



Proposal to Provide
**Environmental Consulting,
Testing, Oversight and
Monitoring Services**

Submitted to
**Housing Authority of the
City of Bayonne**

Submitted by
GZA GeoEnvironmental, Inc.

55 Lane Road, Suite 407, Fairfield, NJ
Mary Kay Morelli-DeRose, LSRP, MaryKay.Morelli@gza.com
973-774-3339 (office), 973-439-7205 (fax)

July 2025



Known for excellence.
Built on trust.

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

55 Lane Road
Suite 407
Fairfield, NJ 07004
T: 973-774-3300
F: 973-774-3350
www.gza.com



July 24, 2025

John T. Mahon
Executive Director
Housing Authority of the City of Bayonne
549 Avenue A
Bayonne, NJ 07002

Re: RFP for Environmental Consulting, Testing, Oversight and Monitoring Services

Dear Mr. Mahon:

GZA GeoEnvironmental, Inc. (GZA) is pleased to submit this proposal to provide the environmental services noted above.

We have a keen grasp of the protocols, communication needs, and regulatory requirements for environmental projects at sites with active residential populations, as we work in this setting often. We approach occupied sites with respect and sensitivity—and the safety of residents is always at the forefront of the planning and execution of our work.

GZA has extensive environmental experience in New Jersey, and the firm's credentials have been vetted and approved by many public agencies at the local, state and federal level.

We confirm that GZA is not under sanction from the U.S. Department of Housing and Urban Development (HUD) and note that we have been involved in numerous HUD-funded projects, successfully complying with HUD regulations.

We trust that our submittal provides the information you seek, and that our fee schedule demonstrates our eagerness to work with you.

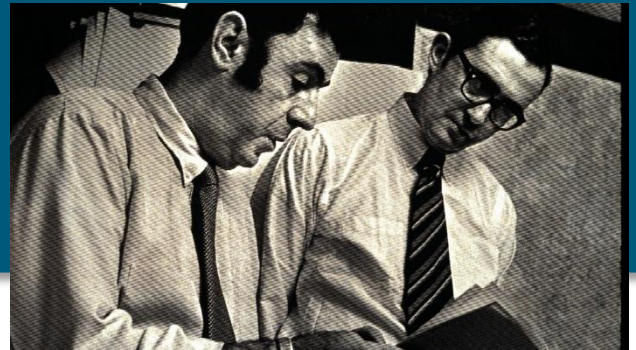
Please contact me at 973-615-8233 with any questions about our proposal.

Very truly yours,
GZA GeoEnvironmental, Inc.

Mary Kay Morelli-DeRose, LSRP
Vice President/Associate Principal

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Six decades ago, Donald Goldberg and William Zoino started a firm based on the beliefs that if you provide quality engineering and science services, operate with integrity, and create a collegial environment where you care for your employees and they feel empowered to develop innovative solutions for clients, the firm will be successful.

They were right.



SECTION 1: ABOUT GZA

Firm Name, Address, Phone, and Key Contact Information

GZA GeoEnvironmental, Inc. (GZA)

55 Lane Road, Suite 407, Fairfield, NJ 07004

973-774-3300

Key Contact:

Mary Kay Morelli-DeRose, LSRP

Principal-in-Charge

973-774-3339, MaryKay.Morelli@gza.com

Description of the Business Organization

History: Don Goldberg and Bill Zoino founded GZA in 1964 on the core values of integrity, professionalism and loyalty. Since then, the company has grown from an engineering consulting partnership to a multi-disciplinary firm that focuses on environmental, geotechnical, ecological, water and construction management services. With a staff of more than 700 people in 32 offices in the Mid-Atlantic, New England, and Great Lakes regions of the United States, we have been trusted advisors to public and private clients for more than 60 years.

COMPANY-WIDE	GEOTECHNICAL	ENVIRONMENTAL	ECOLOGICAL	WATER	CONSTRUCTION MANAGEMENT
YEAR GZA FOUNDED: 1964 NO. OF EMPLOYEES: 700+ TOTAL NO. OF OFFICES: 32					

Ownership: GZA is privately held, employee-owned corporation. By shareholder agreement, no GZA shareholder owns more than 5% of company stock.

Organizational Structure: GZA is headquartered in Norwood, Massachusetts and organized into regional groups. The Mid-Atlantic region comprises offices in Fairfield, Somerset, and Hammonton, New Jersey; Philadelphia and Lansdale, Pennsylvania; and Melville and New York, New York.

With the ability to manage unpredictability, remain nimble, and mobilize quickly, GZA responds to client inquiries with urgency, sensitivity, knowledge, and value while remaining mindful of project costs and schedule.

GZA's organization structure allows us to combine the stability, resources and efficiency of a large, national corporation with the flexibility and focus of a smaller, regional firm that is familiar with New Jersey conditions, regulations, and agency policies.

While we foresee having the capability to lead the Housing Authority of the City of Bayonne (BHA) projects from our nearby Fairfield, New Jersey office, GZA can draw upon the firm's full resources as needed.

Professional Licenses and Certificates

GZA is fully licensed by applicable federal and state entities to perform the engineering, environmental, and hazardous materials consulting services in which we specialize. We work with regulatory state and federal agencies daily, have a successful track record of moving our clients' projects to completion, and are keenly aware of the latest, pertinent local, state and federal regulations:

- **New Jersey Department of Environmental Protection (NJ DEP):** Underground Storage Tank Closure/Subsurface Evaluation.
- **New Jersey Department of Consumer Affairs (NJ DCA):** Lead Evaluation Contractor
- **New Jersey Department of Consumer Affairs (NJ DCA):** Asbestos Safety Control Monitor.
- **State of New Jersey, Division of Consumer Affairs, State Board of Professional Engineers and Land Surveyors:** Engineering

A special note about GZA's Licensed Site Remediation Professional (LSRP) capabilities: Ten GZA professionals hold LSRP licenses issued by the state's Site Remediation Professional Licensing Board (SRPLB)—five of them in GZA's nearby Fairfield office. The firm is proud that its senior environmental staff took leading roles in the development of New Jersey's Site Remediation Reform Act (SRRRA), one of our principals serves on the New Jersey LSRP Association Steering Committee, and others are active in LSRP Association subcommittee work. Our LSRPs have successfully navigated many aspects of the regulations, issuing hundreds of RAOs.

Copies of the firm's licenses and certificates can be found on the following pages; individual team members' licensing details can be found on their resumes.

GZA's NJ Business Registration and Certificate of Employee Information Report are also provided on the following pages.



UNDERGROUND STORAGE TANK CERTIFICATION

	STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION			
<p><i>Certifies That</i> GZA GEOENVIRONMENTAL INC 55 LANE RD STE 407 Fairfield, NJ 07004</p> <p><i>Having duly met the requirements of the Underground Storage Tank Certification Program N.J.S.A. 58:10A-24.1-8</i></p> <p><i>Is hereby approved to perform the following services:</i></p> <table border="1" style="margin: auto;"><tr><td style="text-align: center;">CLOSURE</td></tr><tr><td style="text-align: center;">SUBSURFACE EVALUATION</td></tr></table> <p style="text-align: center;"></p>			CLOSURE	SUBSURFACE EVALUATION
CLOSURE				
SUBSURFACE EVALUATION				
04/30/2028 EXPIRATION DATE	US00130 CERTIFICATION NUMBER			
TO BE CONSPICUOUSLY DISPLAYED AT THE FACILITY				

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

LOCATION
101 S BROAD ST
TRENTON NJ 08608



STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF CODES AND STANDARDS
LEAD HAZARD UNIT

JAOUELYN A. SUÁREZ
Commissioner

MAILING ADDRESS
PO BOX 816
TRENTON NJ 08625

Certificate - Lead Evaluation Contractor

RECERTIFIED

This is to certify that the Department of Community Affairs has certified

GZA GEOENVIRONMENTAL, INC.
55 LANE ROAD, SUITE 407
FAIRFIELD NJ 07004

To act as a Lead Evaluation Contractor on the following Projects

Residential
Public Buildings
Comm/Steel

Cert #: 00358-E
Effective Date: 12/1/2024
Expiration Date: 11/30/2026
Certificate Type: 2 YEAR





State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

101 SOUTH BROAD STREET

PO BOX 821

TRENTON, NJ 08625-0821

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Commissioner

CERTIFICATE OF REAUTHORIZATION

January 23, 2025

GZA GeoEnvironmental, Inc.
55 Lane Road, Suite 407
Fairfield, NJ 07004

Dear Benjamin Sallemi:

This is to certify that the Department of Community Affairs has reauthorized your firm to act as an **ASBESTOS SAFETY CONTROL MONITOR** pursuant to N.J.A.C. 5:23-8.

Your **~~ASBESTOS SAFETY CONTROL MONITOR~~** number is: **00126**

EXPIRATION DATE: **SEPTEMBER 30, 2025**

Pursuant to N.J.A.C. 5:23-8.11(h)2, quarterly fee statements must be sent to this Department no later than one month after the close of each quarter. Please be further advised that the monies obtained from the preparation of plans and specifications and payments for laboratory services shall not be included in the calculation of the quarterly fee. **If no payments are received during any quarter, you must submit a zero statement to this Department.**

Sincerely,

Tex Falajiki

O. Tex Falajiki
Supervisor,
Asbestos Safety Unit



ENGINEERING CERTIFICATE OF AUTHORIZATION

THIS DOCUMENT IS PRINTED ON WATERMARKED PAPER, WITH A MULTI-COLORED BACKGROUND AND MULTIPLE SECURITY FEATURES. PLEASE VERIFY AUTHENTICITY.

State Of New Jersey
New Jersey Office of the Attorney General
Division of Consumer Affairs

THIS IS TO CERTIFY THAT THE
Board of Prof. Engineers & Land Surveyors

HAS LICENSED

GZA GEENVIRONMENTAL, INC.
ROBERT L JACKSON
249 Vanderbilt Avenue
Norwood MA 02062

FOR PRACTICE IN NEW JERSEY AS A(N): Certificate of Authorization
Engineering

08/26/2024 TO 08/31/2026
VALID


24GA28051800
LICENSE/REGISTRATION/CERTIFICATION #


Signature of Licensee/Registrant/Certificate Holder


ACTING DIRECTOR



BUSINESS REGISTRATION CERTIFICATE

STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE		DEPARTMENT OF TREASURY/ DIVISION OF REVENUE PO BOX 252 TRENTON, N J 08646-0252
TAXPAYER NAME: GZA GEOENVIRONMENTAL, INC.	TRADE NAME:	
ADDRESS: 55 LANE ROAD ST 407 FAIRFIELD NJ 07004	SEQUENCE NUMBER: 1375396	
EFFECTIVE DATE: 12/11/07	ISSUANCE DATE: 07/03/08	
 Director New Jersey Division of Revenue		
FORM-BRC 104-081 D205646V		

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.



CERTIFICATE OF EMPLOYEE INFORMATION REPORT

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

Certification 34242

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-JUL-2024

to 15-JUL-2027

GZA GEOENVIRONMENTAL, INC.
249 VANDERBILT AVE.
NORWOOD MA 02062



Elizabeth Maher Muoio

ELIZABETH MAHER MUOIO
State Treasurer



SECTION 2: PROJECT UNDERSTANDING

GZA's Understanding of the Housing Authority of the City of Bayonne's Needs and Goals

We understand that the Housing Authority of the City of Bayonne (BHA) strives to protect human health and the environment as they relate to its residents and facilities. The environmental consulting, testing, oversight and monitoring services you seek are integral to that goal. We understand that these services include, but are not limited to, analytical, biological, and microbial services relative to bioremediation support, water and wastewater, hazardous waste, and soil.

GZA can provide a wide array of environmental and engineering services, including LSRP services that address the environmental compliance, investigation, and remediation needs as indicated in the RFP, based on our experience with housing authorities and New Jersey municipalities and public agencies. Our services also include preparation and filing of all required federal, state and local reports and documentation such as deed notices, Remedial Action Progress Reports, and biennial certifications. GZA has managed hundreds of cases in the LSRP program and experienced consistent success with NJDEP technical reviews. GZA's LSRPs have successfully closed hundreds of sites under the LSRP program.

We have also assisted municipalities and public sector clients obtain grant funding. GZA is well-versed in grant opportunities available including the New Jersey Green Acres funding, Hazardous Discharge Site Remediation Fund (HDSRF) and/or the Petroleum Underground Storage Tank (PUST) Hardship Grant program.

GZA is in good standing with all regulating agencies pertinent to BHA facilities, including the U.S. Department of Housing and Urban Development (HUD) and affirms that we are not under sanction from HUD.

GZA is your trusted partner.



SECTION 3: RELEVANT EXPERIENCE

GZA has more than 60 years of experience providing environmental consulting and engineering services, including the types of projects noted in the RFP.

We have provided professional services for the municipalities of Leonia, Somerville, Hoboken, Paterson, Egg Harbor, Wayne, Little Falls, Trenton, and Newark; Passaic County Community College; Morris County Parks Commission; the counties of Essex, Morris, Camden, Somerset, and Ocean. Our work directly for state agencies includes the Port Authority of New York and New Jersey, the New Jersey Division of State Parks, Forest and Historic Sites, the New Jersey Schools Development Authority, and the NJDEP.

Experience with NJ public agencies and local governments

GZA has extensive experience in New Jersey. We are well-versed in pertinent local, state, and federal regulations and requirements, and have productive working relationships and proven experience with the agencies, including the NJDEP, that govern our practice areas. GZA's credentials have been vetted and approved by many state agencies and entities in New Jersey, and we are currently pre-qualified with:

- Department of the Treasury, Division of Property Management and Construction
- Schools Development Authority
- Department of Transportation
- Turnpike Authority

Summaries of recent, relevant projects follow:

RELEVANT EXPERIENCE PROJECT SUMMARIES

Irvington Housing Authority, Camptown Gardens Irvington, NJ	
<p>GZA is providing environmental engineering and LSRP services at a site for which the Irvington Housing Authority is the Person Responsible for Conducting Remediation (PRCR). The vacant Camptown Gardens housing complex site comprises three high-rise apartment buildings which are scheduled for demolition and the 2.5-acre site will be redeveloped.</p> <p>An 8,000-gallon No. 2 heating oil underground storage tank (UST) was removed by others in October 1995. However, the required site investigation report documenting closure and cleanup activities were never submitted to the NJDEP. GZA was retained in late 2023 to advance the case to closure in the Underground Heating Oil Tank (UHOT) program.</p> <p>During GZA's subsurface evaluation in the area around the former UST, Light Non-Aqueous Phase Liquid (LNAPL) was discovered. GZA's activities have included performance of interim remedial measures to mitigate the LNAPL observed. GZA's future remedial investigation activities will include the installation of soil borings and monitoring wells to evaluate soil and groundwater quality in the UST area, completion of required UST closure reporting requirements, and delineation of impacted soil and groundwater. Because the building associated with the former UST is vacant and scheduled for demolition, no vapor intrusion investigation is warranted at this time.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Housing authority • HUD-funded • Environmental/LSRP services • LNAPL • USTs
Morris County Affordable Housing Corporation Morristown, NJ	
<p>GZA is completing remedial investigation services at an undeveloped property in Randolph, New Jersey on which the Morris County Affordable Housing Corporation has proposed to build a two-family house. A Phase II Site Investigation completed by others examined the impacts of a Recognized Environmental Condition (REC) related to former agricultural use identified in the Phase I Environmental Site Investigation. GZA's remedial investigation will further delineate lead impacts identified in earlier investigations and the impacts will be remediated in accordance with applicable regulations.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Housing authority • Environmental/LSRP services • Lead impacts
Woodbridge Housing Authority Colonia NJ	
<p>GZA investigated potential soil contamination associated with a former 550-gallon diesel fuel UST at a residential property managed by the Woodbridge Housing Authority. Sampling from six soil borings was conducted with the UST and UST piping areas, and the samples were analyzed by a New Jersey-licensed analytical laboratory. Analytical results indicated that no extractable petroleum hydrocarbon (EPH) exceedances were noted; therefore, it was determined that soil could remain on-site.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Housing authority • Environmental/LSRP services • Soil sampling
645 Gates Avenue Affordable Housing Redevelopment Brooklyn, NY	
<p>Our staff completed planning and engineering on this 96-unit, six-story mixed-use/affordable housing redevelopment project. Working with the developer, project land use counsel and architect, we navigated a complex special permit process to build on the</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Multi-disciplinary site investigation and

<p>site to create additional affordable housing here. As part of the Environmental Assessment, the Phase I Environmental Site Assessment (ESA) identified potential Recognized Environmental Conditions (RECs). In the Phase II Investigation, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, PCBs, and pesticides were identified above NY cleanup guidelines. Soil vapor samples detected low levels of petroleum-related and chlorinated compounds. In addition, subsurface investigation at the site revealed the presence of 11 underground storage tanks (USTs). To offset the cost of soil removal and provide a supportive grant to offset remedial investigative costs, the developer enrolled in OER's VCP (Voluntary Cleanup Program). <i>This project was completed by Equity Environmental Engineering prior to acquisition by GZA in 2023.</i></p>	<p>environmental planning project</p> <ul style="list-style-type: none"> • Environmental Assessment • Special permit approved • VOCs, SVOCs, metals, PCBs, pesticides, USTs • Affordable housing development
<p>CAMBA Housing Ventures, Clarkson Village - Affordable and Supportive Housing Development Brooklyn, NY</p>	
<p>Eligible for the "Vital Brooklyn" economic development program, a NYS-owned parking facility was well-positioned to help revitalize an under-utilized neighborhood. The parking garage sat atop a former manufactured gas plant (MGP) site, subject to a New York State Department of Environmental Conservation (NYSDEC) Site Management Plan to address soil and soil gas issues. Numerous stakeholders were involved in this highly regulated, contaminated, high-profile site. Multiple regulatory organizations and funders—each with separate requirements and deadlines—necessitated that the typically lengthy environmental remediation and planning process be streamlined, which GZA's team accomplished by negotiating a single level of jurisdiction (at the state level, instead of both state and city), securing an acceptable Remedial Site Optimization Investigation (RSOI) that allowed GZA to proceed with the remedial measures, and obtaining the necessary state zoning override. A 9-story, 300-unit mixed-use/affordable housing development was approved. Environmental remediation is ongoing.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Multi-disciplinary • Site investigation and environmental planning project • Land use, zoning, public policy • High-profile site
<p>Borough of Leonia Leon, NJ</p>	
<p>GZA's environmental team has conducted soil and groundwater remedial investigations related to former UST closures in accordance with the NJDEP requirements; several of the Borough's sites are under GZA's LSRP oversight. The current GZA team has provided environmental services for the Borough of Leonia since 2014, successfully closing the Borough's DPW and Fire Department projects through the issuance of Response Action Outcome letters. Through numerous Borough projects, GZA has gained extensive knowledge of groundwater occurrence and hydraulic gradient allowing, giving us keen insight into Borough conditions on future assignments.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Municipality • Environmental/LSRP services • USTs • RAOs
<p>Hackensack Board of Education Hackensack, NJ</p>	
<p>As the Hackensack Board of Education considered several potential property transactions, GZA conducted ASTM Phase I Environmental Site Assessments (ESAs) and Preliminary Assessments (PAs) as part of the due diligence on four contiguous lots within the district to identify potential sources of contamination.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Public school district • Environmental/LSRP services

Borough of Somerville, Emergency Services Facility, Brownfield Site Redevelopment Somerville, NJ	
Assisted the Borough of Somerville from due diligence phase of property transaction through construction to successfully redevelop 1.7-acre former brownfield site into a vital municipal facility. GZA's multi-disciplinary, in-house team included LSRPs, environmental scientists, and geotechnical engineers. Phase I ESA, PA, Site Investigation, Remedial Investigation, Remedial Action Workplan, and Remedial Action Report were completed to address soil and groundwater impacts onsite. Geotechnical investigation was completed to inform soil improvements and foundation design.	Relevance: <ul style="list-style-type: none"> • Municipality • Environmental, LSRP, geotechnical services • RAO
Passaic County Community College Multiple campuses, NJ	
As part of an on-call contract, a GZA LSRP conducted a Preliminary Assessment (PA) for the College's Childcare Center; provided Phase I and Phase II due diligence services for two property acquisitions; hazardous materials consulting for several projects; assisted with air permits and self-disclosure reports for boilers and emergency generators at two campuses; and conducted geotechnical and environmental investigations at the Wanaque campus to support an addition. An unrestricted, area of concern-only RAO was issued for a spill case involving soil contamination from a removed heating oil UST. We have also updated the Stormwater Pollution Prevention (SPP) Plans for all three campuses.	Relevance: <ul style="list-style-type: none"> • NJ county college • Environmental, LSRP, hazardous materials, and compliance services • RAOs
Carlstadt-East Rutherford Regional Board of Education East Rutherford, NJ	
GZA is providing environmental engineering services for removal of underground fuel oil storage tanks on a property purchased by the district. The tanks are located immediately adjacent to a neighboring property building, necessitating structural supports for that building. Project also required municipal permits and construction oversight of the tank cleanout and removal, as well as disposal of PCB-contaminated oil from the tanks and lead-contaminated soil beneath them.	Relevance: <ul style="list-style-type: none"> • Public school district • Environmental engineering and LSRP services • USTs
Township of Little Falls Little Falls, NJ	
GZA completed PAs of 29 properties, located in a flood plain near the Passaic River, which were acquired under the NJDEP Blue Acres Buyout Program. This project was funded through State and Federal sources, including the United States Department of Housing and Urban Development (US HUD) Community Development Block Grant (CDBG) Disaster Recovery Acquisition Program.	Relevance: <ul style="list-style-type: none"> • Municipality • Environmental, LSRP services • Grant-funded
The College of New Jersey (TCNJ) Ewing, NJ	
GZA provided LSRP services to oversee cylinder and piston removal, assess steel casings, and evaluate the potential of hydraulic release into soil and groundwater during elevator maintenance in four campus residence halls. Visual inspection of each elevator shaft was conducted prior to cylinder and piston removal. Upon removal, GZA utilized a downhole camera to assess the integrity of each steel outer casing, specifically evaluating for presence of cracks, pits, and/or corrosion that may have resulted in hydraulic oil release.	Relevance: <ul style="list-style-type: none"> • NJ public college • LSRP, hazardous materials services

County of Morris, Phase I Environmental Site Assessment Mount Olive, NJ	
GZA's environmental team conducted an ASTM Phase I Environmental Site Assessment as part of the county's due diligence on a property. GZA completed the Phase I ESA and found no need for additional investigation. GZA also provided out of scope investigation at the property including a mold and asbestos evaluation of the building.	Relevance: <ul style="list-style-type: none"> • County entity • Due diligence • LSRP services
The Salvation Army Montclair Citadel Montclair, NJ	
This project, in the NJDEP's Unregulated Heating Oil Tank (UHOT) Program, involved three leaking, 550-gallon fuel oil USTs, two of which were discovered during site redevelopment. GZA conducted a site investigation and remedial investigation of soil and groundwater. Soil was remediated via excavation and offsite disposal; remediation activities were staged to coincide with ongoing site construction for maximum cost-effectiveness. Groundwater was impacted by both dissolved-phase volatile organic compounds (VOCs) and light non-aqueous phase liquid (LNAPL); LNAPL was remediated via vapor-enhanced fluid recovery (VEFR). Field tasks included installation of monitoring wells, soil and groundwater sampling, coordination with general contractor, scheduling, overseeing field work of contractors and coordinating with Montclair Township engineers and construction officials. Upon submittal of Remedial Action Report (RAR) to NJDEP, client received closure of the case.	Relevance: <ul style="list-style-type: none"> • Environmental, LSRP services • USTs • Close coordination with township • Site closure - NFA
Shotmeyer Bros. Service Stations Multiple locations, NJ	
GZA conducted Site Investigations at multiple service stations owned by Shotmeyer Bros. Each service station site typically involved assessment and removal of three, double-walled gasoline underground storage tanks (USTs) ranging in size from 8,000-12,000 gallons. Underlying soil conditions were assessed, and tank closure reports written. None of the sites warranted remedial investigations. RAOs were provided by the LSRP.	Relevance: <ul style="list-style-type: none"> • Active gas stations • Environmental, LSRP services • USTs • RAOs
Rue School/HOPES Day Care Centers Hoboken, NJ	
GZA obtained a Deed Notice to manage contaminated historic fill encountered during in-place closure of 15,000-gallon UST. GZA's Case LSRP issued an Area of Concern-only RAO for the case. GZA also conducted a lead paint hazard assessment, including surface wiping surfaces; oversaw abatement; collected post-remediation wipe samples, and prepared a completion report for two daycare centers located within the Rue School building. As part of license renewal for several locations of this preschool, Preliminary Assessments were completed at sites in Hoboken and Plainfield.	Relevance: <ul style="list-style-type: none"> • Environmental/LSRP services • USTs • RAO • Hazardous materials consulting
Confidential Industrial Site Jersey City, NJ	
GZA is providing environmental and LSRP services to delineate impacted soils and a contaminated groundwater plume beneath an active recycling facility and to maintain regulatory compliance as the project moves toward remediation. The variable depth to bedrock surface beneath the 7-acre site has made the groundwater investigation work more challenging. Enhanced health and safety protocols were required to conduct field	Relevance: <ul style="list-style-type: none"> • Environmental, LSRP services • USTs • VOCs

<p>work on the active, congested site. GZA continued environmental services that were begun by others during the removal of a former diesel (UST at the site. During the investigation, chlorinated volatile organic compounds were identified in post-excavation soil samples and within samples collected from monitoring wells. GZA's scope of work included the delineation of soil impacts, a geophysical evaluation of existing bedrock wells to assess identified fractures along which groundwater flow may take place, and the installation of additional bedrock wells to continue the delineation. Groundwater sampling, well gauging, and analysis is ongoing. GZA's extensive experience with complex site hydrogeology allows us to continue to advance this project toward remediation and maintain compliance with required regulatory deadlines.</p>	<ul style="list-style-type: none"> • Bedrock monitoring wells installed • Complex site hydrogeology • Urban community
<p>Former Classic Chemical Brownfield Redevelopment Camden, NJ</p>	
<p>GZA 's Preliminary Assessment identified 27 AOCs associated with former and current operations at the property, 24 warranted additional investigation including AST/USTs, transformers, historic spills, and fire suppression foam pump houses. Remedial investigations are ongoing and have included installation of 17 wells, soil borings, MIP evaluation, a transducer study of groundwater fluctuations, groundwater sampling and LNAPL Interim Remedial Measures (IRM).</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Environmental and LSRP services • PFAS investigation • USTs • Complex site
<p>Confidential Brownfield Redevelopment Northern NJ</p>	
<p>During the due diligence phase of a property transaction, GZA was retained by the potential buyer of this brownfield site to conduct a Phase I Environmental Site Assessment/Preliminary Assessment (PA). As the transaction proceeded, the current property owner retained GZA to provide comprehensive site investigation and remediation consulting services. The abandoned 3.2-acre site had been developed in 1951 as a motel complex and housed multiple structures. Several previously unknown, unregulated heating oil underground storage tanks (USTs) – including one below a building slab – and the discovery of an unreported spill from an aboveground storage tank (AST) presented unexpected challenges. The PA identified multiple Areas of Concern (AOCs) including a leaking AST; multiple former heating oil USTs; roof, floor and stormwater drains; the potential presence of historic fill. Of the 10 AOCs identified, six warranted further investigation which was conducted during the Site and Remedial Investigation phase. GZA prepared cost estimates for the remedial investigation and contingent remedial action activities which allowed the sale to proceed with an escrow agreement in place. Remedial actions were required for two of the eight heating oil tanks on-Site. More than 12.5 tons of concrete and 818 tons of impacted soil were removed and disposed of from the AST spill site. An additional 241 tons of impacted soil were removed from one of the previously unknown UST sites. Analysis of groundwater sampling results indicated that no groundwater remediation was required at the property. Remediation occurred concurrently with demolition which allowed redevelopment to proceed while environmental concerns were resolved.</p>	<p>Relevance:</p> <ul style="list-style-type: none"> • Brownfield • Due diligence • Environmental and LSRP services • USTs • RAO



SECTION 4: KEY PROJECT TEAM MEMBERS

The Principal LSRP and Senior Project Manager proposed for this contract have over 25 years of experience each in environmental consulting experience servicing New Jersey municipalities and other public. Other key team members introduced below also have decades of consulting experience and required licensing.

Principal-in-Charge/Principal LSRP:

Mary Kay Morelli-DeRose, LSRP

Senior Project Manager:

Kristen English

Environmental Engineer:

Robert Jackson, P.E.

Hazardous Materials Consultants:

Benjamin Sallemi, Ph.D., CIH

Mary Kay Morelli-DeRose, LSRP/Principal-in-Charge and Principal LSRP

Ms. Morelli-DeRose, an Associate Principal and Vice President of GZA, will be the Principal-in-Charge of the contract and the Principal LSRP. She brings over 25 years of professional experience to the team. She leads numerous environmental teams throughout the state, designing and managing multiple site assessments, remedial investigations, and remediations. As Principal-in-Charge, she will be responsible for oversight of projects for the BHA, seeing that they receive the staffing and resources to stay on track and meet or exceed your expectations. As the Principal LSRP she will lead the team for projects that arise, working closely with the Project Manager. She has recently provided LSRP services for the Irvington Housing Authority, and the Borough of Leonia, as well as led the environmental team for

GZA has the New Jersey environmental experience needed to provide the consulting, testing, oversight, and monitoring services to bring projects to closure, while balancing the schedule, budget, and logistical needs of BHA.

the Borough of Somerville's Emergency Services Facility developed on a former brownfield and due diligence projects for Morris County and the Hackensack Board of Education.

Kristen English/Senior Project Manager

Ms. English has more than 20 years of experience managing and implementing environmental characterization and remediation projects in New Jersey and New York State. She is a Senior Project Manager with GZA, and her project experience includes multi-million-dollar projects at complex sites with multiple stakeholders, in addition to managing smaller sites with fast-paced remedial timelines. She will be responsible for day-to-day scheduling and progress of projects, working closely with the Principal-in-Charge to maintain a high level of service and communication with BHA. She is the Project Manager for GZA's ongoing environmental work with the Irvington Housing Authority and the Borough of Leonia, and was also the Project Manager for the Borough of Somerville's Emergency Services Facility.

Robert Jackson, PE/Environmental Engineer

Mr. Jackson is a New Jersey-licensed Professional Environmental Engineer with more than 25 years of environmental consulting, remediation, engineering, and construction management experience. He is an Associate Principal of GZA. His remedial design solutions have included soil excavation plans, vapor barriers and sub-slab depressurization and soil vapor extraction systems. He collaborates closely with GZA LSRPs as projects move from investigation to remediation. He is currently working on projects for the Carlstadt-East Rutherford School District and the Essex County Correctional Facility. He has completed environmental engineering for many affordable housing redevelopments as well.

Benjamin Sallemi, Ph.D., CIH /Asbestos Remediation and Hazardous Materials

Dr. Sallemi, an Associate Principal of GZA, has over 25 years of experience in the industry, including a great deal of experience with redevelopment, renovation, and demolition projects. He and his staff, all with required New Jersey licensing to provide asbestos and lead-paint assessment, abatement design, and monitoring, are available to the team should such services be required at any time during the contract. His portfolio includes projects for Passaic County Community College, NJ Schools Development Authority, the New Jersey Turnpike Authority, and the Salvation Army.

This core, senior team is supported by the qualified scientists, engineers, and technical and staff resources in the Fairfield, New Jersey offices as well as the services of a large network of GZA offices comprising more than 700 scientists, engineers, and support staff in 32 offices.

Resumes for these key team members are included on the following pages.



Mary Kay Morelli-DeRose, LSRP

Associate Principal

Summary of Experience

Ms. Morelli-DeRose is an Associate Principal of the firm with more than 25 years of experience in the environmental field. A Licensed Site Remediation Professional (LSRP) in New Jersey, she has expertise in soil and groundwater remediation, UST closure, technical reporting, ISRA investigations, Phase I and II environmental site assessments, grant assistance, and regulatory compliance. Her experience with technical report writing encompasses soil and groundwater quality data, aquifer characteristic evaluation, and soil lithography. Her portfolio includes projects in many client sectors, and she has led many multi-disciplinary projects. She is the Case LSRP for dozens of public and private sector projects in New Jersey.

Relevant Project Experience

Borough of Somerville Emergency Services Facility, Brownfield Site

Redevelopment, Somerville, New Jersey. Case LSRP who assisted the Borough from due diligence through construction to successfully redevelop former brownfield site into a vital municipal facility. As Principal-in-Charge, coordinated participation of multiple GZA disciplines, including environmental and geotechnical engineering.

Irvington Housing Authority, former Camptown Gardens Housing Complex,

Irvington, New Jersey. Case LSRP and team leader for soil and groundwater remedial investigations related to 8,000-gallon No. 2 heating oil underground storage tank (UST) that was removed by others in 1995. Soil and groundwater investigations revealed Light Non-Aqueous Phase Liquid (LNAPL). Remediation pending; UST closure reporting requirements will be filed in accordance with unregulated heating oil tank (UHOT) regulations to close the case.

Morris County DPW, Phase I Environmental Site Assessment (ESA), Mt. Olive, New

Jersey. Conducted an ASTM Phase I ESA as part of the county's due diligence on a property; the Phase I ESA revealed no need for additional investigation. GZA also provided out of scope investigation at the property including a mold and asbestos evaluation of the building.

Hackensack Board of Education, Hackensack, New Jersey. As the Hackensack Board of Education considered several potential property transactions, GZA conducted ASTM Phase I Environmental Site Assessments (ESAs) and Preliminary Assessments (PAs) as part of the due diligence on four contiguous lots within the district to identify potential sources of contamination.

Brownfield Redevelopment Site, Egg Harbor, New Jersey. Case LSRP for potential buyer of 100-acre brownfield site being considered for film studio development. Completed Phase I Environmental Site Assessment and Preliminary Assessment of heavily wooded site. Former land uses were primarily agricultural and residential, although an unofficial landfill also operated on an approximately 7-acre portion of site in the mid-20th century.

Former Classic Chemical Brownfield Redevelopment Site, Camden, New Jersey.

Case LSRP completing investigations and remedial design necessary to issue an RAO for this complex site with multiple areas of concern. Historical operations at the five-

Education

M.S., Pollution Control and Systems Science, Fairleigh Dickinson University, 2000

B.S., Environmental Resource Management, Pennsylvania State University, 1993

Licenses & Registrations

Licensed Site Remediation Professional, NJDEP, #576318

New Jersey Indoor Environmental Consultant/IEHA, #719

Areas of Specialization

- Phase I Site Assessments
- Soil and Groundwater Investigations
- Underground Storage Tank Closures
- Remedial Investigations
- Remedial Action

Affiliations & Memberships

- Member, New Jersey Licensed Site Remediation Professional Association (LSRPA)
- Member, Society of Women Environmental Professionals, New Jersey Chapter (SWEPNJ)
- Member, National Groundwater Association, New Jersey Chapter (NGWA)
- Member, American Water Resource Association (AWRA)
- Member, Brownfields Coalition of Northeast (BCONE)
- Member, Commercial Real Estate Women (CREW)



Mary Kay Morelli-DeRose

Associate Principal

acre site included cloth manufacturing and dying, leather dying and tanning, chemical manufacturing, and paper recycling.

Confidential Industrial Site, Jersey City, New Jersey. Case LSRP providing environmental and LSRP services to delineate impacted soils and a contaminated groundwater plume beneath an active recycling facility and to maintain regulatory compliance as the project moves toward remediation.

Service Center/Retail Gas Station, Madison, New Jersey. Case LSRP at active service center where multiple underground gasoline and diesel storage tanks had been removed as well as 1,200+ tons of impacted soils. Remaining impacts detected in soil were remediated through the installation of soil borings. Groundwater sampling conducted to establish statistical trends using spatial groundwater data. Soils will remain in place under a Deed Notice, engineering control, and a groundwater remedial action permit will be submitted for monitored natural attenuation in groundwater.

UST Projects, NJDEP Petroleum Underground Storage Tank Fund, New Jersey. For 10+ years, managed multi-million-dollar suite of privately-owned retail gasoline station environmental investigations, overseeing projects from initial UST closure through final groundwater remedial actions, obtaining numerous NFAs from the NJDEP. Projects included hundreds of UST closures, UST installations, soil remedial investigations and remedial actions; groundwater investigations were required at most project sites.

UST Project, Bus Facility, Northern New Jersey. Managed soil and groundwater SI, RI and RA. Contamination was from historical presence of both petroleum USTs and hydraulic lifts at site. During tank excavation activities and hydraulic lift closure activities, contaminated soil was encountered. Supervised additional soil boring and sampling and soil excavation and sampling to complete RI in both areas. Successfully completed horizontal and vertical delineation of two distinct groundwater plumes beneath the site by installing and monitoring network of on and off-site wells. In addition, performed aquifer testing at the site to determine hydraulic characteristics of the water table aquifer. Oversaw design and installation of an active remedial program to address significant groundwater contamination consisting of chlorinated VOCs. Technologies employed at the site were product separation, shallow tray air stripper, and off-gas carbon treatment. System was designed to provide remote monitoring and control.

UST Excavation and Removal, Specialty Chemical Manufacturer, New Jersey. Directed excavation and removal of 20 USTs, utilizing well-planned engineering procedures to safely remove the tanks within constraints of the physical plant in a heavily urbanized area. Following UST closure, significant soil and groundwater contamination was detected, including presence of a resin-type product on the water table surface. Implemented a site assessment program that included both alternative and conventional investigation methods, resulting in short-term savings to the client for the assessment of soil and groundwater beneath the site and providing the basis for long-term remedial cost savings through an NJDEP-approved natural attenuation/monitoring scenario.

UST Closure and Groundwater Remediation, Automotive Repair Facility, Northern New Jersey. Managed groundwater Remedial Action at site with contamination from historical presence of petroleum USTs. Completed groundwater RI to delineate subsurface contamination due to historical discharges from the former USTs area. The contaminants of concern in groundwater were benzene, total Volatile Organic Tentatively Identified Compounds (VOC TICs), and Base Neutral Tentatively Identified Compounds (B/N TICs). Due to the nature of the site-specific contaminants and underlying hydrogeologic conditions and based on the present and future anticipated industrial use of the site, evaluated feasibility and effectiveness of a natural remediation option for the residual petroleum contamination in the groundwater underlying the site. Since source removal (tank closure during 1999), the process of natural attenuation had reduced size and magnitude of contaminant plume. The downgradient edge of plume was being controlled by natural attenuation under aerobic conditions. Remaining residual and dissolved contamination in former UST area would subsequently undergo natural attenuation in groundwater posing no threat to any identified downgradient receptors.

UST Closure and Remediation, Commuter Bus Carrier, Jersey City, New Jersey. Closed all of UST systems in Jersey City facility of major, regional commuter bus carrier. The former tanks were located both within multiple on-site buildings and at several locations around the site. During tank removals, unknown tanks were discovered and immediately remediated. Several large tanks were positioned under an area of site that experienced significant, continuous daily bus traffic. Due to widespread petroleum impact of the underlying soils to a depth of over 20 feet below grade, a large excavation was required, and intricate traffic safety plans were developed to enable a continuous flow of commuter bus operations.



Kristen B. English

Senior Project Manager

Summary of Experience

Ms. English has more than 20 years of technical experience within the environmental consulting field in New Jersey and New York. She has coordinated and managed projects, technical staff, and client relations, and she has scheduled and implemented field work including contractor coordination and interaction with the New Jersey Department of Environmental Protection (NJDEP) and other regulatory agencies. Ms. English is knowledgeable in diverse areas of environmental consulting and regulation, including the New Jersey Technical Requirements for Site Remediation, Site Remediation Reform Act (SRRA), Administrative Requirements for the Remediation of Contaminated Sites (ARRCS), and the NJDEP Field Sampling Procedures Manual.

She has managed and participated in the removal and remediation of underground storage tanks, performed multimedia sampling for environmental site characterization, and investigated and remediated industrial sites with multiple areas of concern. Additionally, she is skilled in the preparation and implementation of Preliminary Assessment, Site Investigation, Remedial Investigation, and Remedial Action projects.

Relevant Project Experience

PUBLIC SECTOR PROJECTS

Project Manager, Irvington Housing Authority, Former Camptown Gardens, Irvington, New Jersey. Managed soil and groundwater remedial investigations related to an unregulated heating oil tank (UHOT). Investigation activities included subsurface evaluation of an 8,000-gallon No. 2 heating oil underground storage tank (UST) formerly removed by others in 1995. Soil and groundwater investigations revealed Light Non-Aqueous Phase Liquid (LNAPL), therefore subsequent mitigation interim remedial measures were implemented including installation of soil borings and monitoring wells for delineation. Remediation pending; UST closure reporting requirements will be filed in accordance with UHOT regulations to close the case.

Project Manager, Borough of Somerville Emergency Services Facility, Somerville, New Jersey. Supervised all remedial stages from due diligence through remedial action phase which included soil, groundwater and vapor investigations, tank removal, and export of approximately 13,000 tons of contaminated soil. Assisted the Borough in successfully redeveloping the former brownfield site into a vital municipal facility.

Project Manager, Former Monarch Site, City of Hoboken, New Jersey. Performed an environmental review of previous investigations and cleanup actions at the site and provided recommendations in support of proposed site enhancements intended to improve waterfront access and pedestrian safety.

Project Manager, Borough of Leonia, Various Sites. Managed and supervised UST soil and groundwater investigations at four sites (Department of Public Works, Police, Fire Department, and former gasoline service station converted into Township public parking lot) owned by the Borough. Projects required development of detailed Sampling and Analysis Plans and Health & Safety Plans. UST issues on all four sites were brought to satisfactory closure with state regulators and RAOs were issued. At the Leonia Volunteer Ambulance Corps site, performed a Preliminary Assessment in

Education

B.A., Biology, Long Island University, 1994

Licenses & Registrations

Subsurface Evaluator, NJDEP, #188220, 2003

Areas of Specialization

- Preliminary Assessments/Phase I Site Assessments
- Soil and Groundwater Investigations
- Underground Storage Tank Closures
- Remedial Investigations
- Remedial Action



Kristen B. English

Senior Project Manager

preparation of redevelopment activities. Developed and presented a Site Investigation Plan to the council and provided monthly status updates to the Planning Board.

COMMERCIAL PROJECTS

Project Manager, Juliana Apartments, Hoboken, New Jersey. Conduct Biennial Certifications for a NJDEP approved Soil Remedial Action Permit, including site inspections and preparation of deliverables for all required parties.

Project Manager, Jubilee Education Center, Hoboken, New Jersey. Prepared a Preliminary Assessment for a proposed early childhood center to satisfy the center's licensing requirements.

Project Manager, Active and Former Retail Service Stations, Major Oil Company, Multiple Locations in New Jersey. Performed site-specific account management, site investigations, soil and groundwater contamination modeling and delineation, regulatory report preparation and submission, client and regulatory interaction, scope of work development and implementation at multiple gas stations. Also designed sampling and analyses plans, oversaw UST removal, implemented Remedial Action Plans, interpreted analytical data, and generated technical reports such as Remedial Investigation Reports, Remedial Action Workplans and Remedial Action Reports for regulatory and corporate entities.

Project Manager, Multiple Commercial Development Properties, Multiple States. Performed Phase I and Phase II site assessments, as well as active remediation at sites that were under development for retail, commercial, and industrial properties throughout New Jersey, New York, Connecticut, and Massachusetts. Performed groundwater and soil sampling in association with Phase I and Phase II environmental investigations, as well as monitoring well installation and design.

Project Manager, Walgreens Redevelopment, Bayonne, New Jersey. Conducted a Phase I/Preliminary Assessment on a bus terminal site where historical uses included: junk yard, lumberyard/warehouse, and gasoline service station. Supervised and coordinated soil and groundwater sampling plans to evaluate subsurface conditions. Created remedial action plan to address soil and groundwater at multiple areas of concern. Oversaw removal of several unleaded gasoline/diesel and newly discovered tanks. Developed dual phase remedial action plan that included soil excavation and application of RegenOx®, In Situ Chemical Oxidation and Oxygen Release Compound Advanced implemented under a NJDEP approved Permit by Rule. All phases of SI, RI and RA were conducted expeditiously to fulfill the requirements of the NJDEP and accomplish redevelopment goals for this retail pharmacy.

Project Manager, Active Gasoline and Auto Service Station, Madison, New Jersey. Supervised the removal of regulated gasoline and diesel UST systems. Soil remediation activities included excavation and removal of over 1,200 tons of historic petroleum-contaminated soil. Designed a plan to address petroleum impacts in groundwater which included multiple rounds of In-Situ Chemical Oxidation injections into the UST treatment area which incorporated chemical oxidant, PersulfOx in and engineered oxygen release compound, ORC Advanced. This plan was implemented under an NJDEP approved Discharge to Groundwater Proposal Permit by Rule.

Project Manager, Former Multi-Media Printing Facility, Fairfield, New Jersey. Conducted remedial investigations under NJ's Industrial Site Recovery Act (ISRA). Historic site operations included: engraving, steel rack fabrication, specialty printing, commercial silk screening and hot stamping. Due to the nature and complexity of compounds detected in both soil and groundwater, a High Resolution Site Characterization (HRSC) program was implemented. The HRSC field program was conducted using three direct-sensing technologies coupled with limited confirmation soil and groundwater analyses which included: Membrane interface probe (MIP) test, Optical Image Profiler (OIP) and an Electrical Conductivity (EC) dipole which integrated with both the MIP and OIP tools. Investigation resulted in identification of the point source.

Affiliations/Memberships

- Expansion Committee Chair of New Jersey, Brownfield Coalition of the Northeast (BCONE)



Robert L. Jackson, P.E.

Associate Principal

Summary of Experience

Mr. Jackson is a Professional Environmental Engineer with extensive experience that includes program/project management, site characterization and remediation, due diligence, discharge/spill prevention, QA/QC, and regulatory compliance. He is well versed in regulatory programs in New Jersey, New York, and Pennsylvania.

He manages a variety of projects including site investigation and remedial design and remedial action, and preparation and certification of Discharge Prevention Control and Countermeasure (DPCC) and Spill Prevention Control and Countermeasure (SPCC) Plans, for sites in New Jersey and New York. Mr. Jackson has prepared and/or implemented Phase II Remedial Investigation Workplans, Remedial Action Work Plans, Stipulation Letters, and Site Management Plans. He has designed soil excavation plans, vapor barriers and sub-slab depressurization and soil vapor extraction systems. He has coordinated and provided construction oversight services and prepared the required Remedial Action Reports, Remedial Closure Reports, and Final Engineering Reports for these projects.

Relevant Project Experience

SITE INVESTIGATION & REMEDIATION

Responsible Engineer, Carlstadt-East Rutherford School District, East Rutherford, New Jersey. Providing environmental engineering services for the removal of underground fuel oil storage tanks. The tanks are located immediately adjacent to the neighboring property building; structural supports were designed for that building. Project also required municipal permits and construction oversight of the tank cleanout and removal, as well as disposal of PCB contaminated oil from the tanks and lead-contaminated soil beneath them.

Responsible Engineer, County of Essex, Essex County Correctional Facility Remediation, Newark, New Jersey. Provided engineering services for ongoing remediation of groundwater contamination at correctional facility built on a site in the ISRA program due to former industrial uses on the property. Services included evaluating and repairing monitoring wells, preparing required NJDEP reports, and working with the County to advance the project through the ISRA process.

Principal, JIOS Due Diligence and Remedial Investigation, Elmwood Park, New Jersey. Conducted environmental due diligence for a potential purchaser of a commercial/light industrial use property: Phase I ESA, Preliminary Assessment, and Phase II subsurface investigation to develop estimated remediation costs. Worked with the client and client's counsel to discuss NJDEP regulations and environmental closure process through the NJDEP Site Remediation Program to obtain a Site-wide, restricted use, Response Action Outcome (RAO).

Principal, JIOS, Due Diligence and Remedial Investigation, Irvington, New Jersey. Conducted environmental due diligence for a potential purchaser of a commercial/light industrial use property: Phase I ESA, Preliminary Assessment, and Phase II subsurface investigation to develop estimated remediation costs. Advised client and client's counsel to discuss NJDEP regulations and environmental closure process through NJDEP Site Remediation Program to obtain a Site-wide, restricted use, RAO.

Education

B.S., Civil and Environmental Engineering,
Cornell University, 1984

Licenses & Registrations

Professional Engineer:

New Jersey, 1997, #GE04027600

New York, 2022, #106372

Pennsylvania, 2006, #PE073492

Delaware, #22690

NJ Subsurface Evaluator #621376

Areas of Specialization

- Site Investigation & Remediation
- Due Diligence
- Spill/Discharge Prevention
- Vapor Intrusion Mitigation

Affiliations/Memberships

- Commerce and Industry Association of New Jersey (CIANJ)
- Society of American Military Engineers – New Jersey Post Vice President (SAME-NJ)

**Robert L. Jackson, P.E.**

Associate Principal

Principal, CoreScaffold Due Diligence and Remedial Investigation, Hillsborough, New Jersey. Conducted environmental due diligence for a potential purchaser of a commercial/light industrial use property: Phase I ESA, Preliminary Assessment, and Phase II subsurface investigation to develop estimated remediation costs. Advised client and client's counsel on NJDEP regulations and environmental closure process through NJDEP Site Remediation Program to obtain a Site-wide, restricted use, RAO.

Principal, Bohler, Due Diligence and Waste Characterization, Edison, New Jersey. Conducted environmental due diligence for a potential purchaser of a commercial/light industrial use property: Phase I ESA, Preliminary Assessment, and waste characterization sampling to develop estimated environmental costs likely to be incurred during installation of new utilities. Advised client and purchaser on NJDEP regulations and the environmental closure process through the NJDEP Site Remediation Program to obtain an area of concern, restricted use, RAO.

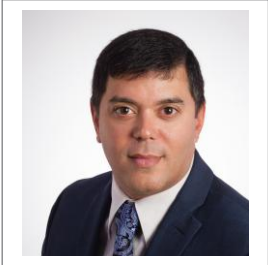
Principal-in-Charge, Mutual Housing Association of New York (MHANY), multiple projects, New York City. Engineering lead for several environmental engineering projects for this non-profit developer of affordable housing, completed under the review of the OER and DEP including:

- 3285 Fulton Street, Brooklyn: Phase I Environmental Site Assessment (ESA) completed at vacant site where seven-story residential structure is planned. After others complete asbestos abatement on site, GZA will implement the Remedial Investigation Workplan (RIWP) and Remedial Action Workplan (RAWP) for OER review and approval.
- 943 Dumont Avenue, Brooklyn: GZA has completed a Phase I ESA and RIWP, further investigating Recognized Environmental Concerns (RECs) related to historical operations.
- Additional projects: RIWPs for nine sites in Queens; NEPA evaluation for Section 8 housing in Brooklyn; due diligence evaluations of five Brooklyn sites.

Principal-in-Charge, CAMBA Housing Ventures, 329 Clarkson Avenue/Clarkson Estates, Brooklyn, New York. Complex project involving numerous regulatory agencies to approve affordable housing facility on property under a NYSDEC Consent Order. Environmental services included due diligence, environmental planning, CEQR, SEQR, and additional supporting studies for this NYS Homes and Community Renewal "Vital Brooklyn Initiative" project. Site investigation related to media contaminated with residual Manufactured Gas Plant (MGP) material. Site subject to a Site Management Plan (SMP) that included two adjacent Lots under the New York State (NYS) Inactive Hazardous Waste Disposal Site Remedial Program administered by the Department of Environmental Conservation (NYSDEC). Designed and oversaw a waste characterization program, coordinated asbestos and lead-based paint surveys and sampling, reviewed and commented on a Remedial System Optimization Investigation (RSOI) workplan and report. Prepared Project Summary, Excavation Workplan, and SSDS design. Development includes 100% affordable housing.

Project Manager, Westchester Mews, Bronx, New York. Managed completion of CEQR Environmental Assessment Statement (EAS); performed a Phase I Preliminary Site Assessment and Phase II Site Investigation; prepared Remedial Action Plan; and developed site remediation engineering and design services for this rezoning in Unionport neighborhood that comprised 17 separate tax lots. Managed the investigation and remediation of two phases of work on this property under the jurisdiction of the OER. Site development included two high-rise residential towers on opposite ends of two contiguous lots; a separate remedial action workplan was required for each lot, and construction and closure of the lots were tracked separately by OER. Annual inspections were completed and documented in accordance with the Site Management Plan for each lot.

Responsible Engineer, CAMBA Housing Ventures, 1038 Broadway, Brooklyn, New York. Provided and coordinated due diligence, site investigation, remedial design, and construction oversight services for redevelopment of 1-story office building to a 10-story, affordable housing building immediately adjacent to elevated train tracks. The project included the implementation of a Remedial Investigation, monitoring the train tracks and adjacent buildings for potential settlement, design of a sub-slab depressurization system, and completion of a Remedial Closure Report. Project implemented under the jurisdiction of the New York City Department of Environmental Protection.



Benjamin M. Sallemi, Ph.D., CIH

Associate Principal

Summary of Experience

Dr. Sallemi has over 30 years of experience as an Environmental Consultant. He has extensive consulting, project management and field experience with regard to identification and abatement of asbestos-containing materials (ACM); lead-based paint (LBP) testing and remediation; mold sampling and evaluation; as well as sampling and evaluation of other hazardous materials including PCBs and universal waste. He also designs abatement specifications and prepares cost estimates for these hazardous materials.

Dr. Sallemi has a great deal of experience with redevelopment, renovation, and demolition projects for the private and public sector, including schools, hospitals, and public agencies such as individual municipalities and counties, as well as the New York City Economic Development Corporation, New York City Department of Design and Construction, Veterans Administration, and General Services Administration.

Dr. Sallemi was appointed to the New Jersey Department of Environmental Protection's (NJDEP's) Science Advisory Board, Public Health Committee.

Relevant Project Experience

PUBLIC PROJECTS

Principal-in-Charge, New Jersey Turnpike Authority (NJTA) Rest Areas, New Jersey. GZA conducted Focused Hazardous Building Material Evaluations at four rest areas in preparation for their renovation/reconstruction, including surveys for asbestos-containing materials, lead based paint, PCBs, and other hazardous materials; collection of samples of suspect materials; and laboratory analysis of samples. A Hazardous Materials Investigation Report summarized findings, sample locations plans, material quantities, and analytical results. GZA also provided asbestos abatement design services as warranted. The four service areas were: Bon Jovi Service Area, Clara Barton Service Area, John Fenwick Service Area, and James Gandolfini Service Area (GSP).

Principal-Hazardous Materials, NJDEP/NJDOT Shepherd Lake Bathhouse Demolition, Ringwood State Park, Ringwood, New Jersey. Providing intrusive hazardous materials surveys and bulk sample collection and analysis of suspect materials prior to proposed demolition of bathhouse and pump house structures to document locations and quantities of asbestos containing materials. GZA will also design abatement plans and specifications and oversee abatement. GZA staff also provided environmental services and demolition plans and specifications.

Principal-Hazardous Materials, NJDEP/NJDOT Branchville Fuel Facility, Frankford Township, New Jersey. Provide hazardous materials services related to repair to existing maintenance building at active NJDOT maintenance/fuel facility. GZA team also provided demolition specifications for existing fuel facility structures, geotechnical engineering for new facilities and two 10,000-gallon ASTs, and structural engineering for building repair.

Project Manager, Borough of Oradell, Right to Know Reporting, Oradell, New Jersey. Conducted Emergency Planning Community Right-to-Know Act (EPCRA) services annually for multiple years for facilities including the DPW garage, the fire

Education

Ph.D., 2012, Earth & Environmental Science, Graduate Center - City University of New York
M.A., 2011, Earth & Environmental Science, Graduate Center - City University of New York
B.S., 1998, Environmental Geology, City University of New York - Brooklyn College

Licenses & Registrations

Certified Industrial Hygienist (CIH), #1156 CP
NYS-DOL – AHERA Asbestos Certificate: Management Planner, Monitor, Inspector and Air Sampling Technician, Certification # 90-15278
NYS-DOL – Mold Assessor, Certification # MA00050
NYC DEP Asbestos Investigator, Certification # 115393
New Jersey DHSS Lead Inspector/Risk Assessor, Permit # Ro0976
New Jersey Indoor Environmental Consultant/IEHA, #116
MTA/NYCT Track Safety Certification
Niton XRF Spectrum Analyzer Manufacturers Training Certification # A5060838495
US EPA Lead Renovation, Repair, Painting (RRP) Training

Areas of Specialization

- Asbestos Construction Management
- Industrial Hygiene including IAQ and Mold Evaluations
- Lead-Based Paint Sampling and Evaluations



Benjamin M. Sallemi, Ph.D., CIH

Associate Principal

house, and Borough Hall/Police Station. Performed visual inspections to determine if chemicals presented potential hazard and warranted notification to communities and emergency responders, and completed requisite reporting in compliance with EPCRA and NJ Department of Health regulations.

Principal-in-Charge, Port Authority of New York and New Jersey (PANYNJ), Various Locations. Manage a \$1M On-Call Asbestos Material and Lead Paint Consulting Services contract to provide full-time staff to oversee investigation and remediation at operating ports, airports, and river crossings, addressing lead and asbestos issues. This project requires obtaining and maintaining TSA security clearances for all staff assigned to this project.

Project Manager, General Service Administration (GSA)/Peter W. Rodino Federal Building Modernization, Newark, New Jersey. Responsible for GZA team providing asbestos consulting services for \$146 million modernization of largest federal building in New Jersey. Scope of work includes asbestos abatement design, including preparation of drawings and specifications; inspection services, and determining worker exposure to potential airborne asbestos and lead contamination.

Project Manager, NJDEP Sandy-Blue Acres Program, Various Locations, New Jersey. Responsible for team performing pre-demolition environmental testing services for asbestos-containing materials, at single-family private homes damaged by Superstorm Sandy in 2012 and/or in flood prone communities, acquired by the state through FEMA/NJOEM grant programs, and slated for demolition. The rapidly-paced project involves approximately 300 homes throughout New Jersey.

Project Manager, Edison Township, Edison, New Jersey. Completed visual asbestos containing materials evaluations at seven township-owned facilities.

Project Manager, City of Camden, Camden, New Jersey. Completed limited asbestos containing materials survey report and air monitoring at a city-owned and occupied building.

RESIDENTIAL PROJECTS

Principal-in-Charge, NYL Investors, Mold Assessment, Mt. Laurel, New Jersey. Provided mold assessment services—evaluation, remediation design, clearance air monitoring—for large, multi-unit residential complex. Performed visible inspections, building materials moisture testing, and visible mold sampling throughout complex, confirming high concentrations of several mold species. Remediation plan included guidance on remediation contractor's use of Personal Protective Equipment (PPE) for worker safety and to reduce dispersion of mold spores; design of containment and air circulation systems during remediation activities to limit release of mold into air and surroundings, preventing its spread beyond contaminated area. Returned to conduct mold remediation clearance air monitoring as apartments returned to use.

Project Manager, The Salvation Army (TSA), Multiple Sites in New Jersey/New York Metro Area. As part of GZA's Environmental Property Management contract, directed asbestos, lead-based paint, and mold survey and abatement activities at TSA sites in support of property transactions and facility maintenance. Facilities include single-family residences and multi-story commercial; functional spaces include dormitories, chapels, kitchen/cafeteria areas, gymnasiums, offices, and/or retail thrift stores.

Project Manager, YWCA, White Plains, New York. Led team that conducted required third-party project monitoring and air sampling during the removal of asbestos-containing materials encountered during renovations of two buildings on the site, totaling approximately 150,000 square feet.

EDUCATIONAL PROJECTS

Principal-in-Charge, Passaic County Community College/Hazardous Materials Inventory, Paterson, New Jersey. Conducted several hazardous materials related projects, including Hazardous Materials Inventories (HMIs) at multiple facilities including a day care center; monitoring of ACM removal at multiple locations; and potable water sampling at day care center to test for lead and copper, as required by State of New Jersey regulations.

Principal-in-Charge, NJSDA, Multiple Schools/Mercury-Containing Flooring Investigations, New Jersey. Lead GZA team investigating poured rubberized polyurethane flooring at several elementary schools. Review site plan and flooring manufacturer



Benjamin M. Sallemi, Ph.D., CIH

Associate Principal

product information, and develop a sampling plan. GZA collects representative bulk samples of flooring for mercury analysis. If results warrant, indoor air samples are then collected for analysis. Provide report summarizing bulk sample and indoor air sampling results and recommendations for further actions.

Principal-in-Charge, Hazardous Materials, NJSDA, Orange High School Addition and Renovation, Orange, New Jersey. As subcontractor to architect conducting interior and exterior renovations of existing school, construction of 50,000 gross square foot addition, and pedestrian bridge, GZA provided both geotechnical engineering and environmental services. Hazardous materials consulting services included detailed review of previous reports, supplemental testing for ACM to satisfy the planned construction scope of work, and, to remediate the identified on-site ACM, will provide abatement design and oversight services.

INFRASTRUCTURE/TRANSPORTATION PROJECTS

Project Manager, Hangars 12 and 14, Teterboro Airport/Port Authority of New York and New Jersey, Teterboro, New Jersey. In 2009, provided hazardous materials inventories of Hangar 14, prior to its demolition, and Hangar 12, prior to interior renovation. Also conducted air monitoring prior to and throughout renovation and demolition. In 2013, retained to conduct hazardous materials inventory of Hangar 12 which is now slated for demolition.

INDUSTRIAL/COMMERCIAL PROJECTS

Project Manager, One Riverfront Plaza (Matrix Development Group)/Port Authority of New York and New Jersey, Newark, New Jersey. Conducted HMLs to identify, sample, and quantify ACM, LBP, and PCBs in select tenant spaces of this high-rise office building owned by the PANYNJ prior to renovation. Intrusive sampling methods have been used to investigate beneath carpets, floor tile, behind drywall partitions and above drop ceilings. GZA has observed structural components, utility systems (electrical, mechanical and plumbing), interior spaces, and building contents. Samples of suspect materials were collected and analyzed.

Project Manager, PQ Corporation, Plant Demolition, Rahway New Jersey. Provided construction management for the demolition of large, vacant section of industrial facility, with structures dating to 1918. Identified and quantified hazardous materials, prepared bid specification package for prospective demolition contractors; completed bid evaluation and contractor selection; overseeing demolition.

Project Manager, Confidential Law Firm IAQ, New York, New York. Lead GZA team that provides on-call indoor air quality, asbestos consulting, and mold/bacteria consulting services to law firm, which owns a Class A office building in lower Manhattan and occupies approximately 10 floors, or 250,000 SF, for its own firm.

Ph.D. Dissertation

A Life-Time Mortality Risk Analysis and Cost Benefit Analysis Associated With Asbestos Exposure From The Collapse of the World Trade Center on 9/11: Does the Cost of USEPA's Residential Dust Clean-up in Lower Manhattan Exceed its Benefit?, Graduate Center – City University of New York, 2012.

Publications and Presentations

Adjunct Professor, "Environmental Investigations and Remediations." CUNY/Hunter College Brookdale Graduate School of Health Sciences. 2010-2013.

Affiliations/Memberships

- NJDEP Science Advisory Board, Public Health Committee – Appointed Member
- AIHA – American Industrial Hygiene Association (AIHA)



SECTION 5: HOURLY RATE FEE SCHEDULE

FOR PROPOSAL FOR SERVICES DATED July 2025 FILE NO. Housing Authority of the City of Bayonne

<u>LABOR</u>	<u>Per Hour</u>
Principal	\$275.00
Associate Principal	\$240.00
Senior Consultant	\$240.00
Senior Project Manager/Technical Specialist	\$200.00
Project Manager/Technical Specialist	\$165.00
Assistant Project Manager	\$145.00
Engineer/Scientist/Geologist I	\$120.00
Engineer/Scientist/Geologist II	\$100.00
Field Technician I	\$135.00
Senior CAD/Technical Designer	\$130.00
CAD/Technical Designer	\$105.00
Technical/Administrative Support	\$90.00
Outside Services and Subcontractors	Cost plus 10%
Expenses	Cost plus 10%

The above rates for technical and support personnel will be charged for actual time worked on the project.

Overtime work by "Non-Exempt" personnel will be billed at 1.5 times the standard rate.

A fifty percent (50%) premium will be added to the above rates for expert witness and other special services.

The above-listed rates are valid for the calendar year in which the work is performed. GZA reserves the right to modify this rate schedule on an annual basis to reflect changes in employee compensation and Client acknowledges that labor rates may change during the execution of this project.

EXPENSES

- Rental of specialized field or monitoring equipment and vehicle charges based on standard unit prices
- Printing, reproduction, plotting, and wide-format scanning
- Express mail and shipping charges
- Long distance, local and cellular telephone, facsimile and postage (via U.S. Postal Service) are included in a flat rate Communication Fee of 3 percent per invoice on labor only

INVOICES

GZA will submit invoices periodically and payment will be due within 20 days from invoice date. Overdue payments will bear interest at 1½ percent per month or, if lower, the maximum lawful rate. GZA may terminate its services upon 10 days' written notice any time your payment is overdue on this or any other project.

BUDGETS

A budget will be prepared for site-specific projects, as they arise. It will represent GZA's estimate of the work involved. Actual charges can vary either upward or downward depending upon many factors. GZA considers a substantial budget variance to be 15% and we will not exceed this variance without notifying Client.

RETAINER

Any retainer specified in GZA's Proposal shall be due prior to the start of services and will be applied to the final invoice for services.

FUNDS PAYABLE IN UNITED STATES CURRENCY



GZA GeoEnvironmental, Inc.