



TOWNSHIP OF WEST ORANGE

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

DEPARTMENT OF PUBLIC WORKS

ROBERT D. PARISI

Mayor

Tel: (973) 325-4160

Fax: (973) 669-9588

Email: llepore@westorange.org

May 1, 2018

LEONARD R. LEPORE

Director/Municipal Engineer

Mayor and Township Council
Municipal Building
66 Main Street
West Orange, NJ 07052

RECEIVED
MUNICIPAL CLERK
2018 MAY -3 PM 1:19
WEST ORANGE NJ

RE: FIRE STATION NO. 4
280 PLEASANT VALLEY WAY
BLOCK 152.07, LOT 1
UNDERGROUND STORM TANK REMOVAL
& SITE REMEDIATION

Mayor Parisi, Council President, McCartney and Council Members:

At the Township Council Meeting of January 9, 2018, the Council approved Resolution No. 26-18 for a professional services contract with T&M Associates of Middletown, NJ for environmental and licensed site remediation professional services. These services were associated with the removal of two underground storage tanks at Fire House No. 4 at 280 Pleasant Valley Way and ongoing site remediation associated with other leaking underground storage tanks at that site that were removed. The licensed site remediation professional for this site is Manal Baba, LSRP, and the amount of the contract with T&M Associates was \$66,500.00.

After this contract award was made, I discovered that T&M Associates did not respond to the Township's Request for Qualifications for 2018 issued in Fall 2017. Consequently, T&M Associates cannot perform this work for the Township. I will request by Resolution you rescind Resolution No. 26-18 as well as directing the Finance Department and Purchasing Agent, Anne DeSantis, to cancel Purchase Order No. 159293 dated January 11, 2018 and issued to T&M Associates in the amount of \$66,500.00. No work was performed by T&M Associates under this contract award and Purchase Order. A Resolution rescinding the award and cancelling the Purchase Order is attached.

Effective May 7, 2018, Manal Baba, LSRP will be employed by the Professional Engineering, Land Surveying, Planning and Environmental Firm of CME Associates, 3759 Highway 1 South, Suite 100, Monmouth Junction, New Jersey 08862. Behram Turan, P.E. of CME submitted a proposal to provide professional engineering and environmental services for the removal of underground storage tanks and continuing site remediation at Fire House No. 4 at 280 Pleasant Valley Way. Attached is a copy of their proposal dated April 18, 2018. CME with Manal Baba as the LSRP will perform the same six tasks for the same fee as previously awarded to T&M Associates. The six tasks and fees associated with each are as follows:

AN EQUAL OPPORTUNITY EMPLOYER

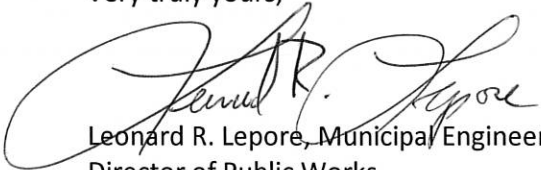
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Task 1.	Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks.	\$ 1,300.00
Task 2.	UST Removal/Closure Supervision And Soil Sampling	\$ 7,500.00
Task 3.	Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and installation Of MW-4R and MW-1R	\$12,750.00
Task 4.	Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling	\$ 7,800.00
Task 5.	Monitoring Well Gauging & Sampling (Semi-annual – Two Rounds – 1 year)	\$21,500.00
Task 6.	Reporting and Management	<u>\$15,650.00</u>
	TOTAL	\$66,500.00

Attached please find a Resolution which authorizes obtaining the professional environmental services of Manal Baba, LSRP, CME Associates, 3759 Highway 1 South, Suite 100, Monmouth Junction, New Jersey 08862 to provide LSRP Services in accordance with their proposal dated April 18, 2018 for underground storage tank removal and site remediation for Fire House No. 4 at 280 Pleasant Valley Way for a fee not to exceed \$66,500.00. CME associates responded to the Township's Request for Qualifications.

Should you have any questions please contact me.

Very truly yours,



Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/az

Encl.

cc: John K. Sayers
John O. Gross
Manal Baba, c/o Behram Turan

RESOLUTION

WHEREAS, by Resolution No. 26-18 dated January 9, 2018, the Township Council of the Township of West Orange awarded a professional services contract to Manal Baba, LSRP, and T&M Associates, 11 Tindall Road, Middletown, NJ 07748 to provide licensed site remediation professional and professional environmental services associated with the removal of the underground storage tanks and the continuing site remediation associated with the prior removal of three leaking underground storage tanks at Fire House No. 4, 280 Pleasant Valley Way; and

WHEREAS, these services were to be performed pursuant to their proposal dated September 29, 2017 to perform six tasks for a fee not to exceed \$66,500.00; and

WHEREAS, the Finance Department and Purchasing Division issued Purchase Order No. 159293 to T&M Associates in the amount of \$66,500.00 for these services; and

WHEREAS, shortly after the award of the professional services contract the Township determined T&M Associates did not respond to the Township's Request for Qualifications for Professional Services and thus were not eligible to provide the services specified in their proposal of September 29, 2017; and

WHEREAS, T&M Associates did not provide any professional services pursuant to their proposal of September 29, 2017, Resolution No. 26-18 awarding the professional services contract and Purchase Order No. 159273 in the amount of \$66,500.00; and

WHEREAS, the Municipal Engineer requests the Resolution awarding the Professional Services Contract be rescinded and the resulting Purchase Order be voided; and

WHEREAS, rescinding the Resolution and voiding the Purchase Order will release funds previously encumbered to enable the Township to award a Professional Services Contract to a professional firm that responded to the Township's Request for Qualifications; and

WHEREAS, the Township Council concurs in the foregoing.

NOW THEREFORE BE IT RESOLVED by the Township Council of the Township of West Orange that Resolution No. 26-18 dated January 9, 2018 which awarded a Professional Services Contract to T&M associates, 11 Tindall Road, Middletown, NJ 07748 in the amount of \$66,500 for professional environmental services at Fire House No. 4 at 280 Pleasant Valley Way be rescinded.

BE IT FURTHER RESOLVED that Purchase Order No. 159293 issued to T&M Associates in the amount of \$66,500.00 be voided by the Finance Department and Purchasing Department and the funds unencumbered.

Karen J. Carnevale, R.M.C
Municipal Clerk

Susan McCartney, Council President

Return of funds to
03 2450 15 0050 030 \$53,980.00
03 2507 17 0600 010 \$12,520.00

John Gross, Chief Financial Officer

RESOLUTION

WHEREAS, by Resolution No. 15-14 dated January 14, 2014 and Resolution No. 186-15 dated July 21, 2015, the Township Council awarded a professional services contract to Manal Baba, Licensed Site Remediation Professional (LSRP) and T & M Associates, 11 Tindall Road, Middletown, NJ 07748 for LSRP and environmental services for environmental site remediation at Fire House No. 4, 280 Pleasant Valley Way, associated with leaking underground storage tanks that were removed and replaced in 1994; and

WHEREAS, the Township requires additional environmental services of Manal Baba, LSRP, for the removal of three existing underground storage tanks that were replaced in 1994 and for environmental site remediation with three leaking underground storage tanks that were removed in 1994; and

WHEREAS, the firm of T&M Associates did not respond to the Township's Request for Qualifications and thus they are not eligible to provide additional professional services for this work; and

WHEREAS, effective May 7, 2018, Manal Baba, LSRP will be employed by the Engineering, Land Surveying, Planning and Environmental firm of CME Associates, 3759 Highway 1 South, Suite 100, Monmouth Junction, NJ 08852; and

WHEREAS, Behram Turan, P.E. of CME Associates submitted a proposal dated April 18, 2018 to provide environmental services for the removal of the existing tanks and remediating contamination associated with underground storage tanks removed in 1994; and

WHEREAS, the proposal of CME Associates includes six (6) tasks:

Task 1.	Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks.	\$ 1,300.00
Task 2.	UST Removal/Closure Supervision And Soil Sampling	\$ 7,500.00
Task 3.	Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and installation Of MW-4R and MW-1R	\$12,750.00
Task 4.	Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling	\$ 7,800.00
Task 5.	Monitoring Well Gauging & Sampling (Semi-annual – Two Rounds – 1 year)	\$21,500.00
Task 6.	Reporting and Management	<u>\$15,650.00</u>
	TOTAL	\$66,500.00

WHEREAS, CME Associates responded to the Township's Request for Qualifications; and

WHEREAS, the proposed is acceptable to the Municipal Engineer; and

WHEREAS, sufficient funds exist for this work; and

WHEREAS, the Township Council concurs in the foregoing.

NOW, THEREFORE BE IT RESOLVED by the Township of West Orange that a professional service contract be awarded to CME Associates, 3759 Highway 1 South, Suite 100, Monmouth Junction, NJ 08852 to provide LSRP and professional environmental services for Fire House No. 4, 280 Pleasant Valley Way in accordance with their proposal dated April 18, 2018 for a fee not to exceed \$66,500.00.

BE IT FURTHER RESOLVED that a copy of this Resolution be published in the West Orane Chronical within ten (10) days of its approval as required by State Statute.

KAREN J. CARNEVALE, R.M.C.
MUNICIPAL CLERK

SUSAN McCARTNEY, COUNCIL PRESIDENT

Adopted:

I hereby certify funds are available from

ACCOUNT NO. 03-2450-15-0050-030 \$53,980.00
SITE REMEDIATION
03-2507-17-0600-010 \$12,520.00

JOHN GROSS, CHIEF FINANCIAL OFFICER

RESOLUTION

WHEREAS, by Resolution No. 15-14 dated January 14, 2014 and Resolution No. 186-15 dated July 21, 2015, the Township Council awarded a professional services contract to Manal Baba, Licensed Site Remediation Professional (LSRP) and T & M Associates, 11 Tindall Road, Middletown, N.J. 07748 for LSRP and environmental services for environmental site remediation at Fire House No. 4, 280 Pleasant Valley Way, associated with leaking underground storage tanks that were removed and replaced in 1994; and

WHEREAS, the Township requires additional environmental services of Manal Baba, LSRP, and T & M Associates for the removal of three existing underground storage tanks that were replaced in 1994 and for environmental site remediation with three leaking underground storage tanks that were removed in 1994; and

WHEREAS, Manal Baba, LSRP, and T & M Associates submitted a proposal dated September 29, 2017 to provide additional services for the removal of the existing tanks and remediating contamination associated with underground storage tanks removed in 1994; and

WHEREAS, the proposal of T & M Associates includes six (6) tasks:

Task 1. Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks.	\$ 1,300.00
Task 2. UST Removal/Closure Supervision and Soil Sampling	\$ 7,500.00
Task 3. Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and installation of MW-4R and MW-1R	\$12,750.00
Task 4. Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling	\$ 7,800.00
Task 5. Monitoring Well Gauging & Sampling (Semi-annual – Two Rounds – 1 year)	\$21,500.00
Task 6. Reporting and Management	<u>\$15,650.00</u>
TOTAL	<u>\$66,500.00</u>

WHEREAS, the proposal is acceptable to the Municipal Engineer; and

WHEREAS, sufficient funds exist for this work; and

WHEREAS, the Township Council concurs in the foregoing.

NOW, THEREFORE BE IT RESOLVED by the Township of West Orange that a professional service contract be awarded to Manal Baba, LSRP, and T & M Associates, 11 Tindall Road, Middletown, N.J. 07748 to provide LSRP and professional environmental services for Fire House No. 4, 280 Pleasant Valley Way in accordance with their proposal dated September 29, 2017 for a fee not to exceed \$66,500.00.

BE IT FURTHER RESOLVED that a copy of this Resolution be published in the West Orange Chronicle within ten (10) days of its approval as required by State Statute.

KAREN J. CARNEVALE, R.M.C.
MUNICIPAL CLERK

SUSAN McCARTNEY, COUNCIL PRESIDENT

Adopted: January 9, 2018

I hereby certify funds are available from

ACCOUNT NO. 03-2450-15-0050-030 \$53,980.00
SITE REMEDIATION
03-2507-17-0600-010 \$12,520.00

JOHN GROSS, CHIEF FINANCIAL OFFICER

TOWNSHIP OF WEST ORANGE

TOWNSHIP HALL
66 MAIN STREET
WEST ORANGE, N.J. 07052

PURCHASE ORDER

Purchase Order Number
NO: 159293
This number must appear on all packages, invoices, and correspondence.

VOUCHER MUST BE RETURNED FOR PAYMENT

4

Ship to: TOWNSHIP OF WEST ORANGE
ENGINEERING DEPARTMENT
25 LAKESIDE AVE
WEST ORANGE, NJ 07052
FOB DESTINATION FREIGHT PREPAID & CHARGED BACK

Vendor: T & M ASSOCIATES
11 TINDELL ROAD
MIDDLETOWN, NJ 07748

Account Various - see below -- --

Vendor Code	1001403	Date of Order	01/11/18	Requisition #	0
Quantity	Unit	Description of Materials or Service		Unit Price	Extended
1.0000		RES 26-18 SITE REMEDIATION FH 4 -		66,500.000	66,500.00
		52220.00	03-2450-15-0050-030	UST SITE REMEDIATION - UST SITE REMEDIATION	
		14280.00	03-2507-17-0600-010	UNDERGROUND FACILITY - UST REMOVAL/REMEDIA	

Purchase Order Total: 66,500.00
THIS ORDER IS TAX EXEMPT PER NJSA
54:32B-9(a)(1) TAX EXEMPT ID NO. 22-6002396

Proof of Business Registration Certificate is Mandatory. P.L. 2004 57. Pursuant to NJSA 2A:30A2 the TWO has an ADR policy.

CLAIMANT'S CERTIFICATION	OFFICER'S OR EMPLOYEE'S CERTIFICATION	VOUCHER MUST BE SUBMITTED TO THE TOWNSHIP TREASURER ON OR BEFORE THE 1ST DAY OF THE MONTH FOR PAYMENT.
I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THE WITHIN BILL IS CORRECT IN ALL ITS PARTICULARS; THAT THE ARTICLES HAVE BEEN FURNISHED OR SERVICES RENDERED AS STATED THEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITH THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT THEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.	HAVING KNOWLEDGE OF THE FACTS IN THE COURSE OF REGULAR PROCEDURES, I CERTIFY THAT THE MATERIALS AND SUPPLIES HAVE BEEN RECEIVED OR THE SERVICES RENDERED; SAID CERTIFICATION IS BASED ON DELIVERY SLIPS ACKNOWLEDGED BY A MUNICIPAL OFFICIAL OR EMPLOYEE OR OTHER REASONABLE PROCEDURES.	DEPARTMENT ORDERED BY PURCHASE ORDER APPROVED - PURCHASING AGENT
(X) VENDOR SIGN HERE	DEPARTMENT HEAD CERTIFICATION OF FUNDS AVAILABILITY CHIEF FINANCIAL OFFICER	
OFFICIAL POSITION DATE SIGN AND RETURN ONLY THIS ORIGINAL FOR PAYMENT		
VOUCHER COPY - SIGN AT X AND RETURN FOR PAYMENT		



TOWNSHIP OF WEST ORANGE

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07032

DEPARTMENT OF PUBLIC WORKS

ROBERT D. PARISI

Mayor

Tel: (973) 325-4160

Fax: (973) 669-9588

Email: llepore@westorange.org

LEONARD R. LEPORE

Director/Municipal Engineer

January 3, 2018

Mayor and Township Council
Municipal Building
66 Main Street
West Orange, New Jersey 07052

RE: **FIRE STATION NO. 4**
280 PLEASANT VALLEY WAY
BLOCK 152.07, LOT 1
UNDERGROUND STORAGE TANK REMOVAL
& SITE REMEDIATION

Mayor Parisi, Council President McCartney and Council Members:

The Township of West Orange will continue to require the services of a Licensed Site Remediation Professional at Fire House No.4 at 280 Pleasant Valley Way associated with site remediation from leaking underground storage tanks that were removed in 1994 and the removal of existing underground storage tanks installed in 1994. The underground tanks will be replaced with above ground storage tanks. That work will be performed under a separate contract. The Licensed Site Remediation Professional for this site is Manal Baba of T & M Associates, 11 Tindall Road, Middletown, New Jersey 07748. Ms. Baba and T & M Associates will continue to provide these services. Attached please find their proposal dated September 29, 2017 for this additional work.

There are six tasks to be performed with these services for tank removal and site remediation.

Task 1. Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks.	\$ 1,300.00
Task 2. UST Removal/Closure Supervision and Soil Sampling	\$ 7,500.00
Task 3. Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and installation of MW-4R and MW-1R	\$12,750.00
Task 4. Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling	\$ 7,800.00

AN EQUAL OPPORTUNITY EMPLOYER

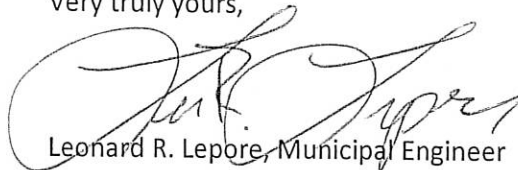
www.westorange.org

Task 5. Monitoring Well Gauging & Sampling (Semi-annual – Two Rounds – 1 year)	\$21,500.00
Task 6. Reporting and Management	<u>\$15,650.00</u>
TOTAL	\$66,500.00

Attached please find a Resolution which authorizes obtaining the professional environmental services of Manal Baba, LSRP and T & M Associates of 11 Tindall Road, Middletown, New Jersey 07748 to provide LSRP Services in accordance with their proposal dated September 29, 2017 for underground storage tank removal and site remediation for Fire House No. 4 at 280 Pleasant Valley Way.

Should you have any questions please contact me.

Very truly yours,



Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/tp

enc.

cc: John K. Sayers
John O. Gross
Manal Baba

RESOLUTION

WHEREAS, by Resolution No. 15-14 dated January 14, 2014 and Resolution No. 186-15 dated July 21, 2015, the Township Council awarded a professional services contract to Manal Baba, Licensed Site Remediation Professional (LSRP) and T & M Associates, 11 Tindall Road, Middletown, N.J. 07748 for LSRP and environmental services for environmental site remediation at Fire House No. 4, 280 Pleasant Valley Way, associated with leaking underground storage tanks that were removed and replaced in 1994; and

WHEREAS, the Township requires additional environmental services of Manal Baba, LSRP, and T & M Associates for the removal of three existing underground storage tanks that were replaced in 1994 and for environmental site remediation with three leaking underground storage tanks that were removed in 1994; and

WHEREAS, Manal Baba, LSRP, and T & M Associates submitted a proposal dated September 29, 2017 to provide additional services for the removal of the existing tanks and remediating contamination associated with underground storage tanks removed in 1994; and

WHEREAS, the proposal of T & M Associates includes six (6) tasks:

Task 1. Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks.	\$ 1,300.00
Task 2. UST Removal/Closure Supervision and Soil Sampling	\$ 7,500.00
Task 3. Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and installation of MW-4R and MW-1R	\$12,750.00
Task 4. Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling	\$ 7,800.00
Task 5. Monitoring Well Gauging & Sampling (Semi-annual – Two Rounds – 1 year)	\$21,500.00
Task 6. Reporting and Management	<u>\$15,650.00</u>
TOTAL	\$66,500.00, and

WHEREAS, the proposal is acceptable to the Municipal Engineer; and



YOUR GOALS. OUR MISSION.

September 29, 2017

Leonard R. Lepore, PE, Municipal Engineer
Township of West Orange
Director, Department of Public Works, Engineering Division
25 Lakeside Avenue, West Orange, NJ 07052

Re: Proposal for Professional Services - Groundwater Monitoring, USTs Closure and Excavation
Fire House No. 4, 280 Pleasant Valley Way
Township of West Orange, Essex County, New Jersey
NJDEP Case # 93-6-29-1721-47 – PI # 014430
T&M Project No. TWOROH-17002

Dear Mr. Lepore:

T&M Associates (T&M) is pleased to provide this proposal for Professional Environmental and Licensed Site Remediation Services to provide environmental consulting services for groundwater monitoring, USTs closure and excavation of impacted soil at the Fire House No. 4, located at 280 Pleasant Valley Way (Site). The proposed scope of work is prepared to satisfy the New Jersey Department of Environmental Protection (NJDEP) requirements stated in the Administrative Requirements for Remediation of Contaminated Sites (ARRCS Rule, N.J.A.C. 26:C) and the Technical Requirements for Site Remediation (Tech Rule, N.J.A.C. 7:26E), in accordance with New Jersey's Site Remediation Reform Act (SRRRA).

SCOPE OF SERVICES

Several remediation work activities have been undertaken since the remediation was initiated at the Site. Based on the review of existing remediation documents, T&M has prepared the following scope of work to comply with the NJDEP Technical Requirements for Site Remediation at the Site and provide the consultation and project management necessary to continue to advance the project towards closure.

Task 1: Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks

A T&M employed LSRP will manage the two USTs closure/removal operation and associated sampling and reporting. The LSRP will prepare and submit required NJDEP forms at the completion of the two USTs closure operations, if no additional work is required. In order to facilitate the work, the LSRP will provide project management services during the process, provide technical support and consult regulatory authorities, if necessary, to the degree feasible.

It is our understanding that West Orange Township (Client) desires to close/remove one (1) double-wall, 2,500-gallon capacity diesel fuel UST and one (1) Fiberglass-reinforced plastic, 1,000-gallon capacity unleaded gasoline UST installed 3/1/1994. T&M will prepare and submit the two required Closure of a UST System Forms (14-day Notice of Intent) to the NJDEP for approval. A copy of the closure approvals will be provided to the NJDEP-certified UST contractor to obtain local construction permits.

The existing USTs are currently registered with the NJDEP. As such, it is assumed that registration of the existing USTs will not be required. Accordingly, T&M has not included any costs to prepare and submit an



initial USTs Facility Questionnaires to the NJDEP or any past-due USTs registration fees for the existing USTs. If these items are required, the scope of work presented herein will require revision, and a proposal will be submitted to the Client for approval prior to addressing such items.

Task 2: USTs Removal/Closure Supervision and Soil Sampling

It is our understanding that the Client will be independently selecting a NJDEP-certified UST contractor to perform the two USTs closure, and site restoration services. T&M will provide oversight during the removal of the two USTs by the NJDEP-certified UST contractor retained by the Client directly.

T&M will provide a Sub-Surface Evaluator to provide on Site supervision inspection during the course of the two USTs removal/closure and backfilling operations to verify that these operations are performed in accordance with the NJDEP regulations, recommended industry procedure and permitting requirements.

For the purpose of this proposal and budgeting purposes, T&M anticipates two (2) days of field activity and management to oversee the closure of the two USTs, collection of post-closure/excavation soil sampling and backfilling activities. The on-Site services will include:

- Visual observation of the two UST systems and piping during and subsequent to closure to verify the integrity of these structures in order to evaluate the potential that previous leaks and/or uncontrolled product discharges may have occurred.
- Implement field screening methods in accordance with the protocols detailed in the NJDEP Field Sampling Procedures Manual (August 2005).
- In the absence of obvious petroleum product impacted areas, T&M will initiate the post-closure soil sampling and analysis protocols specified in the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3) for the two USTs and piping (one [1] sample required per 15 linear feet of product piping) and conform to NJDEP closure obligations and LSRP direction.

Soil Sampling at 2,500-gallon capacity diesel fuel UST:

Nine (9) soil samples will be collected based on field observation and field screening to document UST/piping closure. Soil samples will be analyzed for Extractable Petroleum Hydrocarbons (EPH) with a contingency for 2- methylnaphthalene and naphthalene for 25% of all soil samples that exhibit EPH impact greater than 1,000 parts per million. Per NJDEP QA/QC requirements, one (1) field blank and one (1) trip blank will also be submitted for laboratory analysis.

Soil Sampling at 1,000-gallon capacity unleaded gasoline UST:

Eight (8) soil samples will be collected based on field observation and field screening to document UST/piping closure. The soil samples will be analyzed for EPA Target Compound List volatile organic compounds (TCL VO+15) with a library search of the fifteen (15) highest Tentatively Identified Compounds (TICs) and tertiary butyl alcohol (TBA).

All soil samples will be submitted to a NJDEP-certified analytical laboratory for analysis to evaluate the potential that discharges from the subject UST systems have impacted the Site. Upon the closure of the two USTs, T&M will prepare and submit two revised UST Facility Certification Questionnaires documenting the closure and requesting the delisting of the two USTs on the NJDEP database.

Task 3: Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and Installation of MW-4R and MW-1R



In order to comply with NJDEP regulations, T&M will retain a NJDEP licensed well driller to properly abandon monitoring wells MW-1, MW-4 and MW-11, as these wells are located in the vicinity of the excavation area. The wells will be sealed in accordance with the requirements of N.J.A.C. 7:9D with cement-bentonite grout.

After completing the excavation work, T&M will retain a New Jersey licensed driller to install replacement for monitoring wells MW-1R and MW-4R. The monitoring wells will be constructed in accordance with the NJDEP Monitoring Well Requirements for Unconsolidated Aquifers.

The monitoring wells will be developed by pumping groundwater into 55-gallon drums until clear and sediment-free water is obtained from the well. The wells cuttings will be containerized in 55-gallon drums on Site for future off-Site disposal at an approved disposal facility. A total of 10 drums will be disposed of and the cost is included in this proposal. A New Jersey licensed land surveyor will survey the newly installed monitoring wells and the NJDEP required certifications (Form A and B) will be prepared and submitted to the NJDEP in accordance with the NJDEP requirements.

Task 4: Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling

T&M proposes excavating and removal of impacted soil that acts as a source of groundwater contamination at a limited area located between MW-11 and MW-4 in front of the garage doors. The suspected impacted soil area is mainly located closer to MW-4. The Attached Figure presents the approximate extent of suspected impacted soil and proposed excavation.

T&M will prepare the scope of work and informal excavation specifications for the Township of West Orange to provide it to the selected contractor. The Township of West Orange will hire the contractor to excavate, remove, dispose and backfill with certified clean fill material. Approximately, 150 tons of potential contaminated soil located under the existing asphalt surface. The proposed excavation area is approximately 300 square feet and up to a maximum depth of 15 feet below ground surface.

Field screening techniques will be performed in accordance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E) to determine the potential presence of impacted materials. The field screening will include evaluating the extracted materials for the potential presence of volatile organic compounds using a photoionization detector (PID).

If visual observations and/or field screening measurements indicate the presence of contamination, the observed contamination will be removed from the excavation as part of the 150-ton total. The LSRP representative will collect post-excavation soil samples upon removal of the observed contamination in accordance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

Post-excavation sample locations will be selected in accordance with the Technical Requirements for Site Remediation (N.J.A.C. 7:26E). Sample locations and frequency will be at a minimum, sufficient to satisfy the requirements of the applicable Technical Requirements for Site Remediation (N.J.A.C. 7:26E). The soil samples will be analyzed for EPA Target Compound List volatile organic compounds (TCL VO+15) with a library search of the 15 highest Tentatively Identified Compounds (TICs) and tertiary butyl alcohol (TBA).

The contractor will have appropriate equipment (e.g., vacuum truck) to remove, store and dispose of any free-phase product and contaminated groundwater encountered in the excavation. The excavated soil will be temporarily stockpiled at the Site, and will be sampled for waste classification, loaded and transported to an approved off-Site facility for disposal.



The excavated soil will be sampled by T&M for classification (hazardous/non-hazardous) according to RCRA regulations. For the purpose of this proposal and budgeting purposes, T&M anticipates collecting and analyzing one soil sample for classification (hazardous/non-hazardous) according to RCRA regulations. The excavated soil will be disposed of at a licensed facility and the excavation will be backfilled with certified structural clean fill by the Township's selected contractor and supervised by T&M personnel.

For the purpose of this proposal and budgeting purposes, T&M anticipates three (3) days of field activity to oversee the excavation of impacted soil, supervision of soil disposal, collection of post-excavation soil sampling and backfilling activities.

It should be noted that the volume of proposed excavation should be sufficient to address the impacted soil in that limited area close to MW-4. However, if additional excavation is needed during the actual field activity and impacted soil will be left in situ; then a Deed Notice and associated Soil Remedial Action Permit will be applied to the Site.

Task 5: Monitoring Well Gauging & Sampling (Semi-annual - Two Rounds – 1 Year)

Perform two semi-annual groundwater sampling events at the Site (March and September 2018). Collect samples from the existing monitoring wells (MW-1R through MW-11). Groundwater samples will be obtained using "low flow" procedures in accordance with the NJDEP Field Sampling Procedures Manual (August 2005). Groundwater samples will be analyzed for TCL VO+15, TBA, ABN+20 and lead. A QA/QC plan consisting of field and trip blank samples will be incorporated into the sampling program. Purged groundwater will be containerized in drums and disposed off-site at an approved disposal facility.

All sampling and monitoring will be performed according to the methodology specified in the most current edition of the Department's Field Sampling Procedures Manual. All samples will be analyzed by a New Jersey Certified Laboratory except those field-determined parameters specified in the monitoring program established pursuant to the oversight document.

Task 6: Reporting and Management

The scope of services presented herein will be performed under the LSRP program. T&M's LSRP will act as a regulatory liaison between the Township and the NJDEP throughout the entire project duration and provide consultation and project management to continue to advance the project towards closure. Two Separate Reports will be prepared for the identified scope of work as follows:

Site Investigation Report/Remedial Action Report (SIR/RAR) for UST Closure

The results of the two USTs closure operations will be presented in the form of a Site Investigation Report/Remedial Action Report (SIR/RAR) assuming no discharges are confirmed during the closure operations. The SIR/RAR will detail the activities conducted to achieve compliance with the NJDEP Technical Requirements for Site Remediation (NJAC 7:26E-3.3), and the Administrative Requirements for the Remediation of Contaminated Sites ("the ARRCs Rule").

The report will present a narrative containing the results of our investigation and will present tabulated laboratory test results, quality assurance data, and other pertinent items as specified in the SIR/RAR submission requirements of the NJDEP Technical Requirements for SIR (NJAC 7:26E-3.13). All sampling results will be submitted to the NJDEP with a Reduced Laboratory Data Deliverables Format, along with Electronic Data Submission (N.J.A.C. 7:26E-3.13(c) (3) (v)). The SIR/RAR will also include all backfill receipts, proof of the two USTs disposal, and other pertinent information.



This proposal is submitted solely and exclusively for the use of the Township of West Orange for consideration of the professional services of T&M. Disclosure of this proposal's content to any third party without prior written authorization from T&M is expressly prohibited.

In addition to the specific items as listed herein, the client may be required to demonstrate compliance with certain permit and approval conditions as may be imposed by one or more of the regulatory agencies. These conditions may require revisions to the plans and/or preparation of additional supporting documentation. This proposal does not include these additional items unless specifically outlined within the scope of this proposal.

Please indicate your acceptance of this proposal by signing in the space provided on the last page of this proposal and returning one (1) copy to this office. Alternatively, a resolution and purchase order issued by the Township of West Orange will also indicate acceptance of this proposal. Acceptance of this proposal signifies the Client understands that T&M will not be retained or asked to perform any services unless funding is secured and is available to pay all invoices within thirty (30) days. Receipt of the signed proposal, resolution or purchase order shall be considered authorization to proceed with all items described within this proposal. Any items not intended to be authorized shall be clearly and specifically noted as such within the client's signed and returned proposal.

We thank you for the opportunity to submit this proposal. Please feel free to contact me directly with any questions or comments regarding the scope, sequence or fees as indicated at 732.671.6400, or via email to tkinsella@tandmassociates.com or mbaba@tandmassociates.com.

Very truly yours,

T&M ASSOCIATES

Timothy C. Kinsella, CPG
Vice President/Group Manager

Manal Baba, LSRP
Supervising Environmental Scientist

ACCEPTED BY:

NAME:

Signature

Print Name

TITLE:

COMPANY:

Township of West Orange

DATE:

The above signed represents that they have read and understand the attached Standard Terms and Conditions and have the authority to enter into this agreement on behalf of the client named above. The above signed also acknowledges that this contract includes a Limitation of Liability Clause as part of the Standard Terms and Conditions.

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-3	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-4	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-5	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-6	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-7	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-8	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

Well ID	Groundwater Parameters (MGT)				Groundwater Parameters (MGT)				Groundwater Parameters (MGT)			
	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)	Date Sampled	Sample Depth (ft)	Static Head (ft)	Static Head (ft)
MW-9	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15
	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15
	10/24/2007	374.15	374.15	374.15	11/02/2008	374.15	374.15	374.15	10/24/2007	374.15	374.15	374.15

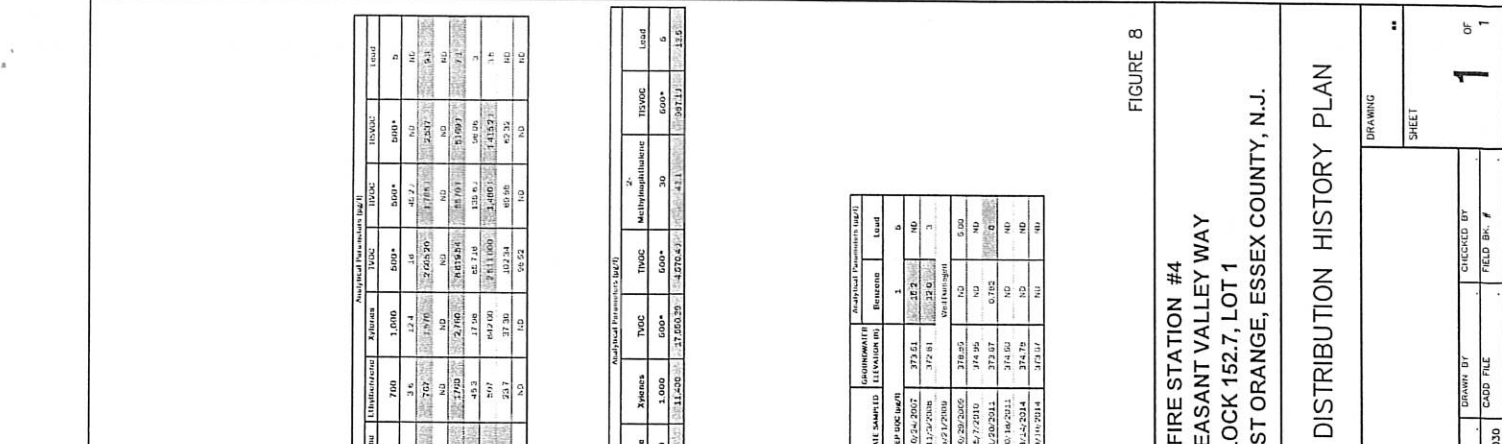


FIGURE 8

FIRE STATION #4
280 PLEASANT VALLEY WAY
BLOCK 152.7, LOT 1
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.

CONTAMINANT DISTRIBUTION HISTORY PLAN

DESIGNED BY: TWR00030
CHECKED BY: TWR00030
DRAWN BY: TWR00030
FIELD BY: TWR00030

PROJECT NO: TWR00030
SHEET: 1 OF 1

11 TINDAL ROAD
MIDDLETOWN, NJ 07748
TEL: 908-261-1234
FAX: 908-261-1235
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS
CERTIFICATE OF REGISTRATION: 123456789





Remedial Action Workplan/Remedial Action Report (RAW/RAR)

In the second Report, T&M will include the identified scope of work related to the soil and groundwater remediation in a Remedial Action Workplan/Remedial Action Report (RAW/RAR) and submit it to the NJDEP. The RAW/RAR will detail the proposed remedial action methodology and compliance monitoring/sampling programs and submitted to the NJDEP with other pertinent items as specified in the RAW and RAR submission requirements of the NJDEP Technical Requirements for Site Remediation.

T&M will prepare a Safety and Health Plan (SHP) and Quality Assurance Project Plan (QAPP) that are required to be submitted with the RAW/RAR. The LSRP will prepare/update and submit the required NJDEP forms.

In addition, necessary institutional control - Classification Exception Area (CEA) and required permit-Groundwater Remedial Action Permit, and required NJDEP forms will be attached to the RAW/RAR. According to the NJDEP requirements stated in the Administrative Requirements for Remediation of Contaminated Sites, the following fee is required for the GW Remedial Action – Natural Attenuation Permit Application: \$1,565.00, this Fee is included in this proposal.

FEE PROPOSAL

DESCRIPTION	FEE
Task 1: LSRP Project Management/Notice of Intent to Close Regulated Underground Storage Tanks	\$ 1,300.00
Task 2: USTs Removal/Closure Supervision and Soil Sampling	\$ 7,500.00
Task 3: Monitoring Wells Abandonment (MW-1, MW-4 & MW-11) and Installation of MW-4R and MW-1R	\$ 12,750.00
Task 4: Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling Soil Classification Sampling for Disposal	\$ 7,800.00
Task 5: Monitoring Well Gauging & Sampling (Semi-annual - Two Rounds – 1 Year)	\$21,500.00
Task 6: Reporting and Management	<u>\$15,650.00</u>
Total	<u>\$66,500.00</u>

The total Fixed Fee allowance proposed and outlined above is \$66,500.00. Payment shall be in accordance with the Charges, Billing, and Payment schedule outlined in the Standard Terms and Conditions attached to this proposal unless prior written arrangements have been made with T&M. Billing will be submitted on a percent complete basis.

CLOSING

Any item listed above which is not ordered will not be billed. Separate authorization from the client will be requested prior to commencing services outside the scope of this proposal.

All out-of-pocket expenses including, but not limited to, application fees, laboratory testing costs, mylar copies, certified mailings, photographs, blueprints, and special deliveries are considered additional to the proposal items unless specifically noted within the scope of this proposal.



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)
DAVID J. SAMUEL, PE, PP, CME
JOHN J. STEFANI, PE, LS, PP, CME
JAY B. CORNELL, PE, PP, CME
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TIMOTHY W. GILLEN, PE, PP, CME
BRUCE M. KOCH, PE, PP, CME
LOUIS J. PLOSKONKA, PE, CME
TREVOR J. TAYLOR, PE, PP, CME
BEHRAM TURAN, PE, LSRP
LAURA J. NEUMANN, PE, PP
DOUGLAS ROHMEYER, PE, CFM, CME
ROBERT J. RUSSO, PE, PP, CME

April 18, 2018

Leonard R. Lepore, PE, Municipal Engineer
Township of West Orange
Director, Department of Public Works, Engineering Division
25 Lakeside Avenue, West Orange, NJ 07052

**Re: Revised Proposal for Professional Services - Groundwater Monitoring, USTs
Closure and Excavation
Fire House No. 4, 280 Pleasant Valley Way
Township of West Orange, Essex County, New Jersey
NJDEP Case # 93-6-29-1721-47 – PI # 014430**

Dear Mr. Lepore:

CME Associates (CME) is pleased to submit this proposal for Professional Environmental and Licensed Site Remediation Professional (LSRP) Services to provide environmental consulting services for groundwater monitoring, USTs closure and excavation of impacted soil at the Fire House No. 4, located at 280 Pleasant Valley Way (Site) in West Orange.

BACKGROUND

Several remediation work activities have been undertaken since the remediation was initiated at the Site.

The proposed scope of work is prepared to satisfy the New Jersey Department of Environmental Protection (NJDEP) requirements stated in the Administrative Requirements for Remediation of Contaminated Sites (ARRCS Rule, N.J.A.C. 26:C) and the Technical Requirements for Site Remediation (Tech Rule, N.J.A.C. 7:26E), in accordance with New Jersey's Site Remediation Reform Act (SRRA).

SCOPE OF SERVICES

Based the review of existing remediation documents, CME has prepared the following scope of work to comply with the NJDEP Technical Requirements for Site Remediation at the Site and provide the consultation and project management necessary to continue to advance the project towards a closure.



Mr. Leonard R. Lepore, PE
Municipal Engineer/Director of Public Works
Re: Fire House No. 4, 280 Pleasant Valley Way– LSRP Services

April 18, 2018
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Task 1: Licensed Site Remediation Professional (LSRP) Project Management/Notice of Intent to Close Regulated Underground Storage Tanks

The LSRP of Record for the Site will manage the two USTs closure/removal operation and associated sampling and reporting. The LSRP will prepare and submit required NJDEP forms at the completion of the two USTs closure operations, if no additional work is required. In order to facilitate the work, the LSRP will provide project management services during the process, provide technical support and consult regulatory authorities, if necessary, to the degree feasible.

It is our understanding that West Orange Township (Client) desires to close/remove one (1) double-wall, 2,500-gallon capacity diesel fuel UST and one (1) Fiberglass-reinforced plastic, 1,000-gallon capacity unleaded gasoline UST installed 3/1/1994.

CME will prepare and submit the two required Closure of a UST System Forms (14-day Notice of Intent) to the NJDEP for approval. A copy of the closure approvals will be provided to the NJDEP-certified UST contractor to obtain local construction permits.

The existing USTs are currently registered with the NJDEP. As such, it is assumed that registration of the existing USTs will not be required. Accordingly, CME has not included any costs to prepare and submit an initial USTs Facility Questionnaires to the NJDEP or any past-due USTs registration fees for the existing USTs. If these items are required, the scope of work presented herein will require revision, and a proposal will be submitted to the Client for approval prior to addressing such items.

Task 2: USTs Removal/Closure Supervision and Soil Sampling

It is our understanding that the Client will be independently selecting a NJDEP-certified UST contractor to perform the two USTs closure, and site restoration services. CME will provide oversight during the removal of the two USTs by the NJDEP-certified UST contractor retained by the Client directly.

CME will provide a Sub-Surface Evaluator to provide on Site supervision inspection during the course of the two USTs removal/closure and backfilling operations to verify that these operations are performed in accordance with the NJDEP regulations, recommended industry procedure and permitting requirements. For the purpose of this proposal and budgeting purposes, CME anticipates two (2) days of field activity and



Mr. Leonard R. Lepore, PE
Municipal Engineer/Director of Public Works
Re: Fire House No. 4, 280 Pleasant Valley Way– LSRP Services

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management to oversee the closure of the two USTs, collection of post-closure/excavation soil sampling and backfilling activities. The on-Site services will include:

- Visual observation of the two UST systems and piping during and subsequent to closure to verify the integrity of these structures in order to evaluate the potential that previous leaks and/or uncontrolled product discharges may have occurred.
- Implement field screening methods in accordance with the protocols detailed in the NJDEP Field Sampling Procedures Manual (August 2005).
- In the absence of obvious petroleum product impacted areas, CME will initiate the post-closure soil sampling and analysis protocols specified in the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E-3) for the two USTs and piping (one [1] sample required per 15 linear feet of product piping) and conform to NJDEP closure obligations and LSRP direction.

Soil Sampling at 2,500-gallon capacity diesel fuel UST:

Nine (9) soil samples will be collected based on field observation and field screening to document UST/piping closure. Soil samples will be analyzed for Extractable Petroleum Hydrocarbons (EPH) with a contingency for 2- methylnaphthalene and naphthalene for 25% of all soil samples that exhibit EPH impact greater than 1,000 parts per million. Per NJDEP QA/QC requirements, one (1) field blank and one (1) trip blank will also be submitted for laboratory analysis.

Soil Sampling at 1,000-gallon capacity unleaded gasoline UST:

Eight (8) soil samples will be collected based on field observation and field screening to document UST/piping closure. The soil samples will be analyzed for EPA Target Compound List volatile organic compounds (TCL VO+15) with a library search of the fifteen (15) highest Tentatively Identified Compounds (TICs) and tertiary butyl alcohol (TBA).

All soil samples will be submitted to a NJDEP-certified analytical laboratory for analysis to evaluate the potential that discharges from the subject UST systems have impacted the



Mr. Leonard R. Lepore, PE
Municipal Engineer/Director of Public Works
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Site. Upon the closure of the two USTs, CME will prepare and submit two revised UST Facility Certification Questionnaires documenting the closure and requesting the delisting of the two USTs on the NJDEP database.

Task 3: Monitoring Wells Abandonment of (MW-1, MW-4 & MW-11) and Installation of MW-4R and MW-1R

In order to comply with NJDEP regulations, CME will retain a NJDEP licensed well driller to properly abandon monitoring wells MW-1, MW-4 and MW-11, as these wells are located in the vicinity of the excavation area. The wells will be sealed in accordance with the requirements of N.J.A.C. 7:9D with cement-bentonite grout.

After completing the excavation work, CME will retain a New Jersey licensed driller to install replacement for monitoring wells MW-1R and MW-4R. The monitoring wells will be constructed in accordance with the NJDEP Monitoring Well Requirements for Unconsolidated Aquifers.

The monitoring wells will be developed by pumping groundwater into 55-gallon drums until clear and sediment-free water is obtained from the well. The wells cuttings will be containerized in 55-gallon drums on Site for future off-Site disposal at an approved disposal facility. A total of 10 drums will be disposed of and the cost is included in this proposal. A New Jersey licensed land surveyor will survey the newly installed monitoring wells and the NJDEP required certifications (Form A and B) will be prepared and submitted to the NJDEP in accordance with the NJDEP requirements.

Task 4: Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling

CME proposes excavating and removal of impacted soil that acts as a source of groundwater contamination at a limited area located between MW-11 and MW-4 in front of the garage doors. The suspected impacted soil area is mainly located closer to MW-4. The Attached Figure presents the approximate extent of suspected impacted soil and proposed excavation.

CME will prepare the scope of work and informal excavation specifications for the Township of West Orange to provide it to the selected contractor. The Township of West



Mr. Leonard R. Lepore, PE
Municipal Engineer/Director of Public Works
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Orange will hire the contractor to excavate, remove, dispose and backfill with certified clean fill material. Approximately, 150 tons of potential contaminated soil located under the existing asphalt surface. The proposed excavation area is approximately 300 square feet and up to a maximum depth of 15 feet below ground surface.

Field screening techniques will be performed in accordance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E) to determine the potential presence of impacted materials. The field screening will include evaluating the extracted materials for the potential presence of volatile organic compounds using a photoionization detector (PID).

If visual observations and/or field screening measurements indicate the presence of contamination, the observed contamination will be removed from the excavation as part of the 150-ton total. The LSRP representative will collect post-excavation soil samples upon removal of the observed contamination in accordance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

Post-excavation sample locations will be selected in accordance with the Technical Requirements for Site Remediation (N.J.A.C. 7:26E). Sample locations and frequency will be at a minimum, sufficient to satisfy the requirements of the applicable Technical Requirements for Site Remediation (N.J.A.C. 7:26E). The soil samples will be analyzed for EPA Target Compound List volatile organic compounds (TCL VO+15) with a library search of the 15 highest Tentatively Identified Compounds (TICs) and tertiary butyl alcohol (TBA).

The contractor will have appropriate equipment (e.g., vacuum truck) to remove, store and dispose of any free-phase product and contaminated groundwater encountered in the excavation. The excavated soil will be temporarily stockpiled at the Site, and will be sampled for waste classification, loaded and transported to an approved off-Site facility for disposal.

The excavated soil will be sampled by CME for classification (hazardous/non-hazardous) according to RCRA regulations. For the purpose of this proposal and budgeting purposes, CME anticipates collecting and analyzing one soil sample for classification (hazardous/non-hazardous) according to RCRA regulations. The excavated soil will be disposed of at a licensed facility and the excavation will be backfilled with certified



Mr. Leonard R. Lepore, PE
Municipal Engineer/Director of Public Works
Re: Fire House No. 4, 280 Pleasant Valley Way– LSRP Services

April 18, 2018
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structural clean fill by the Township's selected contractor and supervised by CME personnel.

For the purpose of this proposal and budgeting purposes, CME anticipates three (3) days of field activity to oversee the excavation of impacted soil, supervision of soil disposal, collection of post-excavation soil sampling and backfilling activities.

It should be noted that the volume of proposed excavation should be sufficient to address the impacted soil in that limited area close to MW-4. However, if additional excavation is needed during the actual field activity and impacted soil will be left in situ; then a Deed Notice and associated Soil Remedial Action Permit will be applied to the Site.

Task 5: Monitoring Well Gauging & Sampling (Semi-annual - Two Rounds – 1 Year)

Perform two semi-annual groundwater sampling events at the Site. Collect samples from the existing monitoring wells (MW-1R through MW-11). Groundwater samples will be obtained using "low flow" procedures in accordance with the NJDEP Field Sampling Procedures Manual (August 2005). Groundwater samples will be analyzed for TCL VO+15, TBA, ABN+20 and lead. A QA/QC plan consisting of field and trip blank samples will be incorporated into the sampling program. Purged groundwater will be containerized in drums and disposed off-site at an approved disposal facility.

All sampling and monitoring will be performed according to the methodology specified in the most current edition of the Department's Field Sampling Procedures Manual. All samples will be analyzed by a New Jersey Certified Laboratory except those field-determined parameters specified in the monitoring program established pursuant to the oversight document.

Task 6: Reporting and Management

The scope of services presented herein will be performed under the LSRP program. CME's LSRP will act as a regulatory liaison between the Township and the NJDEP throughout the entire project duration and provide consultation and project management



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to continue to advance the project towards closure. Two Separate Reports will be prepared for the identified scope of work as follows:

Site Investigation Report/Remedial Action Report (SIR/RAR) for USTs Closure:

The results of the two USTs closure operations will be presented in the form of a Site Investigation Report/Remedial Action Report (SIR/RAR) assuming no discharges are confirmed during the closure operations. The SIR/RAR will detail the activities conducted to achieve compliance with the NJDEP Technical Requirements for Site Remediation (NJAC 7:26E-3.3), and the Administrative Requirements for the Remediation of Contaminated Sites (“the ARRCs Rule”).

The report will present a narrative containing the results of our investigation and will present tabulated laboratory test results, quality assurance data, and other pertinent items as specified in the SIR/RAR submission requirements of the NJDEP Technical Requirements for SIR (NJAC 7:26E-3.13). All sampling results will be submitted to the NJDEP with a Reduced Laboratory Data Deliverables Format, along with Electronic Data Submission (N.J.A.C. 7:26E-3.13(c) (3) (v)). The SIR/RAR will also include all backfill receipts, proof of the two USTs disposal, and other pertinent information.

Remedial Action Workplan (RAW):

In the second Report, CME will include the identified scope of work related to the soil and groundwater remediation in a Remedial Action Workplan/Remedial Action Report (RAW/RAR) and submit it to the NJDEP. The RAW will detail the proposed remedial action methodology and compliance monitoring/sampling programs and submitted to the NJDEP with other pertinent items as specified in the RAW submission requirements of the NJDEP Technical Requirements for Site Remediation.

CME will prepare a Safety and Health Plan (SHP) and Quality Assurance Project Plan (QAPP) that are required to be submitted with the RAW.



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PROPOSED BUDGET

The budget for completion of the proposed scope of work is **\$66,500** as indicated in the following table:

Task	Cost
Task 1- LSRP Project Management/Notice of Intent to Close Regulated Underground Storage Tanks	\$ 1,300
Task 2- USTs Removal/Closure Supervision and Soil Sampling	\$ 7,500
Task 3- Monitoring Wells Abandonment (MW-1, MW-4 & MW-11) and Installation of MW-4R and MW-1R	\$ 12,750
Task 4- Scope of Work and Supervision for Impacted Soil Excavation & Post-Excavation Soil Sampling Soil Classification Sampling for Disposal	\$ 7,800
Task 5- Monitoring Well Gauging & Sampling (Semi-annual - Two Rounds – 1 Year)	\$ 21,500
Task 6- Reporting and Management	\$ 15,650
Total	\$ 66,500

The proposed budget includes approximately **\$31,300** for subcontractor's fee, including laboratory analysis, equipment cost, etc. The budget contained in this proposal is the firm's best estimate of the effort required to carry out the project as outlined in the scope of work. However, the client will be billed for the actual effort expended to implement the Scope of Services in accordance with the attached billing rates for Environmental Engineering and LSRP services. In no event will the client be billed or work performed in excess of the proposal amount without client's prior approval.

ASSUMPTIONS AND LIMITATIONS

The scope of work is limited to the tasks outlined above. Based on the investigation findings, additional remediation activities may be required to comply with N.J.A.C. 7:26E and close the case. We note that further activities related to site remediation may be required pursuant to N.J.A.C. 7:26C and N.J.A.C. 7:26E, which are not included in this proposal. To complete this project in accordance with regulations, CME Associates will prepare a separate proposal to further assist the Township for any additional work. We assume that the Township will directly pay NJDEP Annual Remediation Fees.



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SPECIAL CONDITIONS FOR LSRP SERVICES

- The enactment of the Site Remediation Reform Act (SRRA; N.J.S.A. 58:10C-1 et seq) on May 7, 2009, and the adoption of the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS; N.J.A.C. 7:26C) on November 4, 2009 require that all new remediation cases follow the provisions of SRRA. A key requirement of these rules is that a Licensed Site Remediation Professional (LSRP) must oversee all new remediation cases.
- The ARRCS requires the person responsible for conducting a remediation to notify the NJDEP of any confirmed discharges of contaminants or condition of Immediate Environmental Concern ("IEC"). Please note that being an LSRP, as a State licensed professional, I will thus have the obligation to report any such conditions to the NJDEP without obtaining any prior approval from the client.
- LSRP will provide the required services in accordance with SRRA and has the obligation to submit, maintain and preserve the relevant documents.
- LSRP is not responsible for client's failure to disclose relevant information, perform SRRA obligations, fund remediation, and follow LSRP's recommended actions. Client's failure to perform these obligations may result in fines/penalties by the NJDEP.
- The issuance of RAO by LSRP is not a guarantee or warranty that the site is free of contamination, or that it will be accepted by the NJDEP.
- NJDEP may audit the RAO within three (3) years after the date the LSRP filed the RAO with the NJDEP. LSRP is not responsible for additional requirements imposed by NJDEP after review/audit, except to the extent they arise out of LSRP's negligence.



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We appreciate the opportunity to submit this proposal and assist the Township on this project. Should you have any questions, please do not hesitate to call me at 732-951-2101, extension 103.

Respectfully submitted,

CME Associates

Behram Turan, P.E., LSRP- Principal
Director of Environmental Services

Enclosure

cc: Michael McClelland, P.E., P.P. - Partner / CME Associates



ENVIRONMENTAL ENGINEERING AND LSRP SERVICES
GENERAL CONDITIONS AND HOURLY RATE SCHEDULE TO JANUARY 1, 2019

Senior Project Manager	\$186.00 Per Hour
Project Manager	\$180.00 Per Hour
Project Leader	\$178.00 Per Hour
Professional Engineer	\$174.00 Per Hour
Senior Project Engineer	\$166.00 Per Hour
Senior Project Scientist	\$165.00 Per Hour
Project Engineer/Scientist I	\$165.00 Per Hour
Project Engineer/Scientist II	\$152.00 Per Hour
Project Engineer	\$149.00 Per Hour
Project Engineer/Scientist III	\$146.00 Per Hour
Project Scientist	\$146.00 Per Hour
Project Engineer/Scientist IV	\$133.00 Per Hour
Senior Design Engineer	\$151.00 Per Hour
Staff Scientist	\$122.00 Per Hour
Senior Field Engineer/Geologist	\$150.00 Per Hour
Field Engineer/Geologist	\$133.00 Per Hour
Staff Geologist	\$122.00 Per Hour
Design Engineer	\$119.00 Per Hour
Senior Engineering Technician	\$110.00 Per Hour
Environmental Technician	\$102.00 Per Hour
Engineering Technician/Management Information Systems Technician	\$106.00 Per Hour
Professional Land Surveyor	\$164.00 Per Hour
Land Surveyor	\$141.00 Per Hour
Robotic Total Station	\$ 65.00 Per Hour
Party Chief	\$119.00 Per Hour
Survey Technician	\$ 94.00 Per Hour
Resident Engineer	\$142.00 Per Hour
Chief Construction Engineer	\$133.00 Per Hour
Senior Construction Engineer	\$111.00 Per Hour
Construction Engineer	\$108.00 Per Hour
Chief Construction Technician	\$ 93.00 Per Hour
Senior Construction Technician	\$ 83.00 Per Hour
Construction Technician	\$ 77.00 Per Hour
Technical Assistant	\$ 85.00 Per Hour
Senior CADD Technician	\$118.00 Per Hour
Licensed Landscape Architect	\$159.00 Per Hour
Senior Landscape Designer	\$142.00 Per Hour
Certified Tree Expert	\$127.00 Per Hour
Landscape Designer	\$113.00 Per Hour
Director of Planning	\$168.00 Per Hour
Professional Planner	\$166.00 Per Hour
Project Planner	\$142.00 Per Hour
Planning Technician	\$117.00 Per Hour
Partner	\$207.00 Per Hour
Principal/Environmental	\$207.00 Per Hour
Managing Partner/Administrative Partner	\$217.00 Per Hour

Invoices - CME Associates (CME) will submit invoices to Client monthly and a final invoice upon completion of services. Payment is due upon presentation of invoice and is past due thirty days from invoice date. Client agrees to pay a finance charge of one and one-half percent per month, or the maximum rate allowed by law, on past due accounts. In the event that the invoice is not paid voluntarily and promptly, and must therefore be referred to an attorney or agency for collection, the Client agrees to pay a collection fee equal to the actual attorney or agency collection fee incurred by CME. Overtime rates are applicable after eight hours Monday through Friday, and all day Saturday and Sunday, and charged at one and one-half times the quoted rate. Holidays are charged at two times the quoted rate. Expenses incurred for reproduction, postage handling, photographs and for services including subconsultants equipment and facilities not furnished by CME are charged to the Client at cost plus fifteen percent.





Automobile travel may be charged at the current rate per mile allowed by the Internal Revenue Service.

Standard of Care - Services performed by CME under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. NO OTHER WARRANTY, EXPRESSED OR IMPLIED, IS MADE.

Contaminated Material - It is understood that CME is not, and has no responsibility as a handler, generator, operator, treater or storer, transporter or disposer of hazardous or toxic substances found or identified at any site. Client shall undertake or arrange for, either directly or indirectly through other contractors, the handling, removal, treatment, storage, transportation and disposal of hazardous substances or constituents found or identified at any site.

Utilities - In the execution of the work, CME will take all reasonable precautions to avoid damage or injury to subterranean structures or utilities. The Client agrees to hold CME harmless for any damages to subterranean structures which are not called to CME's attention and/or not correctly shown on the plans furnished.

Right of Entry/Worksite - Client will provide for right of entry for CME personnel and equipment necessary to complete the work. While CME will take all reasonable precautions to minimize any damage to the property it is understood by Client that in the normal course of some damage may occur, the correction of which is not part of this agreement.

Client shall furnish or cause to be furnished to CME all documents and information known to Client that relate to the identity, location, quantity, nature or characteristics of any hazardous or toxic substances at, on or under the site. In addition, Client will furnish or cause to be furnished such other information on surface and subsurface site conditions required by CME for proper performance of its services. CME shall be entitled to rely on Client provided documents and information in performing the services required under this Agreement; however, CME assumes no responsibility or liability for their accuracy or completeness.

CME will not direct, supervise or control the work of contractors or their subcontractors. CME services will not include a review or evaluation of the contractor's (or subcontractor's) safety measures.

CME shall be responsible only for its activities and that of its employees on any site. Neither the professional activities nor the presence of CME or its employees or subcontractors on a site shall imply that CME controls the operations of others, nor shall this be construed to be an acceptance by CME of any responsibility for jobsite safety.

Indemnification - To the full extent permitted by law, Client shall indemnify, defend and hold harmless CME and its subcontractors, consultants, agents, officers, directors and employees (herein collectively referred to as Engineer) from and against all claims, damages, losses and expenses, whether direct, indirect or consequential, including but not limited to fees and charges of attorneys and court and arbitration costs, arising out of or resulting from any claims against Engineer arising from the acts, omissions of work of others, unless it is proven in a court of competent jurisdiction that the Engineer is guilty of negligence or willful misconduct in connection with the services and such negligence or willful misconduct was the sole cause of the damages, claims and liabilities.

Limitations of Liability - In no event shall CME be liable for consequential damages, including, without limitation, loss of use or loss of profits, incurred by Client or their subsidiaries or successors, regardless of whether such claim is based upon alleged breach of contract, willful misconduct, or negligent act or omission.

Professional services rendered for a Client shall be provided for that Client. The Client is responsible for the proper operation and use of the subject facilities and/or report and nothing herein shall provide any rights to any third party. The Client, in authorizing CME to proceed, acknowledges that the professional responsibility is limited.

Termination - This Agreement may be terminated by either party upon fourteen (14) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination by Client, CME shall be paid for services performed to the termination notice date plus reasonable termination expenses.

Assigns - The Client may not delegate, assign, sublet or transfer his duties or interests in this Agreement without the written consent of CME with respect to unpaid services.

This agreement shall not create any rights or benefits to parties other than the Client and CME, except such other rights as may be specifically called for herein.

