY

The Consultant assumes sole responsibility for the complete effort required in this RFP. No special consideration shall be given after proposals are opened because of a Consultant's failure to be knowledgeable of all of the requirements of this RFP. By submitting a proposal in response to this RFP, the Consultant represents that it has satisfied itself, from its own investigation, of all the requirements of this RFP.

1.6.5 COST LIABILITY

The Authority assumes no responsibility and bears no liability for and no proposal shall include costs incurred by Consultants before the award of the contract resulting from the RFP.

1.6.6 CONTENTS OF PROPOSAL

The entire content of every proposal becomes a public record. This is the case notwithstanding any statement to the contrary made by a Consultant in its proposal.

All proposals, as public records, are available for public inspection. After contract award, interested parties can make an appointment with the Authority to inspect proposals received in response to this RFP.

1.6.7 JOINT VENTURE

If a joint venture is submitting a proposal, the agreement between the parties relating to such joint venture should be submitted with the joint venture's proposal. Authorized signatories from each party comprising the joint venture must sign the proposal. A list of the required forms, certifications and registrations is noted in Section 1.8.1 of this RFP.

1.6.8 SUBCONSULTANTS

Should the Consultant propose to utilize a subconsultant(s) to fulfill any of its obligations, the primary Consultant shall be responsible for any subconsultant's: (a) performance; (b) compliance with all of the terms and conditions of the contract; and (c) compliance with the requirements of all applicable laws.

- The Consultant must provide a detailed description of services to be provided by each subconsultant, referencing the applicable Section or Subsection of this RFP.

- The Consultant should provide detailed resumes for each subconsultant's management, supervisory and other key personnel that demonstrate knowledge, ability and experience relevant to that part of the work which the subconsultant is designated to perform.
- The proposing Consultant should provide documented experience demonstrating that each subconsultant has successfully performed work on contracts of a similar size and scope to the work that the subconsultant is designated to perform in the Consultant's proposal.

Substitution or Addition of Subconsultants

- If it becomes necessary for the Consultant to substitute and/or add a subconsultant after contract award, the Consultant will identify the proposed new subconsultant and the work to be performed. The Consultant must provide detailed justification documenting the necessity for the substitution or addition.
- The Consultant must provide detailed resumes of the proposed subconsultant's management, supervisory and other key personnel that demonstrate knowledge, ability and experience relevant to that part of the work which the subconsultant is to undertake.
- In the event a subconsultant is proposed as a substitution, the proposed subconsultant must equal or exceed the qualifications and experience of the subconsultant being replaced. In the event the subconsultant is proposed as an addition, the proposed subconsultant's qualifications and experience must equal or exceed that of similar personnel proposed by the Consultant in its proposal.
- The Consultant shall forward a written request to substitute or add a subconsultant to the Authority for consideration.

No substituted or additional subconsultants are authorized to begin work until the Consultant has received written approval from the Authority.

A list of the required forms, certifications and registrations is noted in Section 1.8.1 of this RFP.

1.7 EVALUATION OF THE SUBMITTED PROPOSALS

The Authority will evaluate the submitted (written) proposals based on the following criteria with the indicated weights:

- a. Approach presented in the Technical Proposal including but not limited to the following **(45 points)**:
 - Technical approach and project understanding.
 - Site investigation
 - Remedial investigation and action oversight.
 - Remedial action impacts and concerns.
 - Foreseen regulatory compliance requirements.
 - NJDEP Program coordination and risk assessments.

- Schedule of the proposed work aiming to closure.
- b. Experience and technical competence of the personnel proposed for the project **(30 points)**. The consultant shall submit a proposed organization chart that will be responsible for the project along with résumés of members of the project team. The designated Project Manager, and the Licensed Site Remediation Professional must be clearly identified and their experience on similar projects must be demonstrated. Members of the project team who have worked on reference projects should be identified.
- c. Record of satisfactory performance by the firm on similar projects **(20 points)**. Record must establish the ability to properly manage the contract including project's achieved remedial action outcome, effective cost, risk and liability assessment, and timely completion of the work. The evaluation will consider all members of any joint venture.
- Company history on relevant projects
 - Identification of sub-consultants
 - References
- d. Location of the firm in the geographical area of the project provided that there is an appropriate number of qualified firms therein for consideration **(5 points)**.

1.8 FORM OF CONTRACT

Appendix A is a copy of the Contract that is used by the Authority for Professional Services. The Consultant(s) will be required to execute the Contract and provide documentation of the necessary insurance coverage before any work is authorized.

1.8.1 FORMS, REGISTRATIONS AND CERTIFICATIONS REQUIRED

The following is a list of the required Forms, Registrations and Certifications that must be included in the Vendor's Proposal. Appendix B contains the required forms.

STANDARD RFP FORMS, REGISTRATIONS AND CERTIFICATIONS:

- NJWSA Information Sheet
- Ownership Disclosure Form
- Disclosure of Investigations and Other Actions Involving the Vendor Form
- Source Disclosure Form
- Vendor Certification and Political Disclosure Form Public Law 2005, Ch 271
- MacBride Principles Form
- Affirmative Action Form
- Diane B. Allen Equal Pay Act Certification
- Business Registration Certificate

- Subcontractor Utilization Plan Instructions & Form
- Notice of Intent to Subcontract Form
- Non-Collusion Affidavit
- New Jersey Business Ethics Guide Certification
- Notice of All Contractor Set-Off for State Tax Notice
- Indemnification Certification
- Insurance Certificate

If a joint venture is submitting a proposal, the following forms must be submitted for each party to the joint venture:

- NJWSA Information Sheet
- Ownership Disclosure Form
- Disclosure of Investigations and Other Actions Involving the Vendor Form
- Affirmative Action Form
- Diane B. Allen Equal Pay Act Certification
- Business Registration Certificate

All subcontractors to the Principal Consultant must submit the following:

- NJWSA Information Sheet
- Business Registration Certificate

The Principal Consultant must furnish for the Authority's review and written approval the above items prior to a subcontractor being allowed to begin work on a project. The receipt and review

of the above by the Authority does not alleviate the Principal Consultant's responsibility to ensure subcontractors' compliance with the Contract requirements.

2.0 SCOPE OF SERVICES

GENERAL DESCRIPTION

2.1 General Description

- The project is located at the Spruce Run Administration Building, 1851 State Highway 31, Clinton, NJ 08809.
- The Authority retained Mott MacDonald, formerly Hatch Mott MacDonald, formerly Killam Associates, to conduct a remedial investigation after two 2,000-gallon gasoline underground storage tanks failed integrity testing in January 1991. Sampling after removal of the underground fuel tanks indicated contamination due to fuel leakage, requiring remediation procedures acceptable to the NJDEP. The consultant proposed a Natural Remediation Compliance Program (NRCP) for the site that was accepted by the NJDEP in 1997.

- The site's monitoring system consists of 14 observation wells, some down to competent bedrock and others screened to fractured bedrock, located in the source, plume, and sentinel areas. Initially, the NJDEP requested sampling in March and September each year, with corresponding reports in May and November, for seven years. Unfortunately, a diesel fuel delivery vendor contaminated one of the monitoring wells and, during the sampling for the May 2001 report, high levels of diesel fuel compounds were detected in the well. Although this incident was reported to the NJDEP hotline, with subsequent cleanup and product recovery, it triggered an enhanced sampling and analysis program for the site as dictated by the Bureau later that year. After contaminant constituents' degradation and a period of non-detection of petroleum hydrocarbon contaminants in several monitoring wells, the sampling was reduced to once a year by the NJDEP in 2003.
- Based upon the continued absence of contaminants in the sentinel wells and the decrease of the overall contamination levels in the source area relative to high initial concentrations, in 2010, the consulting engineer requested NJDEP to lower the sampling interval to once every two years to make the sampling and reporting concordant with the biennial CEA certifications. The proposed measure was approved by the regulatory office.
- At the end of 2011, the NJDEP proposed the Spruce Run site as a candidate for a conditional No Further Action (NFA) that would close the remediation case. As a result, there was an intense exchange of communications and paperwork between the Engineer, Authority staff, and DEP personnel trying to document supporting data for the issuance of the NFA. However, by mid-May of 2012, the NJDEP transitioned from direct Department oversight to the Licensed Site Remediation Professional rules as enacted by the Site Remediation Reform Act of 2009, and the Bureau's policy was to no longer issue NFAs.
- Ever since, the Authority, supported by a consultant's designated LSRP, continued biennial sampling, analysis, and reporting to the NJDEP, monitoring contaminant attenuation results that could support the claim of a Remedial Action Outcome that closes the Spruce Run fuel facilities groundwater remediation case. For the past twelve years, the NJDEP Ground Water Remedial Action Permit required sampling of monitoring wells MW-1, MW-2A, MW-5A, and MW-8, which constitute part of a recalculated CEA. These wells are sampled and tested for Volatile Organic Compounds (TCL-VOC) which include the compounds: Benzene, Methyl Tert-Butyl Ether (MTBE) and Tetrachloroethylene. The wells are also measured in the field for depth to water, free product thickness, conductivity, pH, and dissolved oxygen. The remaining ten wells of the site are measured in the field for depth of water only. After the sampling of 2018, the only chemical compound detected above groundwater standards was Tetrachloroethene (PCE) for well MW-8. The groundwater quality standard for this compound is 1 ppb, and the round of sampling showed 3.1 ppb. Additional sampling was done trying to remove the CEA and close the case, but the new sampling results did not support that option. Therefore, the Authority was recommended to continue submitting biennial certification reports to the DEP as previously done. Currently, as of the latest reporting in 2024, there are three observation wells that continue to show

traces of specific contaminants that barely exceed the State's groundwater quality standards.

REQUIRED TASKS

2.2 Required Tasks:

Phase I

- Review and evaluation of existing information for the assessment of the site's contamination levels. Planning of site's conceptual model.
- Investigate existing conditions.
- Review of existing documents.
- Produce site's conceptual model report that illustrates contamination sources, pathways and potential receptors.
- In estimating the effort required for this phase, the consultant should consider scheduling an in-person pre-proposal site visit at the Spruce Run Administration building with inspection of the job site.

Phase II

- Proposal of methods (physical, biological, chemical) that could increase the effectiveness of the on-going groundwater natural remediation program.
- Prepare remediation methods Feasibility Study report recommending alternatives and action plan to increase effectiveness of current GW remediation program.
- For each alternative, the report should also include pros and cons, potential permit changes, timeline, and cost estimate.
- Provide recommendation with justification for the preferred alternative to accomplish project goal.
- Include site maps, and technical specifications to perform selected alternative.
- Submit draft report for Authority staff review.
- Meetings, cost estimate, and remedial action schedule.
- Review, edit, resubmit three final report copies.
- Provide list of environmental contractors.
- If required, assist Authority staff during environmental public works bidding (Addenda, Request for Information, pre-bid meeting with agenda and minutes, etc.).
- Evaluate contractor bids and make a recommendation to award the most responsible bidder.
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Phase III:

- Implementation of selected groundwater environmental remediation method, and LSRP's regulatory site's oversight
- Provide part-time inspection overseeing implementation of recommended contaminants abatement method.

- Monitoring data results and continue regulatory monitoring as deemed necessary including potential documentation for Remedial Action Outcome in the event that the recommended method is successful within the period of performance.
- Currently, the LSRP's regulatory oversight includes sampling and NJDEP's reporting once every two years (with copy to the Authority). The consultant should be aware of any CEA's modifications as well. Budget estimated for four years.
- Conducting pre-construction meeting (including preparing the agenda and minutes).
- Review contractor's potential submittals, request of information, and/or change orders.

REFERENCE STUDIES AVAILABLE

The following documents are attached in this RFP:

- Attachment A is a list of documents available for review. The documents can be reviewed at the Authority's website <http://www.njwsa.org/procurement.html>. Email Aimer Garcia at agarcia@njwsa.org for the password to download the documents.

3.0 INSURANCE REQUIREMENTS

See attached contract in Appendix A.

Attachment A

This list of reference items is available for review during the RFP advertisement. To access the documents, email Aimer Garcia at agarcia@njwsa.org. Once a consultant is selected, the Authority's full records will be made available for investigation, design development, remedial action oversight, and environmental monitoring management.

- Mott MacDonald's 2023 and 2025 Groundwater Remedial Action Protectiveness Biennial reports submitted to the NJDEP.
- SGS 2023 and 2025 laboratory data used in 2023 and 2025 Remedial Action Protectiveness Biennial reports. Maps and graphs are part of the reports.
- Mott MacDonald's 2025 NJWSA Groundwater Data Presentation.

Appendix A

Sample Professional Services Contract

Appendix B

Required Forms & Certifications