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November 14, 2022

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 – Interim Remedial Action and Reporting (Motor Oil Discharge – MW-9)
Department of Public Works at 25 Lakeside Avenue
Township of West Orange, Essex County, New Jersey
NJDEP CASE #93-05-04-1501-12, 99-04-06-1412-47 & 22-07-27-1645-19
NJDEP SRP PI# 014423**

Dear Mr. Lepore:

CME Associates (CME) is pleased to submit this proposal to the Township of West Orange (Client) to continue Professional Environmental and Licensed Site Remediation Professional (LSRP) Services at the Department of Public Works facility located at 25 Lakeside Avenue in West Orange.

CME is currently contracted with the Township for Professional Environmental and Licensed Site Remediation Services consulting work at the West Orange DPW located at 25 Lakeside Avenue (Site) to complete the remedial action of impacts resulting from an on-Site 4,000-gallon gasoline underground storage tank (UST) discharge.

Recently, free-phase product was detected at MW-9 by another environmental consultant (Matrix) during an investigation conducted in May 2022. CME conducted a confirmation sampling at MW-9 and collected a free-phase product at MW-9 sample for analysis. A fingerprint analysis was conducted, and the results showed Motor Oil as the matching oil. MW-9 historically was a clean well, previous testing did not identify any product or groundwater impacts before 2019.

In accordance with the NJDEP Regulations and guidance, on behalf of the Township of West Orange, CME associates notified the NJDEP of the identified free-phase product at MW-9 as a new AOC and a case no. 22-07-27-1645-19 was assigned for the discharge at MW-9. On behalf of the Township of West Orange, CME associates notified the Department in writing, on the Confirmed Discharge Notification form pursuant to N.J.A.C. 7:1E-5.7.

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The Township is required to implement an IRM and initiate operational monitoring within 1 year of the initial discovery of the LNAPL. Based on the results of the LNAPL delineation and characterization, CME proposes using a vacuum truck as an appropriate IRM.

The proposed scope of work is prepared to establish an interim remedial measure (IRM) that should be completed at this AOC pursuant to the Administrative Requirements for Remediation of Contaminated Sites (ARRCS Rule, N.J.A.C. 26:C), the Technical Requirements for Site Remediation (Tech Rule, N.J.A.C. 7:26E), and in accordance with New Jersey's Site Remediation Reform Act (SRRA).

Based on the NJDEP Regulatory timeframe for LNAPL: Within one year after LNAPL is discovered, the following should be completed:

- 1. Complete the delineation of the LNAPL;*
- 2. Initiate implementation of an LNAPL interim remedial measure to prevent LNAPL migration, reduce LNAPL contaminant mass to the extent practicable and initiate monitoring of the interim remedial measure; and*
- 3. Document the actions taken pursuant to this section and submit to the Department an LNAPL interim remedial measure report with a form available on the Department's website at www.nj.gov/dep/srp/srra/forms.*

Note that based on the findings of the Site Investigation and implementing IRM, further investigation and/or remediation may be warranted. This proposal does not include costs associated with additional investigation and remediation services beyond the scope of services presented herein.

SCOPE OF SERVICES

Based on the review of existing remediation documents, the LSRP of Record 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: Initiate LNAPL Interim Remedial Measures (IRM) and Monitoring

CME conducted soil and groundwater investigation to delineate the Light Nonaqueous Phase Liquid (LNAPL) impacts around MW-9 in October 2022. The investigation included an evaluation of the presence of LNAPL within the saturated zone around the well. The

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investigation revealed that the extent of free-phase is limited to the monitoring well MW-9. The investigation did not identify the source of the product (Motor Oil) in MW-9.

CME proposes to conduct vacuum extraction using a Vacuum Truck to recover the LNAPL and groundwater at monitoring well (MW-9) which has the free-phase product at the Site. The recovered liquids will be disposed of at an approved disposal facility. A total of six (6) vacuum applications will be conducted at the Site on a bi-weekly basis using a Vacuum Truck to pump out accumulated LNAPL & groundwater, and transport recovered liquids in the Truck to an approved disposal facility.

Implementation of IRM recovery efforts can be an effective means to reduce both the costs and the length of the remediation. As a result, the objective of the IRM is to prevent LNAPL migration and reduce contaminant mass.

Once an IRM is implemented, monitoring is required pursuant to N.J.A.C. 7:26E-1.10(c)2 to assess the protectiveness and effectiveness of the chosen IRM. The monitoring consists of Hydraulic gauging which includes depth to water/depth to LNAPL, recording LNAPL thickness measurements in monitoring well MW-9. The proposed monitoring plan includes four (4) monthly measurements of the LNAPL recovery (measure the thickness of accumulated LNAPL in the well) for a duration of four months after completion of IRM.

All the field work that will be implemented at the Site during the remedial action will be supervised; field techniques will be performed in accordance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E).

Task 2: IRM Reporting and Management

As per the regulatory timeframes established in N.J.A.C. 7:26E, the Township is required to submit an updated LNAPL reporting form within one year of the identification of LNAPL at the Site. An LNAPL interim remedial measures report is required to be included with the updated LNAPL Reporting Form submission.

An IRM Report will be prepared and submitted to the NJDEP with updated LNAPL Reporting Form before May 2023 (to meet the Regulatory Timeframe). The IRM Report will include the details of the actions taken and document the investigative and remedial work conducted at the site in response to the discovery of the LNAPL. The report will provide information including LNAPL source and extent; description and justification for the selected IRM; discussion of the

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specific remedial goals and the performance metrics by which the goals will be determined to have been met; results of the operational monitoring which has been conducted during the IRM phase; and detailed assessment, to date, regarding the effectiveness of the chosen IRM.

PROPOSED BUDGET

The budget for completion of the proposed scope of work is **\$27,300** as indicated in the following table:

Task	Cost
Task 1- Initiate LNAPL Interim Remedial Measures (IRM) and Monitoring	\$ 16,450
Task 2- IRM Reporting and Management	\$ 10,850
Total	\$ 27,300

The proposed budget includes approximately **\$11,500** for subcontractor's fee. 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 more than 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. A separate cost proposal will be provided for any additional work.

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

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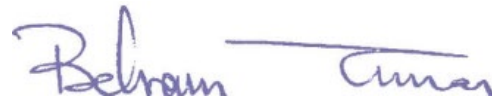
professional, I will thus have the obligation to report any such conditions to the NJDEP without obtaining any prior approval from the client.

- 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.

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

A handwritten signature in blue ink, appearing to read "Behram Turan", with a horizontal line extending to the right.

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

Enclosure

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