

H2M Associates, Inc.

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February 2, 2022

Janice Talley, P.P., AICP
Director of Planning and Community Development
Township of Montclair
205 Claremont Avenue
Montclair, NJ 07042

Via email: jtalley@montclairnjusa.org

**Re: Contract Amendment for LSRP Services
Supplemental Remedial Investigation Soil Delineation and Finalize Remedial Investigation
Report and Remedial Action Workplan Update
Former Southend Pyramid Site, 399 Orange Road (Block 3904, Lot 57), Montclair, New Jersey
NJDEP PI No. #032880; Case No. 00-12-04-1517-57; NJEDA Project P45922
H2M Proposal No.: LP210593**

Dear Ms. Talley,

H2M Associates, Inc. (H2M) appreciates the opportunity to provide the following contract amendment to Montclair Township (the Township) for environmental services at the former Southend Pyramid property, 399 Orange Road, Montclair, New Jersey (the Site). This contract amendment addresses additional soil delineation and evaluation of the soil impact to groundwater (IGW) pathway at AOC-A, AOC-E, and AOC-F and preparation of a Supplemental Remedial Investigation Report and finalizing the Remedial Action Workplan (RAW) based on the additional data collected. This data collection is necessary based on the results summarized in H2M's April 29, 2021 Combined Remedial Investigation Report Addendum and Draft Remedial Action Workplan. The following sections address the proposed scope of work and technical rationale and cost estimate.

It is anticipated that this work will be completed using funding provided by NJEDA via the Hazardous Discharge Site Remediation Fund (HDSRF) Municipal Grant Program. This proposal includes a separate cost for preparation of an application for additional NJEDA funding on behalf of the Township, as well as coordination with the Township's park designer regarding requirements for soil capping in order for the park to be developed.

Scope of Work

Task 1: Update of Workplans and Mobilization

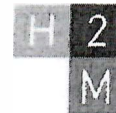
Prior to mobilizing to the Site and in accordance with N.J.A.C. 7:26E-1.6(a)4, the Quality Assurance Project Plan (QAPP) and Site Investigation Work Plan addendum and Health and Safety Plan (HASP) will be updated for use by H2M personnel during field activities to reflect the proposed scope of work.

In preparation for the intrusive activities, the NJDEP-licensed drilling subcontractor will request utility mark-outs via the NJ One Call service for the property.

Task 2: Targeted Supplemental Soil Investigation

Geophysical Survey

A geophysical survey will be performed to clear on-site and off-site locations for subsurface borings prior to drilling. The geophysical survey will consist of methods including ground-penetrating radar (GPR), electromagnetic (EM), and pipe locator scans. Real-time data will be provided by the geophysical subcontractor with results for clearance of sampling locations. Detected utilities will be marked on the ground by the geophysical contractor using the colors established by the American Public Works Association.



The following sections describe the additional horizontal and vertical delineation of soil impacts, mainly related to the NJDEP Impact to Groundwater Soil Screening Level (IGWSSL) exceedances. The investigation consists of up to three days of field effort: the first mobilization will be two days, while the second mobilization, if needed, will consist of one day.

AOC A –Soil Vertical and Horizontal Delineation

Horizontal and vertical delineation of benzene, toluene, ethylbenzene, and total xylenes (BTEX) is complete in AOC-A in all but three borings:

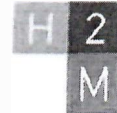
- **AOC-A-SB-3:** Horizontal delineation at soil boring AOC-A-SB-3 is incomplete in the zone from 20 to 22.5 feet below ground surface (bgs). BTEX compounds each exceed their respective IGWSSLs; therefore, horizontal delineation is required to the west of AOC-A-SB-3.
- **AOC-A-SB-16:** Horizontal delineation is incomplete at soil boring AOC-A-SB-16 at 18-18.5 feet bgs. Ethylbenzene is present in this sample at 48.8 milligrams per kilogram (mg/kg), which exceeds the IGWSSL of 13 mg/kg. Vertical delineation at this sample point is complete as the 20-20.5 feet bgs sample is at 10.9 mg/kg, which is below the IGWSSL. Delineation to the east of AOC-A-SB-16 is needed to complete horizontal delineation.
- **AOC-A-SB-6:** Vertical delineation is incomplete at soil boring AOC-A-SB-6. Benzene is present at a concentration of 7.67 mg/kg at a depth of 20-20.5 feet bgs, which exceeds the Residential Direct Contact Soil Remediation Standard (RDCSRS, 2 mg/kg), Non-Residential Direct Contract Soil Remediation Standard (NRDCSRS, 5 mg/kg), and IGWSSL (0.005 mg/kg). Additional sampling is required to complete vertical delineation at this soil boring location.

Proposed delineation sampling locations are shown on **Figure 1**. H2M proposes to advance soil borings at four locations to delineate selected volatile organic compounds (VOCs). Two (2) additional soil boring locations are proposed off-site if the results for on-site horizontal delineation borings for AOC-A-SB-3 exceed the Site-Specific Impact to Groundwater Soil Remediation Standard (SSIGWSRS). Soil samples will be field screened for total VOCs using a calibrated photoionization detector (PID) and soils will be logged on a soil boring log. Samples will be collected from the zones where previous impact to groundwater exceedances were identified in AOC-A-SB-3, AOC-A-SB-16, and AOC-A-SB-A to delineate the previous exceedances horizontally and vertically. It is assumed that up to 16 soil samples from six soil borings to a maximum depth of 25 feet will be collected to complete horizontal and vertical delineation of soil at AOC-A.

The soil samples will be analyzed for BTEX compounds (USEPA SW-846 Method 8260D) on a one-week turnaround to allow for follow-up testing for leachability should constituents in the vadose zone (soil located above the groundwater table) exceed the NJDEP IGWSSL. Analysis for leachability by SPLP is anticipated for up to 5 soil samples via USEPA SW-846 Methods 1312 extraction followed by the appropriate laboratory analytical methods: USEPA SW-846 Methods 8260C (PCE/TCE/TBA) and 8082 (PCB). Two field blank samples (10% of total) will be collected and analyzed for QA/QC.

It is anticipated that all soil cuttings will be returned to the borehole and grouted as needed to fill the soil boring to surface grade. Should grossly contaminated soils be encountered, these impacted soils will be placed in a drum for subsequent off-site disposal. The costs for off-site disposal are not included in this proposal. As the property is undeveloped, no resurfacing (asphalt or concrete) is needed at the site.

Should sampling at the western property boundary not complete horizontal delineation in a westerly direction, additional off-site sampling will be required to delineate soils as required by NJDEP. H2M has included a second day for off-site horizontal delineation, if needed. This will consist of up to two off-site borings completed on either side of Orange Road. Prior to drilling, the driller will obtain County permits and geophysical screening will be completed at each of the boring locations. It is assumed that the borings will be located off the road and that no sidewalk repair nor replacement will be required. One of the off-site boring locations will be advanced into either asphalt or concrete and will require patching to be completed by the drilling subcontractor. The



second boring will be in a vegetated area. It is assumed that no police or traffic controls beyond basic cones will be required.

AOC-E and AOC-F – PCE, TCE, TBA, and PCB Soil Delineation

Horizontal and vertical delineation of PCE is complete in all locations with the following exceptions:

- **AOC-F-D1(E):** Vertical delineation is needed at this soil boring. The concentration of PCE in the 7.5-8-foot bgs sample is 0.0342 mg/kg 0.00534 mg/kg in the 9.5-10 feet bgs sample. Both samples exceed the IGWSSL of 0.005 mg/kg for PCE.
- **AOC-E-F-SB-3:** Vertical delineation is needed at this soil boring as the concentration at the 9.5-10-foot zone is 0.00515 mg/kg, which exceeds the IGWSSL of 0.005 mg/kg for PCE.
- **AOC-F-D5:** The concentration of PCE at the 6.5 to 7 feet bgs is 0.23 mg/kg (which is the reporting limit, or RL), which exceeds the 0.005 mg/kg IGWSSL for PCE. Horizontal delineation of PCE is needed to the south of soil boring AOC-F-D5 at the 6.5-7.0 foot interval.
- **AOC-E-SB-1:** Vertical delineation is needed as the RL as the 7.5-to-8-foot bgs sample is above the IGWSSL of 0.005 mg/kg for PCE.
- **AOC-F-SB-2:** The concentration of PCE in the 7.5 to 8 feet bgs sample is 1.1 mg/kg, which exceeds the IGWSSL for PCE of 0.005 mg/kg. Horizontal delineation is required to the south of AOC-F-SB-2. Vertical delineation is complete at this soil boring location.

Proposed delineation sampling for PCE is shown on **Figure 2**.

TCE

Horizontal and vertical delineation of TCE is complete in all locations with the following exceptions:

- **AOC-F-SB-2:** This sample contains 0.47 mg/kg, which exceeds the TCE RDCSRS of 0.2 mg/kg and IGWSSL of 0.01 mg/kg. Vertical delineation is complete at this location at a depth of 7.5-8 feet bgs; however, horizontal delineation is needed to the south of soil boring AOC-F-SB-2.
- **AOC-F-D5:** The concentration at 6.5 to 7 feet bgs is 0.23 mg/kg (the RL), which exceeds the 0.2 mg/kg IGWSSL. Horizontal delineation of TCE is needed to the south of boring in AOC-F-D5.
- **AOC-E-F-SB-6:** The TCE concentration of 0.0198 mg/kg at 5.5-6 feet bgs exceeds the IGWSSL of 0.01 mg/kg. Horizontal delineation of TCE is needed to the south of soil boring AOC-E-F-SB-6.
- **AOC-F-D1(E):** Vertical delineation is needed at this location to delineate TCE in the 9.5-10 feet bgs sample. This sample contains TCE at 0.0497 mg/kg, which exceeds the IGWSSL of 0.01 mg/kg.
- **AOC-E-SB-1 and AOC-E-SB-8:** Horizontal and vertical delineation is needed as the RL for the samples analyzed from the 7.5 to 8.5 feet bgs from the two borings were above the IGWSSL of 0.01 mg/kg for TCE.

Proposed delineation sampling for TCE is shown on **Figure 2**.

Tert-Butyl Alcohol (TBA)

As demonstrated on **Figure 7** and data presented in **Table 4B** and **Table 5B**, horizontal and vertical delineation of TBA is complete in all locations with the following exceptions:

- **AOC-F-D1:** Tert-butyl alcohol (TBA) was detected in AOC-F-D1(E) at a concentration of 1.6 mg/kg, which exceeds the IGWSSL of 0.3 mg/kg; therefore, vertical delineation is required at this location. Horizontal delineation is also required for TBA detected at a concentration of 1.6 mg/kg at AOC-F-D1(E). Horizontal delineation of the 5.5-6 feet bgs zone will be completed at AOC-E-F-SB-6.

Proposed delineation sampling for TBA is shown on **Figure 2**.

PCBs

Horizontal delineation is complete in all locations. Vertical delineation of PCBs is complete in all locations with the exception of these locations:

- **AOC-E-F-SB-2:** Vertical delineation is needed at this location. The total PCBs in the 9.5-10 feet bgs sample is 0.603 mg/kg. This concentration exceeds the RDCSRS and IGWSSL of 0.2 mg/kg.
- **AOC-E-F-SB-3:** Vertical delineation is needed at this location. The concentration of total PCBs in the 9.5-10 feet bgs sample is 1.84 mg/kg, which exceeds the RDCSRS, NRDCSRS, and IGWSSL.
- **AOC-E-F-SB-6:** Vertical delineation is needed at this location. The concentration of total PCBs in the 9.5-10 feet bgs sample is 0.551 mg/kg, which exceeds the RDCSRS and IGWSSL of 0.2 mg/kg.
- **AOC-F-D1(E):** Vertical delineation is needed at this location. The concentration of total PCBs in the 9.5-10 feet bgs sample is 1.82 mg/kg, which exceeds the RDCSRS, NRDCSRS, and IGWSSL.

Proposed delineation sampling for PCBs is shown on **Figure 3**.

H2M proposes to advance up to 11 soil borings to a maximum depth of 15 feet to complete horizontal and/or vertical delineation of PCE, TCE, TBA, and PCBs in soil at AOC-E and AOC-F. Up to 18 samples will be analyzed for polychlorinated biphenyls (PCBs) (USEPA SW-846 Method 8082) on a standard turnaround. Up to 13 soil samples will be analyzed for PCE and TCE only (USEPA SW-846 Method 8260C), and up to 3 samples will be analyzed for TBA (USEPA SW-846 Method 8260C). The samples will be analyzed with a one-week turnaround to allow for follow-up testing for leachability should constituents in the vadose zone (soil located above the groundwater table) exceed the NJDEP IGWSSL. Analysis for leachability by SPLP is anticipated for up to 5 soil samples via USEPA SW-846 Methods 1312 extraction followed by the appropriate laboratory analytical methods: USEPA SW-846 Methods 8260C (PCE/TCE/TBA). Two field blank samples (10% of total) will be collected and analyzed for QA/QC.

It is anticipated that all soil cuttings will be returned to the borehole and grouted as needed to fill the soil boring. Should grossly contaminated soils be encountered, these impacted soils will be placed in a drum for subsequent off-site disposal. The costs for off-site disposal are not included in this proposal. As the property is undeveloped, no resurfacing (asphalt or concrete) is needed at the site.

Task 3: Preparation of Supplemental Remedial Investigation Report and Finalization of the Remedial Action Workplan

The data gathered during the targeted soil remedial investigation will be compiled and reported in a combined Supplemental Remedial Investigation Report (SRIR) and Remedial Action Workplan (RAWP). The SRIR will describe sampling activities and methodology used, and summarize the data generated during the investigation in tables and on figures. The SRIR will also include a Data of Known Quality review and preparation of NJDEP-required electronic data deliverables (EDDs) and forms.

These data will be used to evaluate the need for remediation against the plans developed for the Orange Road Pocket Park prepared by von Hoffmann Landscape Architecture, Inc. (January 21, 2018). On review and approval of the Draft RAWP and NJDEP RAWP Form by the Township, the RAWP will be finalized and submitted to NJDEP for the required review.

Task 4: Coordination of Remediation Plans with Park Design

On completion of the remedial investigation and review of analytical data, H2M will coordinate with the Township's park designer to ensure the design of the future park incorporates the requirements for capping impacted soil at the site.

Task 5: Grant Funding Application Request Support

H2M will assist the Township in preparing the Hazardous Discharge Site Remediation Fund (HDSRF) Municipal Grant Program application to request NJEDA funding for the supplemental remedial investigation and remedial action workplan. H2M will respond to questions from NJDEP.



On completion of the Remedial Action Workplan, H2M will work with the Township to prepare the application requesting funding under the HDSRF 75-25 Recreation and Conservation Grant for site remediation. H2M will respond to questions from NJDEP.

Schedule

On approval of this proposal, H2M anticipates mobilizing to the site with two weeks of approval by the Township and receipt of funding by NJEDA. Geophysical activities will be completed concurrently with each mobilization for soil sampling. H2M will schedule the soil investigation at the driller's first availability following NJ One Call clearance.

Cost Estimate

The activities described in this proposal will be performed on a Not to Exceed basis. Table 1 provides a summary of the estimated costs for each task described in this proposal. Any work performed outside the scope of this proposal will be billed on a time and materials basis in accordance with H2M's hourly rates of compensation pursuant to the rates attached herein. Out of scope activities include, but are not limited to, meetings and consultation, any response to NJDEP audit(s), outside counsel review of any Response Action Outcome issued, etc. H2M will not incur additional fees without prior discussion with the Township of Montclair. Mileage will be charged in accordance with the standard rates issued by the Internal Revenue Service (IRS). Allowances have been provided for travel expenses for the proposed tasks. Any direct expenses incurred by H2M will be billed at cost plus a 10% administrative markup.

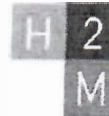
Billing shall be made by monthly invoice. Monthly invoices shall be payable in full within thirty (30) days of the invoice date. This proposal assumes the following:

1. Work can be done during normal weekday work hours.
2. Soil sampling activities will be completed in two mobilizations. The first mobilization will be up to two days. The second mobilization will be up to one day.
3. H2M assumes that the Township (owner) will allow full and unfettered site access to H2M and its subcontractors to perform the work outlined herein.
4. Off-site soil borings can be completed in vegetated areas and sidewalks off the roadway and will not require sidewalk repair/replacement.
5. Off-site soil borings will be completed on the roadside and will require only traffic cones. It is assumed that no police or other traffic control will be required.
6. Soil cuttings can be returned to the soil boring they originated from and require no off-site disposal.

Table 1: Cost Estimate

Task	Task Description	Estimated Labor	Estimated Expenses (Subcontractor Costs Included)
1	Update of Workplans and Mobilization	\$3,000	--
2	Targeted Soil Investigation (up to 3 days of drilling and sample collection)	\$5,300	\$16,980
3	Preparation of Supplemental Remedial Investigation Report and Finalization of Remedial Action Workplan	\$9,800	\$200
4	Coordination of Remediation with Park Design	\$3,320	—
5	Grant Funding Preparation and Application Support	\$3,500	—
Subtotals:		\$24,920	\$17,180
TOTAL:			\$42,100

Ms. Janice Talley, PP, AICP
Township of Montclair
LP210593
February 2, 2022
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We propose to perform these services in accordance with the terms and conditions of our current Proposal Statement, Licensed Site Remediation Professional Services (LSRP) signed June 24, 2011. This proposal shall remain open for sixty (60) days from the date of this proposal. Extensions shall be made in writing only.

If this proposal meets with your approval, please return one signed copy of this letter as your notice to proceed. Please contact us Sonya Ward at (862) 702-2906 or sward@h2m.com if you have any questions.

H2M ASSOCIATES, INC.

Sonya Y. Ward, LSRP, CPG, CGWP, CHMM
Department Manager - Environment

Sui Y. Leong, LSRP, PE, LEED-AP
Vice President

cc: Jason Potosnak, H2M

AGREED AND ACCEPTED:

Signature

Timothy Staffans

Name Printed

Township Manager

Title

3/11/22

Date

H2M ASSOCIATES, INC. RATE SCHEDULE

LP210593

LABOR

Job Title	Hourly Rate
Principal/Division Director	\$200.00
Licensed Site Remediation Professional (LSRP)	\$180.00
Senior Project Manager / Senior Project Environmental Engineer / Scientist / Subsurface Evaluator	\$135.00
Project Manager / Project Environmental Engineer / Scientist	\$110.00
Project Geologist / Hydrogeologist	\$98.00
Staff Environmental Engineer / Scientist	\$89.00
CADD Operator / Technician	\$105.00
Environmental Technician	\$70.00
Administrative Assistant	\$65.00

EXPENSES

Expenses	Cost
Mileage for Personal or Company Owned Utility Vehicle	\$.56/mile or IRS minimum/mile
Reproduction for project specific documents:	
8½" x 11" Black & White	\$0.08/page
8½" x 11" Color	\$0.25/page
11" x 17" Black & White	\$0.16/page
11" x 17" Color	\$0.50/page
24 x 36 copies	\$1.25/page
36 x 48 copies	\$2.00/page
Other Direct Expenses (e.g., subcontractors, outside lab, field equipment, FedEx, etc.)	Cost plus 10%