

**Proposal for Phase I Environmental  
Site Assessment and Preliminary  
Assessment Report (Phase I ESA/PAR)  
Old Vauxhall Library, 123 Hilton Avenue  
Union Township, New Jersey 07088**

**James J. Damato, Esq.  
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**Prepared by:**

**PEi** PRESTIGE  
ENVIRONMENTAL  
Inc.

Innovation...because your property matters

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July 14, 2015



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Re: Proposal for Environmental Consulting  
Services - Phase I Environmental  
Site Assessment and Preliminary  
Assessment Report (Phase I ESA/PAR)  
Old Vauxhall Library, 123 Hilton Avenue  
Union Township, New Jersey 07088

Dear Mr. Damato:

▪ Introduction/Objectives

Prestige Environmental, Inc. is pleased to present this proposal to perform a Phase I Environmental Assessment/Preliminary Assessment (Phase I ESA/PA) for the Old Vauxhall Library located at 123 Hilton Avenue, Union Township, Union County, New Jersey ("the Property"). It is our understanding that the Union Township Board of Education intends to demolish the building. Therefore, the assessment will also include: an asbestos survey and a geophysical survey.

The Phase I ESA will be performed in accordance with the American Society for Testing and Materials ("ASTM") Standard E1527-13. The Phase I ESA will be augmented to satisfy the Preliminary Assessment ("PA") requirements set forth in the New Jersey Department of Environmental Protection (NJDEP) "Technical Requirements for Site Remediation - NJAC 7:26E".

The objective of the due diligence inquiries, *i.e.* Phase I ESA and PA is to satisfy requirements to qualify the prospective purchaser of a property for the "innocent landowner, contiguous property owner, or bona fide prospective purchaser defense", as defined by the Federal Comprehensive Environmental Response and Liability Act ("CERCLA"), as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996 (the "Lender Liability Amendments"), and the Small Business Liability Relief and Brownfields Revitalization Action of 2001. The same "innocent purchaser" liability

protection is provided by "NJ Spill Compensation and Control Act" (N.J.S.A. 58:10-23.11 - a.k.a. the "Spill Act"). The objective of the Preliminary Assessment ("PA") is also to identify potential areas of concern ("AOC") and/or recognized environmental conditions at the site, as well as to establish an appropriate Site Investigation ("SI") scope of work to document soil and groundwater quality.

The geophysical survey is commonly used to detect and identify subsurface utilities, tanks, piping, drums and similar structures. Asbestos survey is conducted to identify the type of quantity of asbestos-containing building materials.

## 2.0 Procedure

### A. Phase I Environmental Assessment/Preliminary Assessment (Phase I ESA/PA)

Prestige Environmental, Inc. will conduct all appropriate inquiry and prepare an environmental report in compliance with N.J.A.C. 7:26E-3.1 and ASTM E-1527-05. Compliance with the ASTM standard is being required with regards to identifying potential off-site issues that could impact the project.

In accordance with the All Appropriate Inquiry ("AAI") Rule, developed by the Environmental Protection Agency (EPA), ASTM has updated its due diligence standard to E1527-13 in order to meet the AAI standards. In light of the AAI rule, this ESA will be conducted in accordance with the ASTM E1527-13 "Standard Practice for Environmental Site Assessments", for the purpose of assessing the environmental condition of the property, and to identify Recognized Environmental Conditions ("RECs") associated with the site.

Pursuant to the "NJ Spill Compensation and Control Act" (N.J.S.A. 58:10-23.11 - a.k.a. the "Spill Act"), to establish that a person had no reason to know that any hazardous substance had been discharged to a site, the person must have undertaken, at the time of acquisition, all appropriate inquiry into the previous ownership and uses of the property. All appropriate inquiry per this standard means the performance of a preliminary assessment ("PA"), and site investigation (SI), if the preliminary assessment indicates that a site investigation is necessary. The objective of a PA is to identify Areas of Concern ("AOCs").

The following tasks will be performed for the Phase I ESA/PA:

## **1. Site Inspection**

Prestige Environmental will conduct a visual inspection of the site for the purpose of identifying RECs and AOCs as defined above. Of particular concern will be the identification of hazardous and potentially hazardous substances, areas where hazardous materials may be or may have been used, stored or disposed of on site, USTs, potential PCB containing equipment. Our investigation will include observations of existing properties contiguous to the property that is the subject of this Scope of Services. Our observations will be made from the site or surrounding public lands and will focus on identifying the present use of the surrounding properties as well as the potential for contamination to be present on them. We will not seek right of entry to those adjoining private properties unless you authorize us to do so.

In accordance with the standards applicable to this inspection Prestige Environmental will;

- perform a walk-through visual observation of the interior and exterior areas of those areas of the site that are readily accessible the site);
- interview available persons (i.e. the user, the owner, key site contact, management, tenants, and 3rd party individuals) familiar with the particular project as well as history of the site
- photograph areas of the site and adjoining properties, and
- review available plans, permits and certificates provided by the user or key site contact to assist us in fulfilling the assignments objectives.

## **2. Historical Research**

Prestige Environmental will review historical documents which are reasonably ascertainable pursuant to the ASTM E 1527-13 standards in order to develop a history of the previous uses of the property to help identify the likelihood of past uses having led to RECs/AOCs being associated with the property. If this search is inconclusive due to data failure or data gaps these will be identified and discussed.

Prestige Environmental will also review local government records including those of the local fire, health and building departments to evaluate if there are records relating to environmental or health issues on file. If pertinent records are present, we will attempt to review and/or obtain copies of such records. Unless specifically requested on the authorization form, this scope of work does not include an independent Title Records Search or an independent review of Environmental Liens and Activity or Use Limitations associated with the site.

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General Counsel

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In addition, Prestige Environmental will obtain and review an environmental database search report of Federal, State and local government regulatory records to evaluate if the subject site or any properties within the search distances set forth in the ASTM standard have been cited as having environmental concerns that could present a Recognized Environmental Condition to the subject site.

Pursuant to NJAC 7:26E-3.1(c)1., Prestige Environmental will also conduct a review of the following historical resources to the extent available and/or provided by the client for review in order to document diligent inquiry:

- Sanborn Fire Insurance Maps
- McRea's Industrial Directory Search
- Historical Aerial Imagery
- Site Plans and Facility As-Built Drawings (if provided by client)
- Industrial/City Directory Reviews
- Title and Deed (if provided by client)
- The NJDEP Geographic Information System (GIS)
- Federal, State, County, and Local Government Files (excluding personal visits)

We will also review other information provided by the client, and will assess site history including previous operations and ownership.

## **B. Geophysical Survey**

Geophysical survey has been developed over the past thirty years for shallow, high-resolution, subsurface investigations of the earth. One of the instruments used is the Ground-Penetrating Radar (GPR). GPR uses high frequency pulsed electromagnetic waves (generally 10 MHz to 2,000 MHz) to acquire subsurface information. An EM wave is propagated downward into the ground by a transmitting antenna. Where abrupt changes in electrical properties occur in the subsurface, a portion of the energy is reflected back to the surface. This reflected wave is detected by a receiver antenna and transmitted to a control unit for real time processing and display. The penetration depth of the RD1000 unit varies from several inches to tens of feet according to site-specific conditions. The penetration depth decreases with increased soil conductivity. The penetration depth is the greatest in ice, dry sands, and fine gravels. Clayey, highly saline or saturated soils, areas covered by concrete, foundry slag, or other highly conductive materials greatly reduce GPR penetration. GPR is a method that is commonly used for environmental, engineering, archaeological, and other shallow investigations.

The Fisher TW-6 metallic locator is designed to find pipes, cables and other metallic objects such as underground storage tanks (USTs). The TW-6 transmitter generates an electromagnetic field that induces electrical currents in the subsurface. These currents produce a secondary electromagnetic field that is measured by the TW-6 receiver. One surveyor can carry both the transmitter and receiver together to search for underground metallic objects, although the TW-6 response can also be affected by the electrical properties of non-metallic materials in the subsurface.

The Radiodetection (RD) transmitter and receiver are commonly used for pipe and cable locating. The multi-frequency transmitter can be directly connected, clamped, or used to induce a signal in a target line while the multi-frequency receiver is used to measure the signal from energized lines.

### **C. Asbestos Survey**

Our project team anticipates that this Contract for the library building would involve bulk sampling and analysis to confirm the presence of asbestos-containing materials which may be impacted by demolition. We anticipate that the design services for asbestos abatement activities to work in conjunction with the School District's demolition schedule as well as the associated bid administration, project management, monitoring and air testing may also be required subsequently for which a separate proposal will be submitted.

Sampling and analysis will be conducted to refute or verify the asbestos content of materials which are likely to be disturbed during the demolition activities. In this regard, all sampling activities shall be performed in conformance with the AHERA assessment and sampling protocols, National Institute of Occupational Safety and Health (NIOSH) sampling methods, Public Employees Occupational Safety and Health (PEOSH) adopted referenced standards, New Jersey Department of Health and Senior Services (NJDHSS) New Jersey Administrative Code, (NJAC) 8:60, and Department of Labor and Workforce Development (NJDOLWD), NJAC 12:120, regulations.

In accordance with the AHERA regulation, our team of field inspectors shall collect the appropriate number of bulk samples for the type of material in question (i.e., surface, thermal or miscellaneous). Sampling shall be recorded on Chain-of-Custody with each sample being assigned an individual sample number. Field inspectors shall also establish a description of the area and material sampled as well as verify the quantity of the material to be impacted from the AHERA management Plan for the facility being assessed. All bulk samples shall be sent to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory for Polarized Light Microscopy (PLM) analysis. Where samples are

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being collected of Non-friable Organically Bound (NOB) materials and where PLM analysis reveals a result of None Detected or less than one percent (<1%), the samples will then be forwarded for Transmission Electron Microscopy (TEM) NOB analysis in accordance with the NJDOLWD regulation, which was updated in June of 2006.

At the completion of the bulk sampling activities, we will prepare a report outlining the results of the materials collected. We will also offer recommendations as to which materials, if any, will require abatement and the subsequent steps needed to complete the project in accordance with the appropriate state and federal regulations.

### 3.0 Report and Reliance

On completion of the investigative portion of this assessment, Prestige Environmental will prepare a report in accordance with the above referenced standards documenting the activities conducted and including copies of records obtained. Our report will include an assessment of our findings, opinions, and conclusions with respect to both RECs and AOCs as well as to Non-ASTM scope items (if requested). Unless otherwise requested, our report will also include recommendations with respect to RECs and AOCs.

ASTM defines a User as “the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager”.

### 4.0 Schedule

The Phase I ESA/PA, asbestos survey and geophysical survey will be initiated upon acceptance of this proposal. The report will be completed within 45 days. Please note that outstanding information, such as agency responses, may be received at a later date and will be submitted as an addendum to the report. Prestige Environmental will deliver an electronic copy of the report. If requested, the report will be delivered on a compact disc (CD).

### 5.0 Fee

Prestige Environmental proposes to provide the services described herein for a fixed fee of \$13,800.<sup>00</sup>. A breakdown is shown below.

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A.	Phase I ESA/PA	\$3,250.00
B.	Geophysical Survey	\$2,250.00
C.	Asbestos Survey	<u>\$8,300.00</u>
	Total	\$13,800.00

A request for documents will be filed with the local township and County offices, as well as NJDEP's Office of Records within three days. It should be noted that the government offices generally do not respond in time, and a visit to these offices may be required. The scope of work does not include collection of soil and groundwater samples for laboratory analysis or site remediation. If additional services are required, Prestige Environmental will provide services on as needed basis in accordance with the standard Schedule of Charges.

#### 6.0 Firm's Professional Profile

Prestige Environmental, Inc. provides solutions to federal, state and municipal governments and private-sector clients, all from its convenient New Jersey location. The firm has three Professional Engineers, two Licensed Site Remediation Professionals (LSRPs), geologists, hydro-geologists, scientists and field technicians on staff that can take any project from inception to regulatory closure. Over the years, these individuals and other technical staff members have worked on many projects similar to those proposed in this Scope of Work, including complex projects involving multiple sites and simultaneous survey, analysis, and action items. Thus, the City of Plainfield can be confident that this team can complete technical work in all phases of the assignment, from initial site investigation to ultimate site closure and regulatory compliance.

Prestige Environmental is backed by a full range of professional licenses and certifications, required or useful specifically for work in the Tri-State area. Some of these are listed below:

#### Licenses

- New Jersey Department of Environmental Protection (NJDEP)
- NJ-Board of Professional Engineers and Land Surveyors

#### Certifications

- U. S. Small Business Administration (SBA) - SDBE
- Small Disadvantaged Business (SDB)
- Minority Business Enterprise (MBE)
- Disadvantaged Business Enterprise (DBE)



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- NJ Commerce & Economic Growth Commission
- New Jersey Department of Transportation (NJDOT)
- New Jersey Transit (NJ Transit)
- New Jersey Turnpike Authority
- The Port Authority of NY & NJ
- NJ Department of Labor - Division of Wage and Hour Compliance
- Delaware River Port Authority
- Southeastern Pennsylvania Transportation Authority (SEPTA)

Team Professional Staff Certifications and Memberships (Partial List)

- Professional Engineer (P.E.)
- NJDEP Licensed Site Remediation Professional (LSRP)
- NJDEP - Underground Tanks: Installation, Closure, Subsurface Evaluator, Corrosion Specialist
- NJ Board of Public Utilities (BPU) Supplier Diversity Development Council
- American Society of Civil Engineers (ASCE)
- American Society of Highway Engineers (ASHE)
- Certified Professional Geologist (American Institute of Professional Geologists)
- American Association of Petroleum Geologists (AAPG)
- OSHA Safety Training Certificates

Prestige Environmental's core mission is clear: to provide best environmental consulting and remediation services in ways that will bring the greatest, lasting value to its clients and their communities.

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We thank you for the opportunity to provide services to the Union Township Board of Education, and look forward to assisting you on this project. Please contact us if you have any questions or need additional information.

Sincerely,  
Prestige Environmental, Inc.



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