

Via Email (zcarballo@westorange.org)

MATRIXNEWORLD
A TRUE ENVIRONMENTAL COMPANY

November 13, 2025

Township of West Orange
66 Main Street
West Orange, New Jersey 07052

271-25

**RE: PROPOSAL FOR ENVIRONMENTAL SERVICES
ROCK SPRING GOLF COURSE
BLOCK 160, LOTS 2 & 10; BLOCK 160.01, LOTS 30 & 34; and Block 46.01, LOT 22
90 ROCK SPRING ROAD
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
MATRIX JOB NO. 25-0698**

Dear Ms. Carballo:

At your request, Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. (Matrix) is pleased to provide this proposal to the Township of West Orange (Township) for the performance of Environmental Services for the above-referenced property (Site) located in West Orange, New Jersey.

SITE BACKGROUND

The approximately 137.92-acre Site is currently operated as a country club and 18-hole golf course. The Site is bordered by Northfield Avenue to the north, residences to the east and south, and park space and residences to the west. The golf course was established and has been in operation since 1925.

In February 2019, Matrix prepared a Preliminary Assessment Report (PAR) for the Site. As a result of the PAR, 14 Areas of Concern (AOCs) were identified throughout the Site, of which further investigation was recommended for two (2) AOCs including:

- AOC-2 – Former Underground Storage Tanks (USTs), and
- AOC-11 – Historic Fill Material

In December 2024, the New Jersey Department of Environmental Protection (NJDEP) approved Green Acres Grant funding for the Site to the Township. As required by the Green Acres rules, N.J.A.C. 7:36-8.2, AOCs identified during completion of a PAR must be addressed to the NJDEP's satisfaction prior to disbursement of any funding associated with the Green Acres Grant program. Additional information was provided to Green Acres Grant program with regards to AOC-2 as the former USTs were closed out with the NJDEP and a Groundwater Remedial Action Permit (RAP) has been approved by the NJDEP for the benzene, MTBE, and TBA groundwater impacts associated with the former USTs.

As a result of the Green Acres review of the February 2019 PAR prepared for the Township, the NJDEP indicated that further investigation is required to address the potential historic fill material (HFM) (AOC-11) at the Site prior to the disbursement of any funding associated with the Grant.

In September 2025, Matrix completed site investigation (SI) activities to address the HFM AOC and to continue the required groundwater monitoring program associated with the approved groundwater RAP. During the investigation, no HFM was identified, and benzene was detected below the applicable NJDEP groundwater quality standards. Below is the scope of work recommended to close out the AOCs for the Site based on the September 2025 investigation activities.

PROPOSED SCOPE OF SERVICES

The proposed work will be completed in accordance with the Site Remediation Reform Act (SRRA), N.J.S.A 58:10C-1 et seq., the Administrative Requirements for the Remediation of Contaminated Sites (ARRCS), N.J.A.C. 7:26C, the Technical Requirement for Site Remediation (TRSR), N.J.A.C. 7:26E, and the NJDEP's *Historic Fill Material Technical Guidance* document (April 2013).

Task 1 – LSRP Retention

In accordance with the SRRA, ARRCS, and the TRSR, Matrix will submit the Licensed Site Remediation Professional (LSRP) Retention Form via the NJDEP Online Portal.

In addition, in accordance with the TRSR, the person responsible for conducting the remediation of a contaminated site is required to perform public notification and outreach. Matrix will prepare and post a Public Notification sign and submit a revised public notification form to the NJDEP.

Task 2 – Confirmatory Groundwater Sampling Event

Based on the September 2025 groundwater sampling event, benzene was identified at concentrations below the applicable NJDEP Groundwater Quality Standards (GWQS) and not an order of magnitude above the current February 2025 NJDEP GWQS at monitoring well, MW-3. Pursuant to the NJDEP guidance, a minimum of two (2) consecutive rounds of groundwater sampling, conducting at least three (3) months apart, are required to demonstrate that groundwater impacts have been remediated or are no longer present. Matrix recommends the completion of one (1) additional sampling event for monitoring well MW-3 to further evaluate groundwater quality and confirm that residual benzene impacts have been removed at the Site.

Matrix proposes the completion of a groundwater sampling event for monitoring well MW-3 in December 2025 to confirm the finding from the September 2025 groundwater sampling event. The groundwater sampling event will include sample collection from one monitoring well (MW-3) as the other nine monitoring wells have illustrated two consecutive clean rounds in the past for benzene, MTBE, and TBA.

Prior to purging and sampling, the static groundwater level in each monitoring well will be measured and recorded. The monitoring well will be purged and sampled using the NJDEP-approved volume average purging (VAP) and sampling methodology. Purge water will be filtered through a carbon filter bucket prior to discharge to the surface. One (1) groundwater sample will be collected from monitoring well MW-3. The groundwater samples will then be sent to a NJDEP certified laboratory to be analyzed for benzene. The sample will be analyzed on a standard two (2) week turnaround time. The groundwater sampling event is anticipated to be completed in one (1) day. Upon receipt, the groundwater sampling results will be compared to the NJDEP GWQS and the interim groundwater quality criteria.

Task 3 – Update and submission of the Site Investigation Report to the NJDEP

Matrix had previously prepared a Site Investigation (SI) Letter Report for the work that was completed in September 2025 at the Site. In this task, Matrix will compile the results from the site investigation activities into a Site Investigation Report (SIR) which will include the upcoming December 2025 sampling event (task 2). The SIR will include a summary of the sampling results demonstrating that no HFM was observed during the advancement of the soil borings, the findings from the two groundwater sampling events, an order of magnitude analysis, the well decommissionings, and findings and recommendations.

Upon completion, a draft SIR will be submitted to the Township for review. Comments provided by the Township will be incorporated into the final SIR and the SIR will be submitted through the NJDEP online portal along with a Case Inventory Document (CID), which provides a summary of identified AOCs and the associated NJDEP forms including an Receptor Evaluation (RE).

Task 4 – Remedial Action Permit Scope of Work

Either Task 4A or Task 4B will be completed, depending on the outcome of the groundwater sampling conducted under Task 2.

Task 4A – Termination of Groundwater Remedial Action Permit

If the results of the groundwater sampling event (Task 2) indicate that benzene is below the applicable GWQS for a second consecutive sampling event, then the remedial action objectives have been achieved. Matrix will prepare the termination of the groundwater RAP. This task will include a detailed review of the existing permit and compliance documentation, evaluation of the groundwater data trends, and confirmation that all permit obligations have been satisfied. Since there was a change in Site Ownership and responsible party has occurred, a RAP Modification Request will be prepared and submitted to the NJDEP. Once the Township has been added to the Groundwater RAP, a complete RAP Termination request package will be prepared, including the NJDEP termination form, supporting data tables, figures and justification summary. The termination request will be submitted through the NJDEP portal/email.

Task 4B – Biennial Certification of Groundwater Remedial Action Permit

If the results of the groundwater sampling event (Task 2) indicate that benzene is above the applicable GWQS, then continued monitoring is required. Matrix will prepare a biennial certification of the groundwater RAP in accordance with NJDEP requirements. Prior to preparing the biennial certification, a RAP modification request will be prepared and submitted to the NJDEP as the property ownership and responsible party has changed and is now the Township. Once the RAP modification is approved by the NJDEP and the Township is added to the Groundwater RAP, Matrix will review and evaluation of all monitoring data collected since the previous certification, preparation of updated data tables and figures, and completion of the NJDEP Biennial Certification form. The certification package will include a narrative summary of remedial progress, discussion of contaminant trends, and confirmation of ongoing compliance with permit conditions. The completed package will be submitted through NJDEP portal/email.

Task 5 – Well Decommissioning

If NJDEP approves termination of the groundwater RAP (Task 4A), all ten (10) monitoring wells associated with the Site will be properly decommissioned in accordance with NJDEP Well Construction and Maintenance; Sealing of Abandoned Wells regulations (N.J.A.C. 7:9D). This task will include the oversight of a well driller preparing and submitting the required Well Decommissioning Permit applications to NJDEP, coordination with a licensed New Jersey well driller, and oversight of the completion of well abandonment activities following approved methods to prevent vertical migration of groundwater.

Task 6 – Issuance of Remedial Action Outcomes

Upon NJDEP's approval of the Groundwater RAP Termination (Task 4A) and completion of all well decommissioning activities (Task 5), the LSRP will prepare and issue the final unrestricted use Area of Concern (AOCs) Remedial Action Outcomes (RAOs). This task will include preparation of the RAO document(s), supporting figures, and summaries of remedial actions completed at the site in accordance with N.J.A.C. 7:26C-6.2. The RAOs will certify that all remedial actions have been conducted in compliance with NJDEP Technical Requirements for Site Remediation (N.J.A.C. 7:26E) and that the site now meets the applicable remediation standards for unrestricted use. The completed RAO package s will be submitted through NJDEP Online, and copies will be provided to the client for their permanent records, signifying full regulatory closure of the Site.

Task 7 – LSRP Oversight and Project Management

The LSRP of record will oversee the activities outlined above. This task includes costs for Matrix to communicate with the NJDEP and client through in person meetings or conference calls.

PROJECT COST AND SCHEDULE

The total cost (Time and materials not to exceed) to conduct the above environmental services for the Site is **\$49,800.00**.

Task 1 – LSRP Retention

Labor\$ 3,340.00
Task 1 Estimated Costs **\$ 3,340.00**

Task 2 – Confirmatory Groundwater Sampling Event

Labor\$ 2,610.00
Direct Expenses (lab/equipment/Travel).....\$ 1,600.00
Task 2 Estimated Costs **\$ 4,210.00**

Task 3 – Update and Submission of the Site Investigation Report to NJDEP

Labor\$ 8,210.00
Task 3 Estimated Costs **\$ 8,210.00**

Task 4A – Termination of Groundwater Remedial Action Permit

Labor\$ 7,810.00
Direct Expenses (NJDEP Fee).....\$ 1,420.00
Task 4A Estimated Costs **\$ 9,230.00**

Task 4B – Biennial Certification of Groundwater Remedial Action Permit

Labor\$ 7,810.00
Direct Expenses (NJDEP Fee).....\$ 1,420.00
Task 4B Estimated Costs **\$ 9,230.00**

Task 5 – Well Decommissioning

Labor\$ 3,010.00
Direct Expenses (Driller/Travel)\$ 7,020.00
Task 5 Estimated Costs **\$ 10,030.00**

Task 6 – Issuance of Remedial Action Outcomes

Labor\$ 9,320.00
Task 6 Estimated Costs **\$ 9,320.00**

Task 7 – LSRP Oversight and Project Management

Labor\$ 5,460.00
Task 7 Estimated Costs **\$ 5,460.00**

TOTAL ESTIMATED COSTS\$49,800.00

All proposed costs are based on Matrix's current 2025 labor rates; however, any work performed on or after January 1, 2026, will be billed at Matrix's 2026 rates. As outlined in the scope of work, either Task 4A or Task 4B will be implemented—depending on the results of the groundwater sampling event—and this is reflected in the total project cost. Additionally, Tasks 5 and 6 will only be performed if the conditions described in the scope are met and their implementation becomes appropriate. These Environmental Services will be completed in accordance with Matrix's Terms and Conditions (Attachment 1). Matrix is prepared to begin work immediately upon receipt of a notice to proceed. The return of a signed copy of

this proposal will serve as authorization to proceed. We appreciate the opportunity to assist you with this project and look forward to working with you.

ASSUMPTIONS AND EXCLUSIONS

This proposal is based on the following assumptions:

- Costs assume that all areas are accessible for inspection;
- No additional assessment, investigation or remediation activities are included;
- No client meetings will be required;
- Costs do not include soil sampling activities;
- Costs do not include future soil or groundwater remediation;
- Costs do not include any additional NJDEP notification or reporting fees;
- Costs for drilling are included; and
- All external costs will be charged at cost plus 15%.

We thank you for the opportunity to be of service to you on this project. If you have any questions or require any additional information, do not hesitate to contact me at (973) 240-1800 or at amolnar@mnwe.com.

Sincerely,

Allison Molnar

Allison Molnar
Project Manager

PROPOSAL ACCEPTANCE

The signature below, by a duly authorized representative of Client, indicates acceptance of the above referenced proposal and all attachments including the Terms and Conditions without exception. Acceptance is limited to the terms stated in this proposal, and any additional or different terms are rejected unless expressly agreed to in writing by Matrix.

Name (please print)

Title (please print)

Signature

Company Name (please print)

Phone Number

E-mail Address

Date

Contact Information for Invoice (if different than above):

Name (please print)

Title (please print)

Signature

Company Name (please print)

Street Address, City, State, Zip

Phone Number

E-mail Address

Date

APPENDIX A
MATRIX STANDARD TERMS AND CONDITIONS

TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES
Matrix New World Engineering, Land Surveying and Landscape Architecture, PC

Section 1: SERVICES

Matrix New World Engineering, Land Surveying and Landscape Architecture, PC (Matrix) agrees to perform the professional services (the "Services") as described in the Proposal incorporated herein by reference for the CLIENT on a best efforts, time and materials basis, consistent with the applicable standard of care, under the terms and conditions set forth below. Matrix reserves the right to amend the contents of the Proposal, if written authorization is not received within 90 days. These Terms and Conditions together with the Proposal constitute the agreement between Matrix and the CLIENT for the Services (the "Agreement").

Section 2: COMPENSATION

The CLIENT shall be responsible for all costs specifically enumerated in the proposal. For any costs set forth in the proposal as an estimated range, Matrix shall provide CLIENT with an exact cost as soon as it can be determined.

CLIENT shall also be responsible for any REIMBURSABLE COSTS not specifically set forth in the proposal. REIMBURSABLE COSTS include: out-of-pocket expenses, the cost of which shall be charged at actual cost plus an administrative charge of fifteen percent (15%) and shall be itemized and included in the invoice. Typical out-of-pocket expenses shall include, but not be limited to, travel expenses (lodging, meals, etc.), job-related mileage at the prevailing IRS mileage rate, long distance telephone calls, printing and reproduction costs, and survey supplies and materials.

Section 3: CLIENT'S OBLIGATIONS

To assist Matrix in performance of the Services, CLIENT shall provide Matrix with appropriate material, data and information in its possession pertaining to the specific project or activity. Matrix shall be entitled to rely upon the accuracy and completeness of services and information furnished by the CLIENT and CLIENT's consultants.

The CLIENT will advise Matrix of the nature and extent of any hazardous waste at the site. If Matrix discovers after it undertakes the Services that the site is of a different nature of hazard as defined by the client, or if unanticipated hazards are presented, the CLIENT and Matrix agree that the scope of services, schedule and estimated budget fee shall be adjusted as needed to complete the work without injury or damage.

Unless otherwise specifically provided in this agreement, Matrix and its consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials or toxic substances in any form at the project site.

Section 4: INVOICE PROCEDURE AND PAYMENT

Matrix will submit invoices to the CLIENT monthly and a final bill upon completion of the Services. Payment is due thirty (30) days from invoice date. CLIENT agrees to pay a finance charge of one and one-half percent (1.5%) per month, or the maximum rate allowed by law on past due accounts. CLIENT will be liable for all collection and court costs, disbursements, staff time expended for court appearances and depositions, and attorney's fees incurred in the collection of any outstanding invoices.

Section 5: OWNERSHIP OF DOCUMENTS

All survey notes, drawings, bills of materials, specifications, blueprints, reports, calculations, and all other material prepared by Matrix and its consultants in connection with the specific project, including those in electronic form, are Instruments of Service to be used solely with respect to this Project. Matrix and its consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights including copyright.

Upon execution of Agreement, Matrix grants to CLIENT a non-exclusive license to reproduce the Instruments of Service solely for the purposes of constructing, using, and maintaining the Project, provided that CLIENT shall comply with all obligations, including prompt payment of all sums when due, under this Agreement. CLIENT shall not assign, delegate, sub-license, pledge or otherwise transfer any license granted herein to any other party without the prior written agreement of Matrix.

Any unauthorized use and/or use of the Instruments of Service in violation of this Agreement, shall be at CLIENT'S sole risk and without liability to Matrix and its consultants, and CLIENT shall defend and indemnify MATRIX and its consultants against any claim and damages arising from such unauthorized use. The terms of this Section shall apply unless and until it is adjudged by a court of competent jurisdiction that CLIENT rightfully terminated this Agreement for cause under Section 19.

If and upon the date that Matrix is adjudged in default of this agreement by a court of competent jurisdiction, the foregoing license shall be deemed terminated and replaced by a second, nonexclusive license permitting CLIENT to authorize other similarly credentialed design professionals to reproduce and, where permitted by law, to make changes, corrections, or additions to the Instruments of Service solely for purposes of completing, using and maintaining the Project.

If set forth in the Proposal, the Instruments of Service shall become the co-owned property of the CLIENT and shall be transferred to the CLIENT upon completion of the project and upon receipt of complete payment for the scope of work outlined in the Proposal. Matrix may retain a single copy of such information and documents.

Section 6: CONFIDENTIALITY

Matrix agrees to keep confidential and not to disclose to any person or entity, other than Matrix's employees and subcontractors, without the prior consent of the CLIENT, all data and information not previously known to and generated by Matrix, or furnished to Matrix and marked CONFIDENTIAL by the CLIENT in the course of Matrix's performance hereunder; provided, however, that this provision shall not apply to data which are in the public domain, or were previously known to Matrix, or were acquired by Matrix independently from third parties not under obligation to CLIENT to keep said data and information confidential. CLIENT shall not restrict Matrix from complying with an order to provide information or data when such order is issued by a court, administrative agency or other authority with proper jurisdiction.

The technical and pricing information contained in any proposal submitted by Matrix as to this project, or in the Agreement or any addendum thereto, is

to be considered confidential and proprietary, and shall not be released or otherwise made available to any third party without express written consent of Matrix.

Section 7: BURIED UTILITIES AND HIDDEN CONDITIONS

Matrix will conduct the research that in our exclusive professional opinion is a reasonable precaution to locate utility lines and other man-made objects that may exist beneath the project site surface. The CLIENT recognizes that Matrix's research may not identify all subsurface utilities or other subsurface objects, and therefore the CLIENT agrees to release, hold Matrix harmless and indemnify and pay for damages to underground utilities/structures and/or other damages related to construction activities, worker health/safety, schedule delays, etc. Which may be attributable to underground objects which are not identified by the CLIENT or third parties or correctly shown on plans furnished by the CLIENT or third parties.

In the event that the services provided by Matrix are for renovations and/or addition to an existing structure, there may exist existing conditions which cannot be identified or verified without expending great sums of money and/or destroying portions of the building. CLIENT agrees that Matrix shall not be responsible for damages or additional costs which arise out of hidden conditions not identified and/or located by Matrix.

In the event that the services provided by Matrix involve the investigation of, or assumptions about, subsurface conditions of any kind, the CLIENT recognizes that subsurface conditions may vary from those encountered at the location where, and at the time when, borings, sampling, or testing is performed by Matrix and that the data provided by Matrix are based solely on the information available to Matrix. The CLIENT agrees to release, defend indemnify and hold Matrix harmless from and against all claims, damages, losses and expenses arising from the interpretation by others of data provided by Matrix.

Section 8: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

Hazardous materials or certain types of hazardous materials may exist at a site where there is no reason to believe they could or should be present. Matrix and the CLIENT agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of Services and compensation for the Services or termination of the Agreement. Matrix agrees to notify the CLIENT as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered. The CLIENT authorizes Matrix to take measures that in Matrix's professional opinion are justified or legally required to preserve and protect the health and safety of Matrix's personnel and the public, and/or the environment, and the CLIENT agrees to compensate Matrix for the additional cost of such measures.

In addition, the CLIENT waives any claim against Matrix, and agrees to indemnify, defend and hold Matrix harmless from any claim or liability for injury or loss arising from Matrix's encountering, reporting or responding to unanticipated hazardous materials or suspected hazardous materials. The CLIENT also agrees to compensate Matrix for time spent and expenses incurred by Matrix in defense of any such claim, with such compensation to be based upon Matrix's prevailing fee schedule and expense reimbursement policy.

Section 9: STANDARD OF CARE

The Services provided by Matrix under the Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee, in fact or by law, whether of merchantability or fitness for a particular purpose or otherwise, is included or intended in the Agreement, or in any report, opinion, document or otherwise.

Matrix shall not have control over or charge of and shall not be responsible for the acts or omissions of CLIENT and/or Builder/Contractor, subcontractors, consultants or their agents or employees, or of any other persons or entities performing portions of the Work. Matrix shall not supervise, direct or have control over the contractor(s) work, nor shall Matrix have any authority over, or responsibility for, the means, methods, techniques, sequences or procedures of construction selected by the contractor(s), or for any safety precautions or programs incident to the work of the contractor(s), or for any failure of the contractor(s) in furnishing or performing its(their) work. Matrix neither guarantees the performance of any construction contracts by contractor(s), nor assumes responsibility or liability for the contractor's(s') failure to furnish or perform its (their) work in accordance with the applicable contract documents.

When provided, and unless otherwise expressly provided in the Scope of Services, field visits are to observe the progress and general quality of the work completed by the contractor. Unless expressly stated otherwise, such visits and observation are not intended to be an inspection of the quality or quantity of the Contractor's work but rather are solely intended to allow this office to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Construction Documents directly related to this office's scope of services. During or as a result of these site visits, this office shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work. Unless required in this Agreement, material testing and inspection shall be provided by a material testing and testing agency retained by others.

Section 10: INDEPENDENT CONTRACTOR

Matrix shall be an independent contractor in performing the Services and shall not act as an employee of the CLIENT. As such, and subject to the terms and conditions hereof, Matrix shall be responsible for its employees, subcontractors, and agents and for their compensation, benefits, contributions, and taxes, if any.

Section 11: JOBSITE HEALTH AND SAFETY

Insofar as jobsite safety is concerned, Matrix is responsible solely for its own employees' and subcontractor's activities on the jobsite, but this shall not be construed to relieve the CLIENT or his contractors from their responsibility for methods of work performance, superintendence, sequencing of construction, or safety in, on or about the jobsite.

Section 12: INSURANCE

Matrix is insurance as follows: 1) Worker's Compensation Insurance as required by applicable law, 2) General Liability and Automobile Liability Insurance (in the amount of \$1,000,000 combined single limit) for bodily injury and property damage, and 3) Professional Liability (Errors & Omissions) with policy limits equal to at least \$1,000,000. Upon request, Matrix shall provide insurance certificates illustrating the coverage herein.

CLIENT shall require the contractor(s) hired for the project to maintain general liability insurance (including coverage for premises, personal injury, property damage, completed operations, and contractual liability) naming CLIENT, Matrix and its consultants and employees, as additional insureds.

Matrix may terminate services if proof of additional insured status is not provided prior to the start of construction without any liability to CLIENT for resulting damages, whether due to delay or otherwise.

Section 13: INDEMNITY

A. Matrix

Matrix agrees to indemnify and hold harmless CLIENT from and against any damages (including legal fees and costs of investigation where recoverable by law) to the actual extent of negligence of Matrix in the performance of the Services hereunder, provided that such loss, damage, liability or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property.

B. CLIENT

The CLIENT, agrees to indemnify and hold harmless Matrix from and against any damages, (including legal fees and costs of investigation where recoverable by law) to the actual extent of negligence of the CLIENT, or anyone directly or indirectly employed by the CLIENT, in the performance of the CLIENT's obligations under the Agreement, any non-conforming wastes waste(s) or discrepancies in the pertinent manifest(s) as defined by applicable regulations, or an condition existing at the work site(s) prior to the date of the Agreement or caused by anyone directly or indirectly employed by the CLIENT.

Section 14: LIMIT OF LIABILITY

Notwithstanding any other provision contained in the Agreement

- A. In no event shall Matrix, its employees, agents, consultants (including subcontractors) be responsible for any incidental, indirect, impact, or consequential damages (including loss of profits), liabilities or expenses incurred by the CLIENT or any third party as a result of Matrix's performance or nonperformance of the Services contracted for herein, and the CLIENT waives all such incidental, indirect, impact, or consequential damages.
- B. The obligations of Matrix under the Agreement are not intended to and shall not be personally binding on, nor shall any resort be had to the private properties of, any parent, subsidiary or affiliate of Matrix, or any of their respective officers, directors, shareholders, partners, principals, members, managers, beneficiaries, employees, consultants (including sub-contractors) or agents. Any provision in this Agreement that inures to the benefit of Matrix shall also inure to the benefit of Matrix's officers, directors, shareholders, partners, principals, members, managers, beneficiaries, employees, consultants (including sub-contractors) or agents.
- C. Matrix's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of, or in any way related to the Agreement from any cause or causes, including but not limited to Matrix's errors, negligence, omissions, strict liability, breach of contract or breach of warranty, shall not exceed the total contract amount for the Services provided by Matrix or the limit of liability available at the time of the claim, whichever is lesser.
- D. Matrix disclaims, and the CLIENT waives, any implied warranties of merchantability or fitness for a particular purpose with respect any equipment or other personal property procured by Matrix and provided to the CLIENT as part of any Services.
- E. Matrix and CLIENT agree that, to the extent any damages are covered by property insurance during construction, or afterwards, Matrix and CLIENT waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in the edition of AIA Document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement. Matrix and CLIENT, as appropriate, shall require of the contractors, sub-consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.
- F. CLIENT recognizes and expects certain Change Orders may be required due, in whole or in part to omissions, ambiguities, or inconsistencies in the Drawings, specifications, and other design documentation furnished by Matrix or as a result of the other professional services performed or furnished by Matrix under this Agreement, and that Matrix is not responsible for the costs associated with these Change Orders to the extent Change Orders include any cost that CLIENT would have incurred if the covered Change Order work had been included originally in the Drawings, specifications, and other design documentation, without any omission, ambiguity, or inconsistency in the Construction Documents.
- G. To the maximum extent permitted by law, the limitations on damages, the releases from liability, the limitations of liability, and the exclusive remedies provisions expressly provided in the Agreement shall apply even in the event of the fault of Matrix(in whole or in part), including but not limited to negligence , strict liability or breach of contract of Matrix.

Section 15: PROJECT DELAYS

If Matrix is delayed at any time in performing the Services for any specific project or activity by an act, failure to act, or neglect of the CLIENT or the CLIENT'S employees or any third parties; by changes in the scope of work; by unforeseen circumstances including delays authorized by the CLIENT and agreed to by Matrix; by acts of force majeure including, without limitation, fires, floods, riots, and strikes; by delays caused by foreign or domestic governmental acts or regulations; or by any cause beyond the reasonable control of Matrix, then the time for completion of the Services shall be extended based upon the impact of the delay. Matrix shall receive an adequate compensation adjustment if the delays caused by any of the above result in changes, require additional services, or result in additional costs to Matrix.

Section 16: ASSIGNMENT

Matrix and CLIENT shall not assign the Agreement in whole or part without the written consent of the other, except that CLIENT may assign this Agreement to an institutional lender providing financing for the Project. In such event, the lender shall assume the CLIENT'S rights and obligations under this Agreement, including full payment of all sums due for services rendered. Matrix shall only execute consents reasonably required to facilitate such assignment. Matrix in no way is prohibited from retaining consultants or subcontractors, or persons and entities not in its employ, when it is appropriate to do so. Such persons and entities include, but are not limited to, surveyors, specialized consultants, drilling contractors, and testing laboratories. Matrix's use of others for additional services shall not be unreasonably restricted by the CLIENT provided Matrix notifies the CLIENT in advance.

Section 17: THIRD PARTY EXCLUSION

Nothing in this Agreement shall be construed to create a cause of action in favor of any third parties, it being the express intent not to create any third-party beneficiaries to this Agreement..

Section 18: SEVERABILITY

If any clause or section of the Agreement shall be deemed void or invalid, such a decision shall only apply to that particular section(s) and shall not render the rest of the Agreement invalid. The balance of the Agreement shall remain in force.

Section 19: TERMINATION

Matrix may terminate the Agreement upon five (5) days' written notice if the CLIENT defaults in the payment for the Services or for any other material default by the CLIENT under the Agreement. The CLIENT or Matrix may terminate the Agreement upon fourteen (14) days' written notice for any reason which may arise or for no reason. In the event of such termination of the Agreement for any reason which may arise or for no reason, the termination will become effective fourteen (14) calendar days after receipt of the termination notice. Irrespective of which party shall affect termination of the cause therefore, the CLIENT shall within thirty (30) calendar days of termination remunerate Matrix for the Services rendered and costs incurred (including all reimbursable costs hereunder), in accordance with Matrix's prevailing rate schedule.

Section 20: GOVERNING LAW AND VENUE

Unless otherwise provided in an addendum, the law of the State of New Jersey will govern the validity of the Agreement, its interpretation and performance, and remedies for any other claims related to the Agreement. Any litigation arising from this Agreement shall be venued in the Superior Court of New Jersey, Morris County.

**APPENDIX B
MATRIX FEE SCHEDULE**

2025 PERSONNEL RATES

TITLE	HOURLY RATE
Expert Professional	\$350.00
Managing Director III	\$320.00
Managing Director II	\$300.00
Technical Director III	\$300.00
Managing Director I	\$280.00
Technical Director II	\$280.00
Technical Director I	\$260.00
Project Manager IV	\$245.00
Senior Professional IV	\$245.00
Project Manager III	\$230.00
Senior Professional III	\$230.00
Project Manager II	\$215.00
Senior Professional II	\$215.00
Project Manager I	\$195.00
Senior Professional I	\$195.00
Project Professional IV	\$185.00
Technical Specialist VIII	\$185.00
Project Professional III	\$175.00
Technical Specialist VII	\$175.00
Project Professional II	\$165.00
Technical Specialist VI	\$160.00
Project Professional I	\$155.00
Technical Specialist V	\$150.00
Staff Professional IV	\$145.00
Staff Professional III	\$135.00
Technical Specialist IV	\$135.00
Technical Specialist III	\$125.00
Staff Professional II	\$120.00
Technical Specialist II	\$115.00
Staff Professional I	\$110.00
Technical Specialist I	\$105.00
Administrative Support II	\$80.00
Administrative Support I	\$70.00

REIMBURSABLE EXPENSES

ITEM	FEE
Black & White Copy 8½ x 11 to 18 x 24	\$0.25/sheet
Black & White Copy 24 x 36 to 30 x 42	\$3.25/sheet
Color Copy 8½ x 11 to 11 x 17	\$0.50/sheet
Color Copy 24 x 36 to 30 x 42	\$35.00/sheet
Mylar 24 x 36	\$40.00/sheet
Mylar 30 x 42	\$60.00/sheet
Robotic per diem	\$350.00
Scanner per diem	\$475.00
Subconsultants	115% of cost
Out-of-pocket expenses	115% of cost
Mileage expenses	Federal rates