

Exhibit “A”

AGREEMENT TO CONDUCT PRELIMINARY ASSESSMENT AND SITE INVESTIGATION

THIS AGREEMENT FOR RETENTION TO CONDUCT A PRELIMINARY ASSESSMENT AND SITE INVESTIGATION (this “Agreement”), made as of the ____ day of March, 2017, by and between **THE TOWNSHIP OF WEST ORANGE**, (the “Township”) and **MATRIX NEW WORLD** (“Matrix”).

W I T N E S S E T H :

WHEREAS, the Township has designated Matrix as its Licensed Site Remediation Professional (“LSRP”) for various properties within an area designated the Central Valley Brownsfield Development Area (the “BDA”) which includes the properties located at 18 Central Avenue, Block 9, Lot 36 on the Tax Map of the Township of West Orange and 4 Tompkins Street, Block 7, Lot 22 on the Tax Map of the Township of West Orange (collectively the “Selecto-Flash Property”); and

WHEREAS, Matrix has submitted a grant application on behalf of the Township to the Hazardous Discharge Site Remediation Fund Grant (the “HDSRF”) through the Department of Environmental Protection (the “DEP”) and the New Jersey Economic Development Authority (the “EDA”); and

WHEREAS, Matrix's submission to the HDSRF included a REVISED Preliminary Assessment and Site Investigation Scope of Work (the “Scope of Work”), annexed hereto as Exhibit “**A**,” and

WHEREAS, Matrix’s submission to the HDSRF also included a Cost Estimate to perform a Preliminary Assessment and Site Investigation Scope of Work, annexed hereto as Exhibit “**B**” totaling **\$77,237.90**; and

WHEREAS, by letter dated February 17, 2017, the EDA provided a Notice of Approval to the Township advising that it had approved the Township's application for a grant from the HDSRF up to **\$77,237.90**; and

NOW, THEREFORE, for and in consideration of the covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises herein made, it is agreed as follows:

1. **SCOPE OF WORK.** Matrix agrees to perform a Preliminary Assessment and Site Investigation of the Selecto-Flash Property consistent with the Scope of Work, annexed hereto as Exhibit "A."

2. **COST.** The Township agrees to pay Matrix for services performed under this Agreement pursuant to the Cost Estimate drafted by Matrix and submitted to the HDSRF, annexed hereto as Exhibit "B." Matrix acknowledges and agrees its payments shall be paid from the funds received by the HDSRF grant by the Township. Matrix acknowledges and agrees that any payments beyond those enumerated in the Cost Estimate will only be paid to the extent that the HDSRF approves or authorizes additional funds beyond the \$77,238 approved by the EDA in its Notice of Approval dated February 17, 2017.

3. **BILLING AND PAYMENTS.** Matrix agrees to provide monthly invoices to the Township no later than the final business day of each month. Each invoice will contain detailed entries showing the tasks performed during that month. In addition, to the monthly totals for work performed by Matrix, each invoice will also have an entry showing the running balance of totals for work from the commencement of Matrix's performance of the Preliminary Assessment and Site Investigation. Matrix will submit a copy of the invoice to the following:

Via Email - rtrenk@trenklawfirm.com
Richard D. Trenk, Esq.
Trenk, DiPasquale, Della Fera and Sodono, P.C.
347 Mt. Pleasant Avenue, Suite 300
West Orange, NJ 07052

Via Email - JGross@westorange.org
John Gross
Chief Financial Officer
Township of West Orange
66 Main Street
West Orange, NJ 07052

Via Email - Llepore@westorange.org
Leonard Lepore, P.E.
Municipal Engineer/Director of Public Works
Township of West Orange
25 Lakeside Avenue
West Orange, NJ 07052

5. **COMPLIANCE WITH ALL HDSRF REQUIREMENTS.** Matrix agrees that it will comply with all requirements set forth by the HDSRF, including, but not limited to, the completion and submission of a Public Entity Project Summary to be submitted no later than December 31 of each year as required by the HDSRF.

6. **TOWNSHIP COUNCIL APPROVAL.** The parties' obligations set forth in this Agreement are expressly subject to approval by the Township Council for the Township of West Orange (the "Township Council") to be manifested in the adoption of a resolution authorizing the execution of this Agreement.

7. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties. If any of the terms of this Agreement conflict with any previous agreement or contract between the parties, the terms of this Agreement prevail. No variation or modifications of or amendments to the terms of this Agreement shall be binding unless reduced to writing and signed by the parties hereto.

8. **BINDING EFFECT.** This Agreement shall be binding on and shall inure to the benefit of the Township and Matrix and their respective successors and assigns.

9. **CONSTRUCTION.** The laws of the State of New Jersey shall govern the interpretation, construction and performance of this Agreement.

10. **CAPTIONS.** The captions preceding the paragraphs of this Agreement are intended only as a matter of convenience for reference and in no way define, limit or describe the scope of this Agreement or the intent of any provisions hereof.

11. **SEVERABILITY.** The terms, conditions, covenants and provisions of this Agreement shall be deemed to be severable. If any clause or provision herein contained shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by operation of applicable law, the same shall be deemed to be severable and shall not affect the validity of any other clause or provision of this Agreement and such other clauses and provisions shall remain in full force and effect.

12. **GENDER.** As used in this Agreement, the masculine gender shall include the feminine or neuter genders, the neuter gender shall include the masculine or feminine genders, the singular shall include the plural and the plural shall include the singular, wherever appropriate to the context.

13. **MISCELLANEOUS.**

A. Each person signing this Agreement warrants that he/she has fully authority to execute this Agreement and bind the party on whose behalf he/she has signed to the terms hereof.

B. This Agreement may be executed in two or more counterparts, and when all counterparts have been executed, each executed counterpart will have the force and effect of

the original. Each party to this Agreement may sign and deliver to the other party(ies) a facsimile copy of this Agreement, in counterparts, or with a conformed signature of the party with the same effect as if each party had signed and delivered to the other party(ies) an original of the same document.

IN WITNESS WHEREOF, the parties hereto have hereunto executed and delivered this Agreement the day and year first above written.

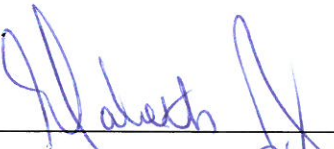
WITNESS:

TOWNSHIP OF WEST ORANGE,

By: _____
MAYOR ROBERT D. PARISI

WITNESS:

MATRIX NEW WORLD



By: 
Peter Vanden Kooy

Exhibit “A”

**REVISED Preliminary Assessment and Site Investigation
Scope of Work**

**Selecto Flash, Inc. Site
18 Central Avenue & 4 Tompkins Street
West Orange, Essex County, New Jersey
NJDEP PI #027054**

August 5, 2016

1.0 INTRODUCTION

The following revised scope of work has been prepared by the Township of West Orange as part of the request for a Brownfield Development Area (BDA) grant from the Hazardous Discharge Site Remediation Fund (HDSRF). Funding is being requested to complete a Preliminary Assessment (PA) and Site Investigation (SI) of the Selecto Flash, Inc. Site (Selecto Flash), with parcels located at 18 Central Avenue and 4 Tompkins Street in West Orange, Essex County, New Jersey. The Site is part of the Orange West/Orange Central Valley BDA. The Site is approximately 1.5 acres in size and is located in a mixed industrial, commercial, and residential area of West Orange Township.

The overall goal of the project is to obtain sufficient information on the potential contamination issues to evaluate the development options for the Site. This scope of work and attached cost estimate is being submitted to the New Jersey Department of Environmental Protection (NJDEP) for their approval to request funding from the Hazardous Discharge Site Remediation Fund (HDSRF) to begin environmental investigations at the Selecto Flash Site. The Site is identified by the NJDEP as PI No. 027054 and Case Nos. E86935 and 95-10-18-1521-31. These case numbers appear to be related to a previous sale of the property under the former Environmental Cleanup Responsibility Act (ECRA) and a discharge reported for the release from an out-of-service underground storage tank (UST). Available on-line records indicate a General Information Notice (GIN) was submitted in 1986 followed by the submission of a PA Report in 1987 to the NJDEP under the former ECRA program.

The scope of this project includes the completion of a PA to identify any potential areas of concern (AOCs) present at the property known as Block 9; Lot 36 (18 Central Ave.) and Block 7; Lot 22 (4 Tompkins St.) and the completion of a SI for any AOCs identified during the PA. The PA and SI are scoped to comply with the NJDEP Technical Requirements for Site Remediation (TRSR), the Site Remediation Reform Act (SRRA), the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS), Underground Storage Tanks, and the NJDEP's applicable guidance documents. The information obtained from the PA will be used to determine which SI activities are warranted. Based on available information, it appears that the property includes a, two-story building and paved parking area.

2.0 TECHNICAL APPROACH

The Township of West Orange is acquiring the properties at 18 Central Avenue (Block 9; Lot 36) and 4 Tompkins Street (Block 7; Lot 22) in West Orange, New Jersey through foreclosure. The scope of work for this PA and SI is prepared in accordance with the TRSR.

The objective of this project is to identify any areas on the site where environmental conditions are present as a result of past practices, and to evaluate these areas with respect to site development. The first step will be to complete a PA of the properties known as Block 9; Lot 36 (18 Central Avenue) and 4 Tompkins Street (Block 7; Lot 22). The PA will be based primarily on readily available information regarding environmental incidents and historical information. This phase uses only non-intrusive

methods to identify any environmental conditions that may exist at the Site. According to the NJDEP TRSR, the intent of the PA is to identify the presence of any potentially contaminated AOCs that require further investigation. Based on the review of NJDEP Data Miner environmental records, at least one AOC, a 10,000-gallon, No. 4 heating oil UST is associated with the Selecto Flash Site. The UST status is reported to be out-of-service and the UST registration is expired. A Licensed Site Remediation Professional (LSRP) will be retained by the Township of West Orange for the Selecto Flash Site.

Those areas where the PA determines the likelihood of unacceptable environmental conditions to be high will be addressed in the SI phase. During the site investigation phase, at a minimum, a subsurface soil investigation will be conducted to determine if historical operations have impacted the site soil.

The results of this Scope of Work will provide the Township of West Orange with the following information:

- what potential AOCs exist on this Site;
- if the potential for soil and groundwater contamination exists;
- type of soil and groundwater contamination, if any, that may be present; and
- if the potential for vapor intrusion exists

These goals will be accomplished by:

- conducting a PA of this property; including a site walk and historical file reviews;
- preparing PA Report and accompanying NJDEP form to be submitted to the NJDEP;
- conducting SI activities to evaluate the soil conditions and groundwater beneath the Site (if necessary) in the AOCs identified;
- preparing a SI Report to be submitted to the NJDEP with recommendations for any further investigations.

The following describes the technical approach that will be implemented to accomplish the above goals.

2.1 PRELIMINARY ASSESSMENT TASKS

The objective of a PA is to identify potential environmental AOCs at a Site. The NJDEP defines an environmental AOC as “any existing or former location where hazardous substances, hazardous wastes, or pollutants are or were known or suspected to have been discharged, generated, manufactured, refined, transported, stored, handled, treated, disposed, or where hazardous substances, hazardous wastes, or pollutants have or may have migrated”. The TRSR (N.J.A.C. 7:26E-1.8) and the Preliminary Assessment guidance document provides a list of potential types of AOCs, which may include storage tanks, sumps, dumpsters, drainage systems, transformers, spill areas, compressor vent discharges, boiler rooms, and hazardous material storage areas.

The PA will be completed in accordance with the NJDEP TRSR and the NJDEP Preliminary Assessment guidance document. As required by the NJDEP, the PA effort will include compilation of required information, review of this information, and the preparation of the PA report. Based on our knowledge of the NJDEP regulatory framework, the following tasks will be conducted.

Site Visit

A site visit will be conducted to gain an understanding of current site conditions. The site visit will include a site walk to identify any potential AOCs, a visual inspection of building/structures and exterior areas, and a review of available plant and/or property files dealing with current and former environmental conditions. The inspection team will compile the site information and prepare a summary of findings. These inspections will be limited to those site features which are readily accessible and visible. No sampling or testing is included under this task.

Review of Commercially Available Environmental Databases

A database report will be obtained and reviewed from one of the recognized database report providers to identify any historical environmental concerns relating to the site, as well as adjacent properties. Information may be located in one or more of the following databases:

- USEPA National Priorities List Database.
- USEPA Resource Conservation and Recovery Act (RCRA) Information System (RCRIS) Database.
- USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Database.
- RCRA Corrective Action Activity (CORRACTS) Database.
- Leaking Underground Storage Tanks (LUST) Site Database.
- Solid Waste Facilities/Landfill Sites Database.
- Registered Underground Storage Tanks (UST) Site Database.
- Facility Index System Database.
- Hazardous Materials Information Reporting System Database.
- State Hazardous Waste Site Database.
- CERCLA No Further Remedial Action Planned (NFRAP) Database.
- Major Facilities Database.
- Toxic Chemical Release Inventory System Database.
- Toxic Substances Control Act (TSCA) Database.

Copies of any available aerial photographs of the Site will also be obtained and reviewed. These sources are expected to provide historical site development information and historic site conditions.

Review of NJDEP Files

A request will be submitted to the NJDEP to review files regarding the former Selecto Flash property located at 18 Central Avenue and 4 Tompkins Street, West Orange, New Jersey. Available site records and files will be reviewed that are related to environmental or health and safety compliance issues to identify any potential past situations that have occurred that indicate site contamination. Any areas of potential contamination identified during the records review will be described on drawings of the site. In addition, a review of the operating and ownership history will be performed as well as UST registration files and Community Right to Know Surveys. A review of existing ECRA and/or Industrial Site Recovery Act (ISRA) files will also be completed.

Review of Local Agency Files

Local government agencies will be contacted to determine whether records of violations or other records exist that may be useful in identifying areas of concern. Information concerning violations of health or fire codes can provide important information regarding potential areas of environmental concern.

PA Report Preparation

A PA report will be completed in conformance with NJDEP's Technical Requirements, summarizing the various investigations and presenting a general assessment of the site conditions. The PA Report will contain all the information obtained from the historical data searches, the regulatory file review, and the site inspection. The PA Report will also contain recommendations for each AOC identified. Following a review of the Draft Report by the Township of West Orange, comments will be incorporated to prepare a Final Preliminary Assessment Report that will be submitted to NJDEP.

During this phase of the investigation, no environmental samples will be collected and no other intrusive activities will be conducted as part of the PA.

2.2 SITE INVESTIGATION TASKS

The objective of a SI is to evaluate potential environmental AOCs identified during the PA that may have impacted site soils and/or groundwater. The proposed scope of work and technical approach for the investigation has been developed in accordance with the TRSR N.J.A.C. 7:26E, the NJDEP *Field Sampling Procedures Manual* (August 2005), and applicable NJDEP guidance documents.

Information available for the former Selecto Flash property located at 18 Central Avenue, West Orange indicates the property consists of one, two-story building and paved parking area. NJDEP records available on-line indicate the presence of one 10,000-gallon, cathodically protected steel, single-walled, No. 4 heating oil, UST. The UST status is listed as empty and out of service in 1979 which indicates the UST is currently out of compliance. The UST registration was listed as expired in 2002. No further information was available.

Information available for the former Selecto Flash property located at 4 Tompkins Street, West Orange indicates it is a vacant, 0.16-acre parcel that appears to be paved and used for parking. No NJDEP online information is available for the property located at 4 Tompkins Street, West Orange, New Jersey.

Quality Assurance Project Plan (QAPP)

A QAPP and a Health and Safety Plan (HASP) will be prepared prior to the commencement of the SI field activities. The QAPP will be prepared in accordance with requirements in the TRSR and following the NJDEP Quality Assurance Project Plan Technical Guidance. The site-specific HASP will be prepared in accordance with 29 CFR Parts 1910 and 1926 of the Federal Occupational Safety and Health Administration (OSHA) regulations.

Property Survey

A limited survey of the property will be completed to provide a scaled site plan to be included in the SI report. The survey will include the property boundaries, location of on-site structures, soil boring locations, and significant features.

Geophysical Investigation

To address the potential presence of an UST, the SI will include a geophysical investigation of the accessible areas of both parcels. A non-intrusive geophysical subsurface investigation will be conducted using ground-penetrating radar (GPR), radio frequency, magnetic (MAG) and electromagnetic (EM) geophysical subsurface delineation techniques. The results of the geophysical investigation will be used to determine the location of proposed soil borings in the area of the existing UST.

Soil Boring Installation

To assess any potential impact of the UST and any additional AOCs (if present) identified at the Site, the SI will include the installation of up to 15 soil borings.

The NJDEP on-line records indicated one, 10,000-gallon, steel, No. 4 heating oil (No. 4) UST is located on Site. The UST is reported to be out-of-service. To address the UST, up to six soil borings will be installed around the UST to a depth of approximately 15 feet below ground surface. One of the six proposed soil borings will be extended to a depth of approximately 25 feet or bedrock; whichever is encountered first. One soil sample will be collected from each boring at the six-inch depth interval displaying the highest photoionization detector (PID) reading during field screening activities. If no PID readings are detected, the samples will be collected from the estimated depth of the invert of the UST. The soil samples will be analyzed for extractable petroleum hydrocarbons (EPH), Category 2 (non-fractionated) with contingent polyaromatic hydrocarbon (PAH) analysis on twenty-five percent of the samples where EPH concentrations are detected over 100 milligrams per kilogram (mg/kg). The samples will also be held for contingent fractionation.

In addition, 12 soil borings will be completed to investigate potential AOCs identified in the PA. One soil sample will be collected from each soil boring. The soil samples will be analyzed for target compound list (TCL)/target analyte list (TAL) plus 30 (TCL/TAL+30) since the source of any suspected contamination is not known at this time. If during the PA, the specific contaminants of the AOC can be determined, then a reduced sample analysis will be implemented. One field blank and one duplicate sample will also be collected to satisfy the Quality Assurance/Quality Control (QA/QC) requirements. Boring material remaining after soil sampling will be returned to the borehole and the ground surface will be restored. All samples will be analyzed by a New Jersey certified laboratory on a standard turnaround time basis.

Groundwater Investigation

The UST registered to the Site is identified as a 10,000-gallon, No. 4 heating oil UST. A typical 10,000-gallon UST has an estimated diameter of 8 to 10 feet. Groundwater on a nearby property is reported to be at 12 to 14 feet bgs. Based on this information, the UST bottom is likely within two feet of groundwater. Therefore, a groundwater investigation will be conducted as part of the SI.

During the installation of the above soil borings, if soil impacts (i.e. staining, PID readings, odors, etc.) are observed, a minimum of three soil borings will be completed as temporary monitoring wells. The installation of three temporary wells will allow groundwater flow direction to be determined. The temporary wells will be installed with a direct push Geoprobe rig to a depth of approximately 20 feet bgs. Once the soil borings have been completed, up to three temporary well points will be installed. The groundwater sampling will be completed via the volume average purge technique for VOC analysis. Water quality indicator parameters (dissolved oxygen, pH, temperature, conductivity, and ORP) will be monitored during the groundwater purging and sampling activities. For QA/QC purposes, one field blank, one duplicate, and one trip blank will also be collected. The groundwater samples, field duplicate, and field blank samples will be analyzed for TCL VOC+15 and TCL semi-volatile organic compounds (SVOC)+15 plus SIMs in following the NJDEP TRSR for petroleum storage areas for No. 4 fuel oil. The trip blank sample will be analyzed for TCL VOC+15. All groundwater samples will be analyzed on a standard turnaround time basis. Following sampling, the temporary well points will be removed from the boring and grouted to the ground surface.

The temporary well points will be surveyed by a New Jersey licensed surveyor for location and elevation.

The disposal of two 55-gallon drums of non-hazardous investigative derived waste (IDW) is included.

Vapor Intrusion Investigation (if required)

In anticipation of the possibility that concentrations in groundwater may exceed the NJDEP's groundwater screening levels (GWSL) or the presence of light non-aqueous phase liquids (LNAPL), costs for a VI investigation is included in this estimate. This task includes the NJDEP-required pre-sampling walkthrough that includes the completion of the NJDEP's Air Building Survey form at least one week prior to the sampling event.

This task is for the implementation of the indoor air sampling to be conducted at the on-site structure. A total of three indoor air samples and one background (ambient) air sample will be collected based on the size of the on-site building (building square footage is anticipated to be between 5,001-10,000 square feet). The samples will be submitted to the laboratory on hold pending the results of the sub-slab sampling. If the sub-slab soil gas samples contain contaminant concentrations at levels exceeding the GWSL, the air samples will be analyzed for VOCs plus tentatively identified compounds (TICs) and naphthalene using USEPA Method TO-15.

Following the completion of the indoor air sampling, sub-slab soil gas samples will be collected from the on-site structure. Four sub-slab soil gas samples will (5,001 and 10,000 square feet) be collected and the air samples will be analyzed for VO+15 and naphthalene using USEPA Method TO-15. The air and soil gas sampling is expected to be completed in 2 days, since the indoor air sample canisters will be retrieved after the 24-hour sample period and prior to the sub-slab soil gas sampling.

Following the completion of the VI investigation and receipt of analytical results, a VI Investigation Letter will be prepared. The report will summarize investigation activities, results, findings, conclusions and recommendations for the property. A copy of the report will also be submitted to the NJDEP, building tenants, property owner, West Orange Health Department, and the New Jersey Department of Health and Senior Services (if the indoor air samples are analyzed).

Site Investigation Report

Following the receipt and evaluation of the soil and groundwater data, a SI Report will be prepared and will summarize the results of the investigation. The report will consist of figures and tables, and conclusions and recommendations. Following a review of the Draft Report by the Township of West Orange, comments will be incorporated to prepare a Final Site Investigation Report that will be submitted to NJDEP.

LSRP Oversight and Form Submittals

In accordance with SRRA and the TRSR, the site designated LSRP will prepare and submit all required Site Remediation Program (SRP) forms. The forms will be submitted at the appropriate stage of SRP compliance and may accompany the PA/SI reports that will be prepared. The following forms may be required during the PA/SI:

- Case Inventory Document (CID)
- PA/SI Form
- Cover/Certification Form
- Confirmed Discharge Notification (CDN) Form
- Site Investigation (SI)/Remedial Investigation (RI) Report Form

Other forms and submittals that require more technical backup and/or explanation include the Initial Receptor Evaluation, Public Notification, and Ecological Evaluation discussed below.

Public Notification, Initial Receptor Evaluation including an Ecological Evaluation

In accordance with the TRSR, the person responsible for conducting the remediation of a contaminated site is required to perform public notification and outreach. If contamination is confirmed during the SI, Matrix will install a public notification sign at the property and submit the required forms and notification letters to the NJDEP's Office of Community Relations and the Township of West Orange.

In accordance N.J.A.C. 7:26E-1.12, if contamination is confirmed, an initial receptor evaluation (RE) will be completed. The receptor evaluation will include an evaluation of the site and surrounding property use, description of contamination, groundwater use, vapor intrusion, and ecological receptors based on the results of the file review. The RE form will be completed and submitted to the NJDEP.

3.0 COSTS

The costs to conduct the work described in the previous section are as follows:

- | | |
|--------------------------|-------------|
| • Preliminary Assessment | \$6,604.00 |
| • Site Investigation | \$70,633.90 |

Total Costs	\$77,237.90
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Details on the costs are provided on Table 1. The costs are based on our current assessment of the site conditions. The cost for the NJDEP application fee has not been included.

Assumptions, in addition to those listed above, are provided below.

1. Site access will be provided by the Township of West Orange. All work will be completed on-site. Township permits or access agreements will not be required.
2. All proposed work areas will be accessible (i.e. no obstructions, including parked cars) for the site inspection, geophysical investigation, and drilling activities.
3. All field work will be completed in Level D or Level D modified personal protection.
4. All waste is assumed and will be disposed of as non-hazardous.
5. All soil borings will be backfilled with soil cuttings.
6. All boring locations will be accessible by a truck-mounted or track-mounted drill rig.
7. A vapor intrusion investigation will only be conducted if groundwater samples indicate the presence of contaminants above the NJDEP's VI Groundwater Screening Levels or if free-phase product is detected.

4.0 SCHEDULE

table annexed hereto.

The scope of work described above can be completed in accordance with the [REDACTED]:

- 1. [REDACTED]
- 2. [REDACTED]
- 3. [REDACTED]

[REDACTED]

Table 1

**DRAFT Implementation Schedule
Selecto Flash PA/SI
West Orange, New Jersey**

Tasks								
	March-17	April-17	May-17	June-17	July-17	Aug - 17	Sept - 17	Oct - 17
LSRP Retention (upon project authorization)	■							
Conduct Site Visit	■							
Conduct File Review and Environmental Database Review		■	■					
Prepare Preliminary Assessment Report (includes Town of West Orange review)*			■	■				
Geophysical Investigation			■					
Soil Boring/Temporary Well Installation and Sampling				■				
Site Survey			■	■				
Data Evaluation				■	■			
Vapor Intrusion Investigation (if needed based on groundwater results)					■	■		
Public Notification, Receptor Evaluation, Ecological Evaluation, Well Search					■	■		
Preparation and Submission of a Preliminary Assessment/Site Investigation Report (9-8-17)						■	■	

* Dates provided are estimated based on assumption that HDSRF money for PA/SI will be released together; actual dates will also be dependent on subcontractor availability. If PA money only is released initially; then 4 weeks will be added for PA Report review by NJDEP before SI money is released.

NOTE: Based on the limited background information and scope of work, initiation of demolition could potentially begin during week 13 (e.g., approx. early to mid June 2017 based upon a start date in early March). Provided that UST and/or other AOCs requiring immediate attention are not located in the area to be disturbed by demolition.

Exhibit “B”

Itemized Cost Estimate
Selecto Flash
Block 7 & 9, Lots 22 & 36
West Orange, Essex County, NJ
Matrix New World Engineering



New Jersey Department of Environmental Protection
Site Remediation Program

HDSRF APPLICATION - COST ESTIMATE - SECTION J

Activity	Rate	Unit	Quantity	Total
Task No. 1 - PRELIMINARY ASSESSMENT				
Project Management	\$125.00	hour	3	\$375.00
LSRP	\$158.00	hour	3	\$474.00
Field Activities	\$100.00	hour	16	\$1,600.00
Report Preparation	\$100.00	hour	30	\$3,000.00
CAD	\$95.00	hour	4	\$380.00
Travel	\$75.00	per day	1	\$75.00
EDR Fee	\$450.00	lump sum	1	\$450.00
FOIA Fees	\$250.00	lump sum	1	\$250.00
Task No. 1 - Preliminary Assessment				\$6,604.00
Task No. 2 - SITE INVESTIGATION				
Task No. 2A - Geophysical Investigation				
Geophysical Survey	\$1,650.00	per day	1.5	\$2,475.00
Task No. 2A - Geophysical Investigation Subtotal				\$2,475.00
Task No. 2B - Geoprobe/Drilling				
Soil Borings	\$2,070.00	per day	3	\$6,210.00
Temporary Well Points	\$90.00	each	3	\$270.00
Mob/Demob	\$250.00	each	1	\$250.00
Field Equipment	\$185.00	per day	3	\$555.00
Drums	\$70.00	each	2	\$140.00
acetate sleeves	\$10.00	each	37	\$370.00
GW Sampling Equipments	\$390.00	per day	1	\$390.00
Grout	\$1.44	foot	60	\$86.40
Surveyor	\$3,220.00	per day	1	\$3,220.00
Task No.2B -Geoprobe/Drilling				\$11,491.40
Task No. Task No. 2C - Analysis (Lab Service)				
EPH - soil	\$135.00	per sample	6	\$810.00
PAHs - soil	\$144.00	per sample	2	\$288.00
TAL/TCL+30 - soil	\$621.00	per sample	15	\$9,315.00
encore samplers (set of 3)	\$35.00	per sample	15	\$525.00
TCL VOC+15 - GW	\$161.00	per sample	6	\$966.00
TCL SVOC+15 plus SIMS - GW	\$241.50	per sample	5	\$1,207.50
Task No. 2C - Analysis (Lab Service)				\$13,111.50
Task No. Task No. 2D - IDW Disposal				
TCLP/RCRA	\$1,265.00	per sample	1	\$1,265.00
Transportation	\$633.00	per sample	1	\$633.00
Disposal	\$113.00	Drums	2	\$226.00
Task No. 2D - IDW Disposal				\$2,124.00
Task No. 2D - Public Notification				
Public Notification Sign	\$285.00	lump sum	1	\$285.00
Task No. 2D - Public Notification				\$285.00
Task No. 2E - Vapor Intrusion (If required)				
VO+TIC's, naphthalene (TO-15) - soil gas	\$271.00	per sample	4	\$1,084.00

VO+TICs, naphthalene (TO-15) - IA	\$271.00	per sample	4	\$1,084.00
Task No. 2E - Vapor Intrusion				\$2,168.00
Task No. 2F - Consulting/Engineering Costs				
Project Management (10% SI)	\$125.00	hour	53	\$6,625.00
QAPP Preparation	\$125.00	hour	8	\$1,000.00
Field Sampling Plan	\$125.00	hour	3	\$375.00
HASP Preparation	\$100.00	hour	4	\$400.00
Initial RE/CID	\$100.00	hour	28	\$2,800.00
Public Notification Form & local agency notification	\$100.00	hour	4	\$400.00
UST Facility Questionnaire	\$200.00	lump sum	1	\$200.00
SRRA Forms	\$125.00	hour	4	\$500.00
LSRP	\$158.00	hour	30	\$4,740.00
Field Activities	\$85.00	hour	96	\$8,160.00
Report Preparation	\$100.00	hour	80	\$8,000.00
CAD	\$78.00	hour	18	\$1,404.00
Travel	\$125.00	per day	9	\$1,125.00
VI Building Survey & Indoor Air & Soil Gas Sampling (1 event) - if required	\$100.00	hour	20	\$2,000.00
VI Evaluation & Reporting (If required)	\$125.00	hour	10	\$1,250.00
Task No. 2F- Consulting/Engineering Costs				\$38,979.00
SI SUBTOTAL				\$70,633.90
Total Estimated Project Cost:				\$77,237.90