

PROPOSAL

PROVIDING PROFESSIONAL PRELIMINARY ASSESSMENT SITE INVESTIGATION (PASI) OF BLOCK 77, LOT 37, FREEHOLD BOROUGH, IMPROVED PROPERTY, OWNED BY: HOLLAND FARMS, LLC, ±0.8368 ACRES, PROJECT: ADDITIONS TO HENRY HUDSON TRAIL, INTEREST: FEE SIMPLE

TO THE MONMOUTH COUNTY PARK SYSTEM, LINCROFT, NEW JERSEY.
TO THE MONMOUTH COUNTY BOARD OF RECREATION COMMISSIONERS.

The undersigned hereby declares that he/she has carefully examined the full advertisement, specifications, and form of contract for furnishing the specified items and that he/she will execute the contract according to the specifications, terms, and conditions with respect to the following:

- 1. Cost to conduct a Preliminary Assessment/Site Investigation (PASI) and submit a Preliminary Assessment Report (PAR).

1. PASI & PAR SUBTOTAL: \$ 1,500.00

- If this box is checked, a single No. 2 Heating Oil UST is known on the property and a Subsurface Evaluation shall be conducted, at the rates listed below (2. A-D).
- In the event a single No. 2 Heating Oil UST is discovered during the PASI that was not previously known, a Subsurface Evaluation shall be conducted, at rates listed below (2. A-D).
- In the event the findings of the PASI indicate additional investigations of AOCs, beyond a single No. 2 Heating Oil UST are warranted, a separate proposal will be required; however, the unit rates provided under, "Follow-up Investigative Services – Unit Rates" on the next page shall be used to complete the additional investigation.

- 2. Cost to conduct Subsurface Investigation, including a Ground Penetrating Radar (GPR) evaluation of the suspected UST area, as well as the collection and laboratory analysis of four (4) subsurface soil samples.

A. Cost to locate a single No. 2 Heating Oil UST using GPR \$ 250.00

B. Cost to obtain four (4) soil samples:
Environmental Technician with Hand Auger \$ 10.00

Geoprobe & Operator (Full Day) \$ 800.00

C. Laboratory Testing:
Extractable Petroleum Hydrocarbons, Category I
(4 samples, 10-day turn-around) \$ 300.00

Naphthalene & 2-methylnaphthalene
(1 sample, 10-day turn-around) \$ 100.00

D. Cost to include Findings of Subsurface Investigation in PAR \$ 10.00

2. (A-D) SUBSURFACE EVALUATION SUBTOTAL: \$ 1,470.00

TOTAL: 1. PASI/PAR & 2. SUBSURFACE EVALUATION: \$ 2,970.00

NOTE: Please provide costs for all nine (9) Items above (Items #1 and #2A-D) consistent with Unit Rates starting on following page. Failure to do so will be cause for rejection of Proposal.

Please provide separate unit pricing and rates for the investigation of Areas of Concern (AOC) beyond a single No. 2 Heating Oil UST. If the findings of the PASI indicate additional investigation of AOC is warranted, a separate proposal will be required; however, these unit rates shall be used to complete the additional investigation.

Follow-up Investigative Services – Unit Rates

1. SOIL INVESTIGATION

Item	Half Day Rate	Daily Rate
Geoprobe and Operator	800	800
Air-Knife (Soft-Drill) and Laborer	2500	2500
Backhoe and Operator	2500	2500
Dump Truck and Operator	2500	2500
Ground Penetrating Radar and Operator	250	250
Field Utility Vehicle	300	300
Field Equipment (i.e. PID, Metal Detector, Gloves, etc.)	300	300

Item	Unit Rate	Units
Geoprobe Consumable Supplies	25	per foot
55-gallon Drum	250	per drum
Drum Characterization Analysis and Transportation	1500	per trip
Drum Disposal	750	per drum

2. GROUNDWATER INVESTIGATION

Item	Half Day Rate	Daily Rate
Geoprobe and Operator	800	800
Air-Knife (Soft-Drill) and Laborer	2500	2500
Drill Rig and Licensed Well Driller (Monitoring Well Installation)	2500	2500
Field Utility Vehicle	300	300
Field Equipment (i.e. PID, Gloves, Water Level Meter, Water Quality Meter)	300	300

Item	Unit Rate	Units
Temporary Well Point	150	per point
2" PVC Riser	25	per foot
2" PVC Screen	25	per foot
4" PVC Riser	35	per foot
4" PVC Screen	35	per foot
Monitoring Well Flush Mount & Concrete Pad	500	per well
Monitoring Well Permit & Form B	2500	per well
55-gallon Drum	250	per drum
Drum Characterization Analysis and Transportation	1500	per trip
Drum Disposal	750	per drum

3. Laboratory Analysis

Item	10-day TAT	5-day TAT
EPH (Extractable Petroleum Hydrocarbons) Category I	75	120
EPH (Extractable Petroleum Hydrocarbons) Category II	250	375
TCL/TAL+30	1350	1800
TCL-VOA+15(10) including En Core or Terra Core Cost	175	175
TCL-BNA+15(10)	400	550
Polychlorinated Biphenyls (PCBs)	125	150
TCL Pesticides	275	375
TAL Metals	275	375
Cyanide	100	150
Single ICP Metal	75	120
Naphthalene/2-methylnaphthalene	100	150
PWTA Sampling (raw & post-treatment analysis)	1500	2000
Asbestos via Polarized-Light Microscopy (PEM)	75	120
Asbestos via Transmission Electron Microscopy (TEM)	75	120

4. LABOR

Item	Unit Cost	Units
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Environmental Technician	200	per hour
Subsurface Evaluator	200	per hour
Project Manager	225	per hour
Licensed Site Remediation Professional	225	per hour

5. **REPORTING**

Unit prices for reports to include cost to prepare the report, provide one (1) paper copy [four (4) copies if, Green Acres Program project], and one (1) USB (Flash) drive and/or CD-R with report in either .pdf or MS Word .doc format.

Item	Unit Cost	Units
Site Investigation Report (SIR)	4500	per report
Remedial Investigation Report (RIR)	4500	per report
Remedial Investigation or Remedial Action Workplan (RIW or RAW)	4500	per report
Submit a Hazardous Discharge Site Remediation Fund (HDSRF) Application	1500	Per application

Environmental review services shall not commence until contractor receives a Purchase Order from the Park System and shall be completed **WITHIN THIRTY (30) DAYS** of receipt of Purchase Order.

Payment schedule for services shall be as follows:

100% of contracted amount shall be paid when one (1) copy of the Preliminary Assessment Report (PAR), [four (4) copies if Green Acres program project], and one (1) USB (Flash) Drive and/or CD-R with report in either .pdf or MS Word .doc format are delivered to the Monmouth County Park System that conforms to the herein specifications.

VARIANCE IF ANY: None

The undersigned is a partnership under the laws of the State of _____

(check one) a corporation an individual

having principal offices at:

ADDRESS 4 Sheffield Drive, Marlton, NJ 08053

BUSINESS PHONE 609-744-5248 FAX NUMBER _____

E-MAIL paulkenny|srp@outlook.com WEB ADDRESS _____

FEDERAL TAX ID # OR SOCIAL SECURITY # [REDACTED]

CONSULTANT (Printed) Paul Kenny SIGNATURE 

DATED 11/10/2025

***PLEASE NOTE:** requirements for Certificate of Liability Insurance to be submitted before award of contract, Page 7, Item #2.3.7 (e)*

**ALL PASI REPORTS SHALL BECOME THE PROPERTY OF
THE MONMOUTH COUNTY PARK SYSTEM**