



MUNICIPALITY ^{of} PRINCETON

Department of Infrastructure
& Operations

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MEMORANDUM

To: Mayor and Council
From: Deanna Stockton, PE, Municipal Engineer
Subject: Authorization for Additional Phase II Site Investigation Work at 303 John Street
Date: July 22, 2026

Attached for Council authorization at its July 27, 2026 meeting is an amendment to the professional services agreement with Environmental Management Associates, Inc. (EMA) for Phase II Site Investigation services at the Princeton Department of Public Works property located at 303 John Street, identified as Block 6902, Lot 29.

EMA specializes in all aspects of Environmental Site Investigation and Remediation Services; EMA previously assisted Princeton in the investigation and remediation of the former Township DPW facility located where the Princeton Fire and Rescue Squad headquarters is located. EMA also assisted with the removal of an underground storage tank at the Chestnut Street firehouse site. The John Street site has actively been used by Princeton as a public works facility for decades and it was previously operated as a bus depot prior. As this site has been designated as a future affordable housing site in Princeton's Fourth Round Affordable Housing Plan Element and Fair Share Plan, EMA was retained by Princeton to perform a Phase I preliminary environmental assessment of the site. Based upon EMA's findings in the preliminary assessment phase, Princeton retained EMA to conduct a Phase II site investigation which included a ground penetrating radar scan of the property, soil borings, groundwater monitoring wells installation, and analyses of the soil and groundwater samples for various contaminants. Due to the value of the contracts (\$7100 for Phase I and \$50,880 for Phase II), the Qualified Purchasing Agent (QPA) approved the agreements without formal action by Council in accordance with Local Public Contract Law.

The attached \$8,245 proposal for additional soil and groundwater sampling and analyses raises the total amount of the professional services agreement for the Phase II site investigation contract to \$59,125.00 which is over the \$53,000 threshold for which the QPA can award without formal council action. The proposed additional work is intended to further evaluate soil and groundwater conditions at the property and to provide supporting data and recommendations regarding any subsequent site work that may be warranted.

Based on the findings identified in the draft Site Investigation Report and the need to further evaluate soil and groundwater conditions at the property, authorization is respectfully requested for EMA to proceed with the additional Phase II site investigation services at the Princeton DPW property located at 303 John Street in an amount not to exceed \$8,245.00.

Please contact me if you have any questions.