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October 27, 2021

Timothy Dacey
Business Administrator
Township of Piscataway
455 Hoes Lane
Piscataway, New Jersey 08854

**Re: Proposal for LSRP Services
Former Halper Farm
Block 5601, Lot 4.07
1707 South Washington Avenue
Township of Piscataway
Middlesex County, New Jersey**

Dear Mr. Dacey:

CME Associates (CME) appreciates the opportunity to submit for your consideration this proposal for professional environmental consulting services to continue to assist Piscataway Township in the investigation and remediation of environmental contamination concerns on the above referenced property (Site).

It is CME's understanding that the Township intends to redevelop the Site as an ecological park. This proposal is in response to the Township's request for a Scope of Services to advance investigation/remediation of the Site in conjunction with the proposed improvements.

BACKGROUND

The Site consists of approximately 75 acres of land historically used for agricultural operations, including a dairy farm, and was more recently used for leaf mulching/composting and horse-riding activities; asphalt millings and soils were also imported to the Site. PMK Group, Inc. (PMK) conducted Preliminary Assessment (PA) and Site Investigation (SI)/Remedial Investigation (RI) at the property on behalf of the Township of Piscataway in 2005 and 2006. Following completion of the PA and SI/RI activities by PMK, TRC Environmental Corporation (TRC) conducted additional delineation activities in 2006 and identified five (5) areas of impacted soil (including a pesticide-impacted area) and an off-site soil pile that extended onto



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the northwestern portion of the Site. Portions of the PMK and TRC reports were provided to CME for review.

The investigations performed by PMK and TRC, as well as TRC's Remediation Cost Evaluation dated January 2, 2007 compared soil sample analytical results to the NJDEP Soil Cleanup Criteria (SCC) in effect at the time. TRC subsequently prepared an Environmental Cost Reserve Evaluation Update dated February 28, 2013 to update the estimated costs for some of the proposed remedial alternatives to 2012 dollars. TRC's update letter indicates that due to regulatory changes, including amendments to the applicable soil remediation standards (NJAC 7:26D), additional soil sampling will be required to delineate the horizontal and vertical extent of soil contamination.

CME conducted a Due Diligence Preliminary Assessment (PA) in November 2019 to support the Township's litigation efforts. The PA identified twelve (12) Areas of Concern (AOCs) associated with the Site.

- AOC-1: Historic Agricultural Use
- AOC-2: Previously Identified Soil Contamination Areas
- AOC-3: Former Soil Pile
- AOC-4: Former Heating Oil ASTs
- AOC-5: Existing Storage Tank
- AOC-6: Former Silo
- AOC-7: Loading Docks
- AOC-8: Storage Areas
- AOC-9: Floor Drains
- AOC-10: Septic Systems
- AOC-11: Imported Material Stockpiles
- AOC-12: Debris/Solid Wastes

Based on the findings of the PAR, no further investigation of AOC-4, AOC-6, and AOC-12 was recommended. The PAR recommended further investigation of AOC-1, AOC-2, AOC-3, AOC-5, AOC-7, AOC-8, AOC-9, AOC-10, and AOC-11 pursuant to the *Technical Requirements for Site Remediation* (TRSR; NJAC 7:26E) and NJDEP guidance documents to establish if contaminants are present above any applicable remediation standard or criterion, and whether additional investigation and/or remediation is necessary.



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CME subsequently performed soil investigations of the identified AOCs at the Site in accordance with the NJDEP's TRSR (NJAC 7:26E) and applicable guidance documents, as documented in CME's November 2019 Evaluation of Remedial Alternatives and Estimated Costs. CME's investigations included soil sampling and laboratory analysis to assess the extent of soil contamination at the previously identified AOCs and to investigate the additional AOCs at the Site.

SCOPE OF SERVICES

It is CME's understanding that the Township would like to complete the remediation of the Site as part of site redevelopment activities. To complete the remediation of the Site, CME proposes to conduct the following overall phases of work:

- Complete a Preliminary Assessment to support the issuance of a site-wide Response Action Outcome (RAO)
- Complete the horizontal and vertical delineation of soils at the Site and collect additional information to support development of a remedial design;
- Prepare a grading/remediation plan in accordance with the proposed park improvements;
- Prepare the design of the proposed remediation, as well as construction bid documents;
- Oversee the Township's selected remediation/site contractor during the performance of the proposed remedial action in conjunction with the proposed park improvements; and
- Document the completed remedial activities and submit to the NJDEP a Remedial Action Report (RAR) to support issuance of a RAO.

The following proposed tasks will be completed in accordance with the *Administrative Requirements for the Remediation of Contaminated Sites* (ARRCS; NJAC 7:26C), the *Technical Requirements for Site Remediation* (TRSR; NJAC 7:26E), and applicable NJDEP guidance documents. Note that based on the findings of the proposed remedial activities, further investigation and/or remediation may be warranted. This proposal does not include costs associated with any investigation/remediation services beyond the Scope of Services present herein.



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Task 1: LSRP Administrative Services

This proposal includes Licensed Site Remediation Professional (LSRP) services which are required to be completed in order to comply with NJDEP regulatory requirements. CME Associates will provide the required LSRP services, as follows:

Confirmed Discharge Notification

Pursuant to NJAC 7:26C-1.7 and NJAC 7:26E-5.3, the NJDEP must be notified of contamination discovered at a property by the person responsible for conducting remediation. Accordingly, CME will notify the NJDEP and obtain an incident number for the soil contamination identified at the Site. CME will also prepare and submit the required Confirmed Discharge Notification Form via the NJDEP's online portal.

LSRP Notification of Retention Form

In accordance with NJAC 7:26C-2.3, the person responsible for conducting remediation must retain the services of a New Jersey Licensed Site Remediation Professional (LSRP) to oversee remedial activities at a site. CME Associates will prepare and submit the LSRP Notification of Retention Form electronically to notify the NJDEP that the Township of Piscataway has retained Behram Turan, P.E., LSRP of CME Associates as the LSRP of Record to oversee remedial activities at the Site. The Township will be notified by the NJDEP once the LSRP Notification of Retention Form is electronically submitted.

Annual Remediation Fees & Form

The NJDEP Annual Remediation Fee is the fee that the person responsible for conducting the remediation is required to pay to the Department on an annual basis in accordance with NJAC 7:26C-4.3 when the responsible party is required to conduct remediation. The NJDEP Annual Remediation Fee is the sum of the applicable contaminated areas of concern fee and the total contaminated media fee. The annual remediation fee for 2021 is estimated at **\$10,175** based on category 3 and impacts to soil only. CME will prepare the required Annual Remediation Fee Form based on the contaminated Areas of Concern (AOCs) and impacted media at the Site. This proposal includes estimated costs for annual remediation fees for two (2) years.

Public Notification and Outreach

Pursuant to NJAC 7:26C-1.7, public notification and outreach efforts are required as part of any remediation to be conducted at a contaminated site. At least fourteen (14) days prior to initiating remedial investigation activities, a public notice sign must be posted at the property boundary, per NJAC 7:26C-1.7(h)2. Accordingly, CME will post the required sign, complete and file the



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Public Notification and Outreach Form, and submit proper documentation to applicable government agencies (e.g., NJDEP, health department, municipal clerk).

Initial Receptor Evaluation

Pursuant to NJAC 7:26E-1.12 et seq., an initial receptor evaluation is required to be completed. CME proposes to conduct an initial receptor evaluation including mapping current land uses in the site vicinity and performing an ecological receptor evaluation. CME will also complete and submit the required Receptor Evaluation Form to applicable government agencies (e.g., NJDEP, health department, municipal clerk).

Receptor Evaluation Updates

Pursuant to NJAC 7:26E-1.12 et seq., the receptor evaluation must be updated and submitted to the NJDEP along with any key document submittal (e.g., RIR, RAR). Accordingly, CME will conduct a receptor evaluation update based on the findings of the investigations performed at the Site. CME will also complete and submit the required Receptor Evaluation Form to applicable government agencies (i.e., NJDEP, health department, municipal clerk).

Data Evaluation and Management

All analytical data will be evaluated and tabulated with comparison to the applicable remediation standards and/or screening criteria. A Data Quality Assessment (DQA) and Data Usability Evaluation (DUE) will be completed for each sampling event and corresponding laboratory dataset pursuant to NJDEP guidance documents. As part of this task, all field observations and logs completed during the investigation and confirmation sampling will be compiled in an appropriate format.

Project Management/Coordination

CME will provide effective project management services to complete the work proposed herein and will coordinate with the Township and their subcontractor(s), CME's subcontractor(s), and the NJDEP, as necessary. CME's assigned LSRP will oversee remedial activities at the Site, prepare/certify related reports, and submit the required Site Remediation Reform Act (SRRA) forms to the NJDEP. CME's LSRP will also participate in project related meetings and conference calls, as directed by the Township.



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Task 2: Preliminary Assessment

To support the issuance of a Site-wide Response Action Outcome (RAO), the NJDEP requires that a preliminary assessment is completed pursuant to NJAC 7:26E-2.1(b).

A Preliminary Assessment (PA) will be conducted in accordance with the *Technical Requirements for Site Remediation* (NJAC 7:26E-3) and the NJDEP's *Preliminary Assessment Technical Guidance* document (March 2018) to evaluate the presence of Areas of Concern (NJAC 7:26E-1.8) on the property. This task includes the following activities:

- A review of Federal, State, and local environmental records in accordance with ASTM Standard E 1527-13, where reasonably available after diligent inquiry;
- A review of reasonably ascertainable documents and records related to any site assessments and/or site remediation activities previously conducted by others;
- A review of historical information including historical aerial photography, USGS topographic maps, Sanborn Fire Insurance Maps, and other sources where reasonably available after diligent inquiry;
- A review of reasonably available physical setting sources and information related to site conditions;
- Interview(s) with the current landowner/operator/occupants (if available) with regard to site operations and environmental conditions on the site;
- A review of chain-of-title property owner information to identify previous owners/occupants of the property in question, and an environmental lien search;
- A site reconnaissance (property inspection) to identify indicators of the potential presence of hazardous materials or petroleum products on the property; adjoining properties will be viewed to the extent possible to evaluate potential off-site impacts on the subject property;
- Evaluation of potentially contaminated areas of concern on the site; and
- Report preparation documenting the methods and findings of the assessment, including appropriate maps and plans as required; the report will present findings and recommendations with regard to additional investigation where required.



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It is assumed that full access to the Site, including interior spaces, will be available as required to complete the preliminary assessment. It is also assumed that the Client will provide any pertinent background information on the property that they might possess. It is requested that the Township provide complete, electronic copies of all reports prepared by both PMK and TRC.

A preliminary assessment is not a comprehensive property evaluation. Please note that the Scope of Services for the preliminary assessment is limited to the tasks outlined above and does not include specific inquiry with respect to wetlands, ecological constraints, radon, asbestos-containing building materials, lead-based paint, toxic mold, or building structural conditions.

Task 3: Remedial Investigation Activities

Prior to the initiation of the remedial action, CME will complete the horizontal and vertical delineation of the previously identified soil contamination at the Site. As part of the remedial investigation, CME will collect additional soil samples to support the design of the proposed remedial actions. The remedial investigation will be conducted in accordance with NJDEP regulatory requirements and guidance documents. CME will retain the services of a qualified drilling contractor to install soil borings proximate to areas of soil contamination previously identified at the Site. Encountered soils will be screened for the presence of volatile organic compounds (VOCs) using a calibrated photoionization detector (PID), assessed for visual and olfactory indications of contamination, and logged by CME personnel. In order to complete the delineation of the horizontal and vertical extents of soil contamination identified at the Site, soil samples will be collected at appropriate locations and intervals proximate to previous samples and will be submitted for appropriate analytical parameters based on the contaminants previously identified at each location/AOC. Final boring/sample locations will be determined in the field and will be surveyed using handheld GPS equipment.

All field activities will be performed in accordance with the site-specific Health and Safety Plan (HASp). All samples will be collected, and all equipment will be decontaminated, in accordance with the site-specific Quality Assurance Project Plan (QAPP), the NJDEP *Field Sampling Procedures Manual* (August 2005 edition, revised April 2011), and applicable guidance documents. For quality control assessment, one (1) field blank sample will be collected on each day of sampling and will be analyzed for the same parameters as the samples collected that day. All samples will be submitted for analysis to a NELAP-accredited and NJDEP-certified laboratory on a standard turn-around time following proper chain-of-custody and data of known



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quality protocols. Upon receipt of laboratory analysis results, CME will compare all soil sample results against the NJDEP's *Soil Remediation Standards* (SRS), per NJAC 7:26D (last amended May 17, 2021).

Task 4: Remedial Investigation Report

CME will prepare a Remedial Investigation Report (RIR) in accordance with NJAC 7:26E-4.9. The report will document the field activities, methods, results, findings and conclusions of the investigations conducted. The report will include all required site plans, field data, analytical summary tables, and laboratory reduced deliverables reports. In addition, CME will prepare and submit the associated NJDEP forms.

Task 5: Remedial Design

Remedial Design

Following completion of the remedial investigation and pre-design investigation activities, CME proposes preparation of a remedial design. The remedial design will be prepared in coordination with the final proposed redevelopment plan for the Site. It is CME's understanding that the proposed redevelopment plan will include the import of fill material to the site, re-use of on-site soil materials, the construction of topographically elevated areas, buildings, and parking areas. The remedial design will identify the areas within the proposed redevelopment that are within impacted AOCs and will specify the minimum requirements for construction in these areas, including engineered cap designs. In addition, the remedial design will identify the requirements for soil blending of pesticide impacted soils, if required. The remedial design will be incorporated into the construction bid specifications and contract documents in conjunction with the proposed Park improvements.

As part of the remedial design, a fill use plan will be developed pursuant to NJAC 7:26E-5.2(g) and 5.5(b)9 and the NJDEP's *Fill Material Guidance for SRP Sites* (April 2015). The fill use plan will identify and specify the requirements for the use of imported fill material within the Site as part of the redevelopment. In addition, the fill use plan will identify the requirements for the re-use of on-site materials in capping impacted areas.

Remedial Action Workplan

A Remedial Action Workplan (RAW) will be prepared in accordance with NJAC 7:26E-5.5 to specify the methods to be utilized to remediate the soil contamination identified at the Site. This



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proposal assumes the vertical and horizontal extent of contaminants in soil will be fully delineated to the applicable NJDEP SRS during the Remediation Investigation proposed herein.

The RAW will include the appropriate forms, site plans, remedial design, implementation schedule, cost estimate, Operation and Maintenance (O&M) plan, and confirmatory sampling plan, as applicable. The site-specific Quality Assurance Project Plan (QAPP) will be updated based on the findings of the investigations conducted at the Site and will be included in the RAW. It is anticipated that the RAW will be combined with the RIR described above.

Construction Specifications for Remediation

CME will prepare construction bid specifications for the project for use in public bidding in accordance with the Local Public Contract Laws. The construction specifications will be prepared to support the remediation of the Site in conjunction with the proposed Park improvements, and will address the anticipated remediation, including (but not limited to) excavation of impacted soils with off-site transportation and disposal, soil blending of pesticide impacted soil, and capping of impacted soils.

Contract Documents

CME proposes to prepare contract documents for the project for use in public bidding in accordance with the Local Public Contract Laws. The remedial design will identify the regulated and hazardous materials, and address by incorporation into the contract documents any special conditions or procedures the contractor should be made aware of prior to bidding. As part of the contract documents, CME will work with the Township to identify contract payment items that will be lump sum or bid item and quantity. In addition, the contract documents will include the development and finalization of the Contract Drawings.

Engineer's Estimate

CME will prepare an Engineer's Estimate for the project based on the final construction quantities and estimated construction costs. The engineer's estimate will be prepared for the remediation of the Site and will incorporate aspects of the final redevelopment as needed to support the remediation.

Task 6: Remedial Actions

Remedial actions will be conducted in accordance with the TRSR (NJAC 7:26E) and applicable NJDEP guidance documents. The general objective of a remedial action is to implement a



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remedy that removes, treats, or isolates contamination at a site, and which is protective of public health and safety and the environment.

This proposal assumes the vertical and horizontal extent of soil contamination at the Site will be fully delineated to the applicable remediation standards during the Remediation Investigation proposed herein. This proposal does not include costs associated with the investigation and/or remediation of groundwater.

Review of the NJDEP's online databases indicates freshwater wetlands are mapped in the central, northeastern, and southeastern portions of the Site and proximate to the central-western property boundary. This proposal does not include costs associated with the identification or delineation of wetlands at the Site, nor costs associated with land use permitting services. It is assumed that land use permits applications will be prepared as part of the redevelopment design and construction

Construction Administration

CME proposes to provide administration of the remediation construction contract on behalf of the Township. CME will inspect and monitor the work of the Contractor(s) and Subcontractor(s) so that it conforms to the provisions of the contract plans and specifications. Construction administration of the remediation contractor will also include review of contractor submittals, inspection of punch list items, as-built drawing preparation, and contractor change order preparation.

Remedial Action Oversight

It is CME's understanding that on-site soils excavated as part of the proposed site improvements (e.g., regrading, underground utilities) will be re-used on-site and/or disposed off-site. CME will coordinate with the Township's contractor(s) and provide field oversight during the excavation and relocation/disposal of contaminated soils at the Site. If soil blending is used as a selected remedial action, CME will coordinate with the Township's contractor(s) and provide field oversight during these activities.

In addition, CME will coordinate with the Township's contractor(s) and provide field oversight services during the installation of the engineering controls (cap) which will prevent direct contact with contaminated soils remaining at the Site. For estimation purposes, it is assumed that CME will provide field oversight of the Township's contractor(s) two (2) days per week for 32 weeks.



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If additional on-site field oversight is required, CME will submit a separate proposal for this work.

Post-Remediation Confirmation Sampling

Following completion of remedial actions, such as excavation and/or soil blending, the NJDEP requires verification that the work sufficiently remediated the on-site soils to concentrations below the remediation standards. CME proposes to collect post-remediation confirmation samples in accordance with NJAC 7:26E-5.2(a)3 and the *Technical Guidance for Site Investigation of Soil, Remedial Investigation of Soil, and Remedial Action Verification Sampling for Soil* (March 2015). Soil samples will be submitted for analysis to a NELAP-accredited and NJDEP-certified laboratory on a standard turn-around time following proper chain-of-custody and data of known quality protocols. Upon receipt of laboratory analysis results, CME will compare all soil sample results against the NJDEP's *Soil Remediation Standards* (SRS), per NJAC 7:26D (last amended May 17, 2021).

Task 7: Remedial Action Report

Remedial Action Report

Upon completion of remedial actions by the Township's contractor(s) and receipt of all proper documentation, CME will prepare a Remedial Action Report (RAR) in accordance with NJAC 7:26E-5.7. The RAR will document the field activities, methods, results, findings and conclusions of the investigations and remedial actions performed at the Site. The report will include laboratory reports, analytical summary tables, and maps and plans to appropriately document the locations of remedial actions and remedial verification samples, as applicable. Based on the findings of the remedial activities, recommendations will be provided for additional investigation and/or remedial actions, if warranted. In addition, CME will prepare and submit the associated NJDEP forms.

Pursuant to NJAC 7:26E-1.12 et seq., the receptor evaluation must be updated and submitted to the NJDEP along with any key document submittal (e.g., RAR). Accordingly, CME will conduct a receptor evaluation update based on the findings of the remedial activities performed at the Site. CME will also complete and submit the required Receptor Evaluation Form to applicable government agencies (i.e., NJDEP, health department, municipal clerk).



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Task 8: Institutional Controls and Permitting

Deed Notice

Soils containing contaminants which exceed the NJDEP Soil Remediation Standards (SRS) will remain at the Site under engineering controls (cap); accordingly, CME will prepare a Deed Notice to serve as an institutional control. The Deed Notice will include exhibits to provide critical technical information to ensure that the institutional and engineering controls are properly documented and maintained, and that the inspection and reporting requirements are sufficient. Once prepared, the Deed Notice will be filed with the Clerk of Union County in accordance with N.J.S.A. 58:10B-13(a).

Remedial Action Permit for Soil

Since soil contaminated above the NJDEP SRS will remain at the Site, a Remedial Action Permit (RAP) for Soil is required. A RAP defines the regular monitoring, maintenance, certification, and reporting requirements that the property owner is responsible to comply with following the remediation. Pursuant to NJAC 7:26C-7 et seq., CME will prepare an application for a RAP for Soil. The RAP application will include proof that the Deed Notice has been filed and stamped with the County docket number. In addition, electronic copies of all exhibit maps and figures will be prepared in both PDF and GIS-compatible formats. CME will prepare and submit the appropriate LSRP forms for the RAP. Note that the NJDEP fee for the RAP for Soil application is estimated at **\$1,650**. This proposal does not include the required RAP application fee; it is assumed the applicable fee will be paid directly by the Township.

Classification Exception Area

This proposal does not include costs associated with the investigation and/or remediation of groundwater. Pursuant to NJDEP regulations and guidance documents, it is assumed groundwater associated with the historic fill materials at the Site exceeds the Groundwater Quality Standards (GWQS; NJAC 7:9C; last amended August 9, 2018), and free and/or residual product are not present. Accordingly, CME will submit to the NJDEP a Classification Exception Area (CEA) for Historic Fill. CME will also prepare and submit the CEA Fact Sheet. The NJDEP will establish and maintain a "Virtual CEA"; a remedial action permit and groundwater monitoring will not be required.



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Task 9: Issuance of Response Action Outcome (RAO)

Following the successful completion of the proposed remedial activities in accordance with all applicable regulations and NJDEP approval of the RAP for Soil, the LSRP will prepare a Restricted Use Response Action Outcome (RAO) for the historic fill material at the Phase 1 Improvements of Forest Road Park in accordance with the ARRCs (NJAC 7:26C-6).

The RAO is a written determination by the LSRP to indicate that the Area of Concern (AOC) was remediated in accordance with applicable regulations and that no further remedial action is required. Pursuant to NJDEP regulations, a RAO cannot be issued until all applicable NJDEP fees have been paid in full.

Based on the findings of the remedial activities proposed herein, additional investigation and/or remediation may be required pursuant to NJAC 7:26C and NJAC 7:26E, which is beyond the scope of this proposal.

Task 10: HDSRF Grant Application

CME will prepare a Hazardous Discharge Site Remediation Fund (HDSRF) grant application for the site investigation activities to fund the remedial investigation, including retroactive work that was done previously. CME will prepare grant application scope and cost estimate including:

- Application Form
- Technical Scope of Work
- Sample Location Plans
- Itemized Cost Estimate

HDSRF grant application will be prepared and signed by the Licensed Site Remediation Professional (LSRP) pursuant to NJDEP requirements. Approval of the funding is contingent upon the Township's intent to remediate and redevelop the contaminated property. Please note that a grant award is subject to NJDEP approval and HDSRF Program funding availability. Also note that certain activities are not eligible for HDSRF funding including but not limited to the preparation of the grant application, site demolition, asbestos survey and abatement work, and NJDEP annual remediation fees.



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ESTIMATED FEES

The total budget for completion of the proposed Scope of Services, including contingency tasks, is estimated at **\$492,350**, as indicated below:

Task	Description	Cost
1	LSRP Administrative Services	
	<i>Confirmed Discharge Notification</i>	<i>\$3,500</i>
	<i>Annual Remediation Fees</i>	<i>\$20,350</i>
	<i>Public Notification Requirements</i>	<i>\$5,300</i>
	<i>Receptor Evaluation: Initial & Updates</i>	<i>\$12,800</i>
	<i>Data Evaluation and Management</i>	<i>\$15,900</i>
	<i>Project Management</i>	<i>\$22,500</i>
2	Preliminary Assessment	\$10,000
3	Remedial Investigation Activities	\$75,000
4	Remedial Investigation Report	\$25,000
5	Remedial Design	
	<i>Remedial Design</i>	<i>\$35,000</i>
	<i>Remedial Action Workplan (RAWP)</i>	<i>\$15,000</i>
	<i>Construction Specifications</i>	<i>\$12,500</i>
	<i>Contract Documents</i>	<i>\$9,500</i>
	<i>Engineer's Estimate</i>	<i>\$4,000</i>
6	Remedial Action	
	<i>Construction Administration</i>	<i>\$15,000</i>
	<i>Remedial Action Oversight</i>	<i>\$75,000</i>
	<i>Post-Remedial Action Confirmation Sampling</i>	<i>\$35,000</i>
7	Remedial Action Report	\$45,000
8	Institutional Controls and Permitting	
	<i>Deed Notice</i>	<i>\$10,300</i>
	<i>Classification Exception Area (CEA)</i>	<i>\$7,700</i>
	<i>Soil Remedial Permit Applications</i>	<i>\$10,500</i>
9	Issuance of a Response Action Outcome	\$15,000
10	HDSRF Grant Application	\$12,500
Total		\$492,350



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The budget includes approximately **\$85,000** in subcontracted costs and direct costs (e.g., laboratory analysis, drilling contractor, equipment rentals) and approximately **\$28,000** in estimated NJDEP fees. Our estimated budget for the proposed Scope of Services is based on the assumption that all contingent tasks are necessary; however, it is possible some tasks will not be necessary and fewer samples will be collected and/or analyzed.

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 Services. The Township will be billed on a time and materials basis for the actual effort expended to implement the proposed tasks in accordance with our hourly billing rates and other expenses associated with the project. CME Associates will not exceed the approved budget without obtaining prior approval of the Township.

LIMITATIONS

This proposal does not include costs associated with additional investigation/remediation services beyond the Scope of Services presented herein. Based on the findings of the proposed investigations, further investigation and/or remediation may be required pursuant to NJAC 7:26C and NJAC 7:26E, which is beyond the scope of this proposal. If additional tasks are required to complete this project in accordance with applicable regulations, CME Associates will prepare separate proposals to further assist the Township (Client).

- CME assumes the Client will facilitate full access to the Site, including any interior spaces, to conduct the activities proposed herein.
- All environmental samples will be submitted to a NJDEP-certified laboratory on a standard turn-around time. Analytical results will be available approximately two (2) weeks after submission to the laboratory. Expedited turn-around times are available for additional fees which are beyond the scope of this proposal.
- All regulatory citations are based on regulatory standards in place at the time of this proposal. CME is not responsible for any changes to regulatory standards or requirements made by the NJDEP or other regulatory agencies.
- This proposal does not include costs associated with the investigation or sampling of groundwater.
- This proposal does not include costs associated with the loading, transfer, removal,



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transportation, and/or off-site disposal of any soil, debris, or solid wastes.

- This proposal does not include costs or services related to the decommissioning of any aboveground or underground storage tanks (ASTs or USTs).
- This proposal does not include costs or services relating to the investigation and/or mitigation of any Vapor Intrusion (VI) concerns/conditions which may be identified at the Site.
- This proposal does not include LSRP services related to any Immediate Environmental Concern (IEC) conditions.

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; NJAC 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 (NJAC 7:26C) 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.
- In the event that any condition is observed by CME that warrants a notification to the NJDEP in accordance with NJAC 7:1E-5 and/or NJAC 7:26C-1.7, CME will notify the Client prior to notification to the NJDEP.
- 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 a RAO by LSRP is not a guarantee or warranty that a site is free of contamination, or that it will be accepted by the NJDEP.



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- NJDEP may audit a 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 serve the Township of Fanwood and look forward to assisting you in this project. Should you have any questions or require clarification, please do not hesitate to contact me at (732) 951-2101, extension 103.

Very truly yours,

CME Associates

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

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