

# The Military Ocean Terminal Bayonne (MOTBY)

BAYONNE, NEW JERSEY

The Former Military Ocean Terminal Bayonne (MOTBY) is an approximately 600-acre peninsula that extends into the Lower New York Harbor and has breathtaking views of lower Manhattan and the Statue of Liberty. When the U.S. Army decided to close the base in the 1990's under the Base Realignment and Closure Act (BRAC), the Bayonne Local Redevelopment Authority (BLRA) was established so that the property could be transferred to the City for Brownfields redevelopment.

## Project Overview

- On behalf of the BLRA, EXCEL Environmental Resources, Inc. (EXCEL) prepared a comprehensive Remedial Action Work Plan (RAWP) for the remediation despite the fact that there were only three weeks allocated in the schedule to prepare and submit the document to the New Jersey Department of Environmental Protection (NJDEP) so that the property transfer could be completed within the Army's required timeframes.
- EXCEL completed the RAWP on schedule, the Army and the NJDEP approved it, and MOTBY was subsequently transferred to the BLRA, resulting in the first BRAC transfer completed by the Army in the Nation.
- The MOTBY property transfer is unique because the Army also transferred the responsibility for implementation of the remediation, including capping and closure of a 26-acre Landfill, to the BLRA thus enabling the BLRA to proceed with redevelopment on a parallel track with the remediation.
- The BLRA selected EXCEL to provide the environmental consulting, engineering, and construction management for all phases of the \$11,000,000 remediation.
- The BLRA renamed the site "The Peninsula at Bayonne Harbor" as site-wide redevelopment activities were initiated.
- EXCEL's seamless integration of the remediation into the redevelopment planning for this prime waterfront property has helped

make MOTBY a true Brownfields success story.

## Key Components of EXCEL's Work Scope

- Implementation of pre-remedial design Field Investigation to complete delineation of areas where Engineering Controls in the form of soil or asphalt caps will be constructed.
- Engineering design of the caps, including a permeable soil cap for a 26-acre Landfill, and preparation of a final design package for NJDEP approval, including a Landfill Closure/Post-Closure Care/Financial Plan.
- Bid Specification preparation and management of the public bidding and contractor procurement process for all five phases of the remediation.
- Acquisition of Waterfront Development and Freshwater Wetlands GP-4 Permits and preparation of a Soil Erosion and Sediment Control Plan.
- Preparation and NJDEP negotiation of an innovative Wetlands Mitigation Plan for wetlands disrupted by Engineering Control construction.

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■ Onsite Construction Management, including supervision of remediation contractors and coordination of site logistics to ensure remediation activities do not interfere with ongoing tenant activities.

■ Overall Project Management to ensure technical quality and regulatory compliance, strict adherence to the Remediation Schedule, and effective management and control of project costs.

■ Evaluation and interpretation of groundwater and soil analytical data generated during the remediation.

■ Preparation of Quarterly Remedial Action Progress Reports for the Army and NJDEP.

■ Technical consultation to the BLRA and the BLRA's Redevelopment Project Team for effective integration of the remediation into redevelopment planning.

■ Preparation of Remedial Action Reports for each major phase of the multi-year remediation, including detailed Deed Notice documents.



## Primary Environmental Services Provided by EXCEL

- RAWP Preparation
- Interaction and Negotiation with the NJDEP
- Interaction and Negotiation with U.S. Army Representatives
- Remedial Investigation of Soil and Groundwater Quality
- Design of Engineering Controls, including Engineered Soil and Asphalt Caps
- Landfill Closure and Capping Design
- Preparation of Engineering Bid Specifications
- Management of the Public Bidding and Contractor Selection Processes
- Acquisition of Environmental Permits
- Preparation of an Innovative Wetlands Mitigation Plan
- Construction Management
- Remediation Project Management
- Environmental Engineering Support and Strategic Technical Consulting During Redevelopment Planning
- Preparation of Project Reports

## Client

The Bayonne Local Redevelopment Authority



*Solving Environmental Problems  
& Creating Redevelopment Opportunities*

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