

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
MICHAEL J. McCLELLAND, PE, PP, CME
GREGORY R. VALES, PE, PP, CME



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

310-23

July 31, 2023

Mr. John Gross
66 Main Street
Room 111
West Orange, NJ 07052
jgross@westorange.org
Phone: (973) 325-4050

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

**Re: Proposal for Professional Services – Capping Grass Areas and Management
Lindsley Avenue Bus Garage; 6 Lindsley Avenue
Township of West Orange, Essex County, New Jersey
NJDEP CASE #88-11-10-1526 – PI#014425**

Dear Mr. Gross:

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 Lindsley Avenue Bus Garage at 6 Lindsley Avenue in West Orange.

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). The scope of work included is to address the impacted historic fill material detected in the top soil of the landscaped grass areas at the Site.

SCOPE OF SERVICES

Based on 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.

The scope is limited to costs for capping as the soil remedial action at the landscaped areas



July 31, 2023

Proposal for Professional Services – Capping Grass Areas and Management
Re: Lindsley Avenue Bus Garage; 6 Lindsley Avenue

Page 2 of 5

(Excavation, Disposal and Backfill) as requested by the Township.

Capping and filing of a Deed Notice (DN) are proposed as the least invasive, most cost-effective method to address the identified soil impacts remaining at the Site while remaining protective of human health and the environment. The proposed remedial action for the Site will consist of capping the historic fill impacted soils and the benzene impacted soils. Some areas are capped by asphalt and concrete, which represents an effective engineering control for the contaminants of concern identified at the Site. The areas that require additional remedial investigation are the landscape grass areas. Based on the analytical results of the soil investigation, a remedial action (capping) in the areas covered with grass should be performed prior to complete a DN for the Site.

CME will assist the Client's legal counsel in the preparation and finalization of DN exhibit documents to allow contaminated soil to be capped on the Site. The DN will be prepared and submitted to the Client for review and approval. The Client is advised to seek legal counsel to assist with the review and filing of the DN document. Legal counsel will have to provide metes and bounds for the Site and conduct required filing of the DN with the County and State.

Task 1: Capping Landscaped Areas

CME will hire a contractor to remove the top 1 foot of soil from the grass areas, install a layer of geotextile fabric and replace the excavated material with certified clean topsoil to be used as a cap for impacted soil (Capping). CME will prepare the scope of work for the capping and will supervise the construction of the Cap. The LSRP will review all the contractor's submittals and include all the disposal and backfill documentation for NJDEP submittal in the RAR.

- Excavate contaminated soil in landscaped areas totaling approximately 2,500 square feet by 1 foot deep. And dispose of a total of approximately 140 tons of historic fill at an approved disposal facility. Shrubs to be left in place as much as possible.
- Install a layer of Mirafi 140N Geotextile Fabric in the excavations.
- Backfill with 8 inches of sand that is certified clean. Surface completion with 4 inches of certified clean topsoil.
- Restore and Hydroseed the excavation areas.



July 31, 2023

Proposal for Professional Services – Capping Grass Areas and Management
Re: Lindsley Avenue Bus Garage; 6 Lindsley Avenue

Page 3 of 5

Task 2 - LSRP Services and Capping Management and Reporting

CME will be responsible for all client management, LSRP services, overseeing the excavation and backfilling and NJDEP Reporting. A CME representative will oversee the excavation and , soil disposal and backfilling the excavated areas.

CME will prepare a Remedial Action Report (RAR) with Document Submission Form which will detail activities conducted to achieve compliance with the NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E- 6.7) and the Administrative Requirements for the Remediation of Contaminated Sites (“the ARRCs Rule”). A Site plan, Case Inventory Document and other pertinent items as specified in the Remedial Action Report submission requirements of the Technical Requirements for Site Remediation (N.J.A.C. 7:26E-6.7) will be included.

Proposed Budget

The budget for completion of the proposed scope of work is **\$60,500** as indicated in the following table:

Task	Cost
Task 1 - Capping Landscaped Areas	\$ 53,900
Task 2 - LSRP Services, Overseeing the Capping, Management and Reporting	\$ 6,600
Total	\$ 60,500

The proposed budget includes approximately **\$50,000** 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.



July 31, 2023

Proposal for Professional Services – Capping Grass Areas and Management
Re: Lindsley Avenue Bus Garage; 6 Lindsley Avenue

Page 4 of 5

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, if needed.

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.

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,



Proposal for Professional Services – Capping Grass Areas and Management
Re: Lindsley Avenue Bus Garage; 6 Lindsley Avenue

July 31, 2023

Page 5 of 5

CME Associates

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

Enclosure

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