

PROFESSIONAL SERVICES CONTRACT

RFP2023-12

RESOLUTION 23-287

**MONTROSE ENVIRONMENTAL SOLUTIONS INC., FOR ENVIRONMENTAL ENGINEERING AND
CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION FOR THE FORMER MERCURY
CLEANERS/SUDS BROTHERS SITE LOCATED AT 215-225 WEST INGHAM AVENUE**

THIS CONTRACT made this 23rd day of June 2023 by and between the **CITY OF TRENTON, 319 EAST STATE STREET, TRENTON, NEW JERSEY 08608** a Municipal Corporation of the State of New Jersey, ("City") and **MONTROSE ENVIRONMENTAL SOLUTIONS INC., 500 HORIZON CENTER DRIVE, SUITE 540, ROBBINSVILLE, NEW JERSEY 08691** (CONTRACTOR").

WHEREAS, the City has a need to **PROVIDE ENGINEERING AND CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION FOR THE FORMER MERCURY CLEANERS/SUDS BROTHERS SITE LOCATED AT 215-225 WEST INGHAM AVENUE** for the City of Trenton, Department of Housing and Economic Development.

WHEREAS Contractor agrees to provide **ENGINEERING AND CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION FOR THE FORMER MERCURY CLEANERS/SUDS BROTHERS SITE LOCATED AT 215-225 WEST INGHAM AVENUE** for the City of Trenton, Department of Housing and Economic Development in accordance with the terms and conditions as set forth hereinafter, and the City being agreeable thereto;

NOW THEREFORE, the parties mutually agree as follows:

TO PROVIDE ENGINEERING AND CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION FOR THE FORMER MERCURY CLEANERS/SUDS BROTHERS SITE LOCATED AT 215-225 WEST INGHAM AVENUE for the City agrees to retain **MONTROSE ENVIRONMENTAL SOLUTIONS INC., 500 HORIZON DRIVE, SUITE 540, ROBBINSVILLE, NEW JERSEY 08691** ("the request of and under the general supervision of the City of Trenton, Department of Housing and Economic Development.

1. SCOPE OF SERVICES

SEE ATTACHED SCOPE OF SERVICES

DURATION OF THE CONTRACT:

This contract shall remain in full force and effect for a period of one (1) year from **June 23, 2023, TO June 22, 2024**, in an amount not to exceed **\$18,830.00**.

- 2. STATUS OF CONTRACTOR:** It is expressly understood by and between the parties hereto that the status of the Contractor retained to carry out the services set forth in this agreement is that of an Independent Contractor. It is further understood by and between the parties that is not intended, nor shall it be construed, that the contractor is an agent, employee, or officer of the City of Trenton.
- 3. NOTICES:** Any notices required to be delivered to either party pursuant to this Contract shall be in writing to their respective addresses. The parties shall be responsible for notifying each other of any change of address.
- 4. INTEGRATION:** **Resolution #23-287** and this contract constitutes the entire agreement between the parties and any representation that may have been made prior to the execution of this Contract are nonbonding, void, and of no effect and neither party has relied on any such prior representations in entering this Contract with the City of Trenton, Department of Administration, Division of Information Technology.

5. **ENFORCEABILITY:** If any term or condition of this Contract or its application to any party or circumstances shall be deemed invalid or unenforceable, the remainder of the Contract and its application to other parties and circumstances shall not be affected.

6. **GOVERNING LAW:** This Contract shall be governed by the laws of the State of New Jersey.

MISCELLANEOUS PROVISIONS:

- a. Contractor will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional or sexual orientation, disability or nationality. Contractor will take affirmative action to ensure that such applicants are recruited and employed and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional, gender identity or expression, sexual orientation. Such action shall include, but is not limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause;
- b. Contractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional or sexual orientation.
- c. Contractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the American with Disabilities Act.
- d. Contractor, where applicable, agrees to attempt to schedule minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2, amended and supplemented from time to time.
- e. Contractor, where applicable, agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional, sexual orientation, disability or nationality and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- f. Contractor, where applicable, agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, sex, gender identity or expression, affectional, sexual orientation, disability or nationality. Contractor will conform these employment goals consistent with statutes and court decisions of the State of New Jersey, and applicable Federal law and Federal court decisions.
- g. Contractor, where applicable, shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in

order to carry out the purposes of these regulations. Contractor shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (N.J.A.C. 17:27).

h. Contractor, shall submit along with the signed contract one of the following as evidence of compliance with N.J.A.C. 17:27:

1. Appropriate evidence that the independent contractor is operating under an existing Federally approved or sanctioned affirmative action program.
2. A certificate of employee information report approval issued in accordance with N.J.A.C. 17:27-4.
3. An initial employee information report (Form AA #302) provided by the Affirmative Action Office and completed by the contractor in accordance with N.J.A.C. 17:27-4.

Emily C. (EMILY ESCHE, DPS MANAGER)
MONTROSE ENVIRONMENTAL SOLUTIONS INC
500 HORIZON DRIVE, SUITE 540
ROBBINSVILLE, NEW JERSEY 08691

7/20/2023

DATE

Seal: _____

Attest: Jennifer Mather
Jennifer Mather, MKtg Specialist

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year above written.

ATTEST:

Brandon L. Garcia
BRANDON L. GARCIA
MUNICIPAL CLERK

CITY OF TRENTON

W. Reed Gusciora
W. REED GUSCIORA, ESQ.
MAYOR

DATE

DATE

8/11/23

8.4.23

RESOLUTION

23-287

No.

Date of Adoption JUN 22 2023

Approved as to Form and Legality

WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

WILLARD STANBACK, ACTING DIRECTOR OF HOUSING
AND ECONOMIC DEVELOPMENT

Councilman/woman

presents the following Resolution:

RESOLUTION AWARDING A CONTRACT THROUGH A FAIR AND OPEN PROCESS IN ACCORDANCE WITH N.J.S.A. 19:44 A-20.4 ET SEQ TO MONTROSE ENVIRONMENTAL FOR ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION FOR THE FORMER MERCURY CLEANERS/SUDS BROTHERS SITE LOCATED AT 215-225 WEST INGHAM AVENUE IN AN AMOUNT NOT TO EXCEED \$18,830.00 FOR A PERIOD OF ONE (1) YEAR FROM TIME OF AWARD - RFP2023-12

WHEREAS, the City has a need for Professional Services for Environmental Engineering and Consulting Services for the Completion of a Site Investigation in accordance with NJDEP requirements for the former Mercury Cleaners/Suds Brothers Site located at 215-225 West Ingham Avenue, Trenton, NJ for a period of one (1) year from date of award for the City of Trenton, Department of Housing and Economic Development; and

WHEREAS, a request for proposal was advertised and twelve (12) proposals were received on March 3, 2023, at 11:00am by the Purchasing Agent and were evaluated by a committee based on criteria that included experience, understanding of requirements and cost; and

WHEREAS, the proposal of Montrose Environmental, 500 Horizon Center Drive, Suite 540, Robbinsville, NJ 08691 was deemed to include the necessary qualifications and expertise for the performance of the services listed in the proposal; and

WHEREAS, funds in an amount not to exceed \$18,830.00 is available in the following grant account number: G-FF-22-60-063B-290. This contract shall be awarded for a period of one (1) year from date of award.

NOW, THEREFORE IT IS RESOLVED, by the City Council of the City of Trenton, as follows:

1. The Mayor is hereby authorized to enter into a contract with the Montrose Environmental, 500 Horizon Center Drive, Suite 540, Robbinsville, NJ 08691 in an amount not to exceed \$18,830.00 for Professional Services for Environmental Engineering and Consulting Services for the Completion of a Site Investigation in accordance with NJDEP requirements for the former Mercury Cleaners/Suds Brothers Site located at 215-225 West Ingham Avenue, Trenton, NJ, for the City of Trenton, Department of Housing and Economic Development
2. This contract is awarded pursuant to the authority set forth in the Local Public Contracts Law at N.J.S.A. 40A:11-5.
3. A notice of this action shall be printed once in the official newspaper for the City of Trenton and the Resolution and contract shall remain on file in the City Clerk's Office.

	Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent		Aye	Nay	Abstain	Absent
EDWARDS	✓				GONZALEZ	✓				FRISBY	✓			
FELICIANO	✓				HARRISON	✓								
FIGUEROA KETTENBURG	✓				WILLIAMS	✓								

This Resolution was adopted at a Meeting of the City Council of the City of Trenton on

JUN 22 2023

President of Council

City Clerk

SCOPE OF WORK

1.0 GENERAL DESCRIPTION

The City of Trenton, Department of Housing and Economic Development is sealed soliciting proposals through a fair and open process in accordance with N.J.S.A. 19:44A-20.4 et seq. for Environmental Engineering and Consulting Services for the Completion of a Site Investigation for the Former Mercury Cleaners/Suds Brothers Site located at 215-225 West Ingham Avenue, Trenton, New Jersey.

The City of Trenton acquired, through tax foreclosure, a former dry-cleaning facility that operated at 215-225 West Ingham Avenue, Trenton, New Jersey. The results of a Preliminary Assessment (PA) conducted for the site indicates a potential for impacts associated with former dry cleaner use and other potential areas of concern (AOCs). In addition, an underground storage tank was closed at the property and the case was never closed by NJDEP due to lack of submittal of a report.

The site is approved for use of Federal funds provided by the United States Environmental Protection Agency (USEPA) under a Brownfields Assessment Grant awarded to the City. The City of Trenton is an innocent landowner by way of its involuntary acquisition of the site and is exempt from strict liability with the Spill Act and CERCLA. The City of Trenton is voluntarily acting as the remediating party of this site and is exempt from NJDEP's mandatory timeframes and certain other NJDEP requirements under SRRA. The City of Trenton reserves the right to discontinue its status as a voluntary remediating party. A Licensed Site Remediation Professional (LSRP) has not been selected or retained by the City of Trenton but will do so as part of this scope of work to meet the requirements of the SRRA and other requirements.

1.1 Purpose

The purpose of this RFP is to contract with an environmental consulting firm qualified and experienced in site characterization using NJDEP requirements and protocols, to provide support to the City's Brownfields Program.

1.2 Project Description

The City of Trenton is issuing this RFP to perform various technical consulting and engineering tasks that will be comprised of:

- 1) Reviewing available environmental reports, files and data;
- 2) Conducting a Site Investigation (SI) of Soil and Groundwater to investigate the potential for impacts by historic operations and other AOCs identified in the PA;
- 3) Conduct soil sampling at the former UST area and, if appropriate, administratively close the UST case as an AOC;
- 4) Conduct a Preliminary Receptor Evaluation;
- 5) Retaining a Licensed Site Remediation Professional (LSRP) for this site; and

6) Preparing a comprehensive Site Investigation Report.

The City of Trenton's Brownfields Program will subsequently consider conducting a Remedial Investigation and develop workplans for remediation if necessary and based on the results of the SI.

1.3 Site Location, Description and History

The site is located in an area of commercial and residential buildings. The site is comprised of Block 6901; lot 6 through 10 and is indicated as 0.23 acres in area (roughly 100' x 100'). One, two-story building occupies the site along with an asphalt-paved parking lot in the front and side. The building and parking lot is in poor condition and the former tank location is unclear.

The site was previously used as a dry cleaner (known as Mercury French Dry Cleaners) as far back as the mid to late 1950s. It continued operations as "Subs Brothers" after sale in 2004/2005 until approximately 2010. Prior to that time, the property was comprised of several residences or row homes. The City obtained ownership through tax foreclosure on May 11, 2017.

A 2,500 gallon heating oil UST was closed by removal in 2006 by Quick Environmental of Ewing, New Jersey. An undated and anonymous report received from NJDEP indicated that three post-excavation soil samples were collected and analyzed for total petroleum hydrocarbons with concentrations ranging from 39.7 to 572 mg/kg. It is believed that final documentation was never submitted to close this case.

No investigation of potential impacts from dry cleaning operations is known to have been conducted.

The PA Report (Montrose, 2022; <https://trentonnjorg-my.sharepoint.com/:b/g/personal/ch-storage/trentonnj.org/EQSPoqugjn1On5FrPzr-eQUBAPNnlq7iBzS3UHsCVVV3Dg?e=atTdQg>) also identified other areas of potential environmental concern to be addressed as part of the SI. USEPA has also required additional sampling of shallow soil for historic fill parameters due to the prior reports of demolition at the site.

1.4 Schedule

The City of Trenton wishes to maintain a schedule for this project that will complete all tasks within 365 days from execution of a contract. The contract period will be for one year.

2.0 TECHNICAL SPECIFICATIONS

RFP2023-12 ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION
FOR THE FORMER MERCURY CLEANERS/SUDS BROTHERS SITE – 215-225 WEST INGHAM AVENUE – PROPOSAL OPENIN DATE 3-3-2023 AT 11:00AM

Details for the performance of project tasks are included below. All work is to be conducted in accordance with NJDEP requirements and applicable Federal, state and local laws. The scope of work will include all management, labor, materials, expendables and subcontractors necessary to complete the requirements for this scope of work. The workscope breakdown will be as follows:

Task 1 File Review/QAPP/HASP/LSRP Retention Forms

Review existing PA report on file with the City of Trenton's Brownfields Program to become familiar with the site, existing site data and former sample locations.

Provide a QAPP that meets Federal requirements as required under the City's USEPA Assessment Grant. The QAPP is required to be submitted to USEPA's Region 2 office for review and comment. USEPA comments will be incorporated in the final document and be submitted to USEPA prior to implementation of the Site Investigation. Proposed sample locations, identification numbers, analytical protocols and other information are included in Attachment A (*Site Investigation Recommended Scope*, Montrose Environmental; 10/28/2022).

Prepare a site-specific health and safety plan (HASP) meeting OSHA HAZWOPER and other relevant standards.

Preparation and Submittal to NJDEP of initial project documents including the LSRP Notice of Retention and the Spill Act Exemption Form. Regardless of the current site conditions, the City assumes that the LSRP retention is required to investigate, report and, if possible, close the old UST case.

All submittals will be reviewed and approved by, and final electronic copies will be delivered to, the City's Technical Contact.

Task 2 Site Investigation Implementation

This task will consist of the implementation of all field sampling for the investigation of soil and/or groundwater quality at reported AOCs. All activities shall be performed, and deliverables shall be prepared, in accordance with NJDEP requirements, regulations and technical guidance, and as proposed in the approved QAPP. All deliverables to be reported to NJDEP shall include the preparation and submittal of the appropriate NJDEP report form.

Conduct all field work as proposed in the QAPP. Containerize investigation-derived wastes and backfill any soil borings (as required by USEPA).

2.1 Geophysical Investigation

A ground penetrating radar and magnetometer survey will be conducted at the exterior areas of the site. The area is approximately 5,000 square feet in area and largely asphalt-paved.

2.2 Soil Investigation

Conduct a soil investigation based on the findings of the PA. A proposed sample location map and sampling plan table are included in Attachment A. Soil investigation requirements are as follows:

- 16 soil borings (all in exterior locations);
- Sample locations can be adjusted based on field observations and geophysical survey results;
- Depth range 0.5 feet below grade to the former UST bottom depth (deeper depending on field screening data);
- Analytical protocols: as indicated in Attachment A plus 4 additional shallow soil samples to be collected from existing boring locations and analyzed for PAHs and metals to investigate historic fill pre USEPA recommendations.

There is no electrical power or water available at the site.

2.3 Groundwater Investigation

Conduct a groundwater investigation based on the findings of the PA and SI field observations. Groundwater investigation requirements are as follows:

- Install three temporary wells in three existing soil boring locations;
- Depth to groundwater expected to be less than 15 feet below grade;
- Collect and analyze groundwater samples for VO+
- Remove temporary well and seal borehole in accordance with NJDEP requirements.

If the groundwater is determined to be impacted, the City will conduct an additional groundwater investigation as part of a future remedial investigation.

2.3 Preliminary Receptor Evaluation

Conduct a preliminary receptor evaluation for inclusion into the SI report. No sensitive receptors are known to exist in the local area.

Task 3 Reporting

Prepare an SI Report, including the Receptor Evaluation, in accordance with NJDEP guidance and requirements. The report will include recommendations for a remedial investigation if required. Documentation will be submitted to NJDEP to close the open UST case if appropriate.

RFP2023-12 ENVIRONMENTAL ENGINEERING AND CONSULTING SERVICES FOR THE COMPLETION OF A SITE INVESTIGATION FOR THE FORMER MERCURY CLEANERS/SUDS BROTHERS SITE – 215-225 WEST INGHAM AVENUE – PROPOSAL OPENIN DATE 3-3-2023 AT 11:00AM

If an RI is required under the regulations, the consultant will provide a recommended and abbreviated RI worksop and cost estimate to include: 1) a proposed sample location map; 2) a table of sample identification numbers, sample depths and analytical protocols under current NJDEP requirements for site remediation; and 3) a ballpark cost estimate for the proposed RI work. This abbreviated worksop will be provided to the City's Technical Contact under separate cover.

3.0 SPECIAL CONDITIONS

3.1 Work Provided By Consultant

General

The Consultant shall provide quality work and materials meeting the requirements of the specifications. All work shall be performed in accordance with the New Jersey Technical Requirements for Site Remediation, and other applicable Federal, State and local laws. Work will be conducted in level D personal protective equipment unless conditions are observed that require upgrading to higher levels of personal protection.

Health & Safety

The Consultant is responsible for implementation of all health and safety measures taken to complete the required services. The City of Trenton assumes no responsibility for the health and safety of Subcontractor employees or other non-City employees. Unsafe conditions shall be reported to the City of Trenton's technical contact.

The subcontractor is required to complete, maintain and enforce a site-specific Health and Safety Plan for any work required to comply with OSHA HAZWOPER and other applicable laws.

Support of Public Relations

The Subcontractor shall make every effort to maintain good relations with the local property owners, tenants and residents. All Consultant and Subcontractor field personnel employed on-site shall be made thoroughly cognizant of the importance of this aspect of the work. All field activities shall be conducted in an efficient and professional manner.

Deliverables

The following deliverables are to be provided as part of this scope of work:

- Draft and final QAPP
- HASP
- Draft and final SI Report

These deliverables will be submitted in draft to the City's Technical Contact. One complete electronic version of each final report will be delivered after review and comment of the draft reports.

3.2 Work provided by the City of Trenton

The City of Trenton shall inspect the work in progress, when appropriate, and at completion. Any discrepancies will be noted and submitted to the Subcontractor.

The City of Trenton will be responsible for the following:

- 1) Providing access to the exterior and interior of the site;
- 2) Clearing vehicles from the site to allow unhindered access for the geophysical survey and site investigation;
- 3) Fees associated with LSRP retention, DEP oversight, permits and other fees;

3.3 Project Schedule and Technical Contact

All work for this contract shall be completed in accordance with the schedule indicated in section 1.4. The technical contact for the City of Trenton is as follows:

J.R. Capasso, C.P.G.
Brownfields Coordinator
City of Trenton - Department of Housing and Economic Development
Division of Economic Development
319 E. State Street
Trenton, NJ 08608
(609) 989 – 3501

All scheduling shall be coordinated with the technical contact, with a minimum of 48 hours prior to performance of on-site activities. No activities shall commence without prior approval from the City of Trenton.

3.4 Measurement and Payment

The Subcontractor shall provide invoices for services as they relate to the specifications and shall be reimbursed in accordance with the price form presented in Section 3.7. The basis for measurement and payment of each task is presented below. This work is to be conducted on a project and task-based time and materials, not to exceed basis (T&M/NTE) as indicated in Section 3.7. It is required that the bidder include NTE sums to complete each task and sub-task included in this RFP. The contractor will provide all unit costs, labor rates, subcontractor markups and other fee schedules to be used for this scope of work. The contractor is to issue monthly invoices and invoice backup for payment. Each invoice shall include a description of the activities that are charged for the billing period. Each invoice shall also include a table of budgetary status of each task and subtask. The City of Trenton will make monthly payments and a final payment after completion of the scope of work and submission of the Final Report.

This work is being funded by an Assessment Grant from the USEPA. Contractor will abide by all applicable requirements under the USEPA's grant conditions, including compliance with applicable Davis-Bacon wage requirements and other requirements by the U.S. Department of Labor. Complete grant requirements can be furnished on request.

3.5 Proposal Requirements and Selection Criteria

The proposals will include the following information for the City's technical proposal team review:

Understanding of Site Conditions and Preliminary Analysis

The City of Trenton is requiring that the respondent provide information that can be gleaned from information provided, including technical data and subsurface conditions, to demonstrate an understanding of the site and potential remediation technologies to be considered or precluded.

Methodology

As part of the proposal, the Subcontractor shall submit a written plan briefly describing how the work will be completed and proposed level of effort for various sampling and other activities.

Documentation of Experience

The City of Trenton will consider the Subcontractor's experience in awarding the contract. The Subcontractor shall submit a brief synopsis of work experience documenting completion of work of similar character to that required in the specification. Please provide the following information relating to experience:

- Case studies or other information on similar sites and projects, and project outcomes;
- Company experience with similar projects, especially in the State of New Jersey;
- Resume and summary of qualifications of the proposed LSRP;
- Resume and summary of qualifications of the proposed Project Manager;

References

Submit three client references that can provide an indication of similar work performed on their behalf. The client references should refer to supplied case studies, if possible.

Proof of Insurance

respondent shall provide proof of adequate insurance including professional liability and workmen's compensation. Upon award of contract, subcontractor shall name the City of Trenton as an additional insured for the project.

Cost Basis Information

Attach rate sheets that provide unit cost pricing, labor rates, equipment billing rates, subcontractor markup and other information that will be used for billing purposes, which will be used as the basis for charges for work performed within the scope of this RFP and any work that may be performed beyond the scope of this RFP, which is to be pre-approved by the City.

Selection Criteria

Proposals will be reviewed by a contractor selection committee composed of professional experienced in site investigation and remediation, project management, and environmental project planning. Selection criteria will be as follows:

• Technical Proposal	30%
○ Understanding Site Conditions	
○ Submittal requirements	
• Experience	40%
○ Company, via case studies and other information	
○ LSRP/Project Manager resume and qualifications	
○ Experience with projects of similar scope	
○ Experience with site, City of Trenton and Trenton's Brownfields Program	
○ References and other submittal requirements	
• Pricing	