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May 15, 2026

County of Passaic
Engineering Dept.
(Q) 973-881-4450
401 Grand Street, Room 524
Paterson, N.J. 07505

Attention: Nordan Murphy
Email: nordanm@passaiccountynj.org
Phone: 973-881-4456
Reference: **Revised Underground Storage Tank Removal Proposal**
Site: Operations/Paterson 42-60 Columbia Avenue Paterson, N.J.

Aurora Environmental, Inc. was established in 1992 and has specialized in the field of Underground Storage Tanks for over 34 years. Aurora is the one and only source you need to handle your environmental issues. Aurora supplies qualifications that are unsurpassed in the industry. Aurora Environmental, Inc. is certified by the NJDEP for the Removal, Installation, Testing and Sub-Surface Evaluation of Underground Storage Tanks.

Aurora Environmental, Inc.'s key personnel have over 34 years' experience in the environmental and underground storage tank fields. Aurora Environmental, Inc.'s personnel are trained and certified by the O.S.H.A. and the NJDEP.

Aurora Environmental, Inc. prides itself in providing its clients with the knowledge that the services provided are supplied by Aurora's own personnel. Services provided include tank removal, tank installations, soil testing, and NJDEP Reporting.

Aurora Environmental, Inc. is a company staffed with qualified professionals and technicians providing the highest quality, cost effective solutions that meet the challenges of governmental, industrial and residential concerns, large or small projects while keeping our clients' needs as our priority concern.

John DiGregorio
President

NJ State Contract #42274

Underground Storage Tank Removal Proposal

Operations/Paterson

Site: 42-60 Columbia Avenue Paterson, N.J.

SCOPE OF SERVICES AND TECHNICAL PROCEDURES

Introduction

Aurora would like to take the opportunity to thank you for allowing us to provide the following proposal. The proposal is outlined based upon the information available at the present time. If site conditions change or there is a change in the scope of activities, Aurora will provide a written estimate or change order to address any additional activities not specifically outlined.

Overview

As per our conversation and site visit, you have requested that Aurora Environmental, Inc. provide a proposal for the removal of two (2) 10,000 gallon and one (1) 8,000 gallon gasoline underground storage at the **Site: Operations/Paterson 42-60 Columbia Avenue Paterson, N.J.**

NJDEP LSRP REQUIREMENTS

Based on the information obtained to date, several steps must be taken in accordance with the current NJDEP regulations and the Licensed Site Remediation Professional (LSRP) Program. The LSRP program is a streamlined process that allows individuals with a LSRP license to “close” sites. By allowing the acquired LSRP to make this decision, the result is a faster outcome for the client, as only forms and an accompanying report are required as final submittals to the NJDEP.

The NJDEP requires a regulated underground storage tank owner to enter into the LSRP program and therefore, certain prerequisites must be met prior to and during the tank removal and if necessary, remediation of the project site. NJDEP requires forms to be completed and submitted in specific timelines to be considered compliant in the LSRP program. The forms include NJDEP Discharge Notification Form (if necessary), NJDEP Public Notification Form (if necessary) and the NJDEP LSRP Retention Form (required). If contamination is present, additional reporting will include in addition to the forms outlined, we will need to complete a Receptor Evaluation and submitting the Annual Remediation Fee Reporting form and accompanying \$450 fee. I have outlined a detailed scope of work in order to satisfactorily remove the underground storage tanks and to determine the remaining outstanding work and that will be required to issue the Response Action Outcome (RAO) document. The RAO document is only issued once all work associated with the area of concern has been completed and no further investigation or remediation is required.

SCOPE OF SERVICES

Aurora will provide all necessary equipment, labor and materials for the removal of three (3) 10,000 gallon underground storage tanks. The tanks store gasoline and diesel respectfully. The scope of the work and tank removal activities will be performed on the property of **Site: Operations/Paterson 42-60 Columbia Avenue Paterson, N.J.** tanks are listed as follows; one (1) 10,000 gallon gasoline underground storage tank, one (1) 8,000 gallon gasoline underground storage tank and one (1) 10,000 gallon diesel underground storage tank. The general scope of work will entail permitting, tank excavation, cleaning and disposal of tank sludge, removal of the tank and associated piping, sampling, backfilling and site restoration. All excavations are to be backfilled with clean fill obtained from a certified source.

Contingencies must be included to cover such items as removal and disposal of contaminated ground water, and the excavation and staging of petroleum contaminated soils for subsequent off-site disposal. All field work shall be conducted in accordance with the Occupational Safety and Health Administration (OSHA) regulations (24 CFR Part 1910.120).

TECHNICAL PROCEDURES

Technical specifications and procedures pertaining to the removal of the underground tank at the property located at **Site: Operations/Paterson 42-60 Columbia Avenue Paterson, N.J.** are compiled in the following sections. Further, nine (9) major tasks are identified as part of the tank removal activities; these tasks include:

- * Permitting
- * Tank Excavation & Demolition
- * Tank Cleaning
- * Tank Removal
- * Staging of Contaminated Soils
- * Soil Sampling
- * Backfilling
- * Restoration (6" DGA Only)
- * Reporting

All work shall be completed in accordance with the New Jersey Department of Environmental Protection requirements for underground tank removal and shall follow the guidelines established under American Petroleum Institute / Recommended Practice 1604 Removal and disposal of Used Underground Petroleum Storage Tanks. Referenced technical procedures include:

- * API (American Petroleum Institute) = Recommended Practice 1604 Removal and Disposal of Used Underground Petroleum Storage Tanks
- * Federal Register 29 CFR Parts 1910 - Hazardous Waste Operations and Emergency Response
- * Federal Register 40 CFR Parts 280 and 281 - Underground Storage Tank; Technical Requirements and State Program Approval
- * NFPA (National Fire Protection Association) - Flammable and Combustible Liquids Code: Appendix C - Abandonment or Removal of Underground Tanks ANSI/NFPA 30
- * NFPA (National Fire Protection Association) - Standard Procedures for Cleaning or Safeguarding Small Tanks and Containers ANSI/NFPA 327
- * NJDEP (New Jersey Department of Environmental Protection) - NJAC 7:26-1, 4, 7-12 and NJAC 7: 14A-4, 6, and 11: Hazardous Waste Regulations

* NJDEP Bureau of Underground Storage Tanks - Investigation and Corrective Action
Requirements for Discharges from Underground Storage Tanks and Piping systems.
September 1989

PERMITTING

The permits required for underground storage tank removal is first, to obtain an NJDEP Closure Approval or 14 Day Notice of Intent, Aurora will include in this proposal the cost associated with the application and submission to the NJDEP. The owner will be responsible for all permit fees, late fees, penalties, registration fees and application fees required by the NJDEP or local code department. Aurora will obtain permits from local code official for the demolition permit required for the removal of the underground storage tank. Aurora will include in its quotation the cost for applying and obtaining all necessary permits, owner will be responsible for any fees related to permit applications.

TANK EXCAVATION & DEMOLITION

A phased approach is proposed for the excavation of the on-site tanks. The overall strategy is to complete tank excavation and removal, then backfill the excavation (assuming no past tank leakage). Prior to the start of the tank excavation activities, it will be Aurora's responsibility to obtain the utility mark-outs. Aurora will provide all demolition activities outlined and will also include the removal and disposal of all concrete aprons, underground piping and existing overhang over the fuel pumps.

General considerations pertaining to tank excavation, demolition and tank removal activities include: 1) the demolition of the existing Canopy and disposal, 2) the removal and disposal concrete, asphalt paving and other fill material overlying and surrounding the tank excavation areas (disposal will be provided by owner); 3) segregation of clean fill materials surrounding the tanks, 4) securing the excavation at the end of each work day; and 5) de-watering (if necessary) during excavation. All contaminated water shall be disposed of off-site under proper manifest as a contingency cost. This contract will only cover the excavation and loading of those concrete, asphalt and other fill materials from areas overlying the underground tank and only the area immediately adjacent to the tanks to allow access for excavating the tanks (disposal to be provided by owner). Contingencies shall be made to remove and dispose of any concrete pads found anchoring the tanks. Concrete and asphalt shall be segregated for subsequent off-site disposal by Owner. Tank excavations remaining open at the end of each workday shall be secured. **If shoring is deemed necessary for any reason, Aurora will supply a separate proposal for shoring any open excavations.**

TANK CLEANING

The tanks will be emptied prior to excavation, and where possible the tanks shall be cleaned in place prior to removal. Aurora will be responsible for the removal and disposal of all bulk liquids and sludge generated during tank cleaning operations. The tank wastes shall be disposed of under a "Uniform Non-Hazardous Waste Manifest Form". The tank waste will be paid on a unit cost listed on the Contingency Page of this proposal.

TANK REMOVAL

The underground storage tanks and their associated vent line, fill line, valve, fill cap and covers shall be removed as part of the contract. Further, the tank shall be removed from the project site and loaded onto Township owned containers for disposal at a local landfill. The Township will provide Aurora with the required manifest and receipt of disposal for the storage tanks removed.

POST EXCAVATION SOIL SAMPLING

The required soil sampling will be performed and analyzed for Volatile Organics as required for gasoline underground storage tanks and Extractable Petroleum Hydrocarbons (EPH) for the diesel underground storage tank. The required soil sampling for the closure of a 10,000 and 8,000 gasoline UST and a 10,000 gallon diesel underground storage tank is as follows; one (1) sample is to be collected for every 5 linear feet of tank, one (1) sample is to be collected for every 15 linear feet of piping. Therefore, based upon the tank and the estimated piping length, Aurora will be collect and analyze for each tank will be as follows; six (6) samples for each tank and three (3) samples for each piping run. The samples will be analyzed for Volatile Organics (VO, MTBE, TBA) for the gasoline tank and Extractable Petroleum Hydrocarbons (EPH) for the diesel tank. If any additional analysis is deemed necessary, it will be billed based upon the unit rates supplied on the Unit Pricing Page of this Proposal.

Please take note that if contamination exists, or if any results are greater than the states clean-up criteria, then additional analysis will need to be completed. Any additional soil analysis is not covered in this proposal; all additional soil analysis will be an additional charge above the original estimate. Aurora will provide backhoe service, if needed, for collection of soil samples. Aurora will include in its quotation the cost for retrieving and analyzing the samples listed.

EXCAVATION AND STAGING OF CONTAMINATED SOILS

In the event that the underground storage tanks appears to be leaking, and contamination is detected, petroleum contaminated soils shall be excavated and staged on site. Excavated soils shall remain on site until a waste classification sample analysis is completed by Aurora. Staging areas shall be lined with a minimum of 6-mil plastic sheeting. Finally, Aurora shall provide a unit cost for the disposal of petroleum contaminated soils on per ton basis. Aurora will supply hourly rates for the excavating and staging of contaminated soil.

BACKFILLING

All tank excavation areas shall be backfilled with the excavated material removed to extract the underground storage tank. Aurora will include the backfilling of the tank voids as part of this proposal. Any additional backfill required due to contamination or any other circumstances will be an additional charge to this estimate. The material will be laid in 12 inch lifts and carefully hand tamped to keep settlement to a minimum.

ALLOWANCE

Aurora will include in it's proposal an allowance of 200 tons of contaminated soil removal at \$80/per ton which equals \$16,000. We will also include in our proposal 200 tons of certified clean ¾" DGA at a unit rate of \$55/per ton to replace the contaminated soil which equates to \$11,000. We will include in our proposal an additional allowance of \$5,000 for additional soil and/or groundwater testing. We will include in our proposal an additional allowance of \$7,000 for additional LSRP oversight and reporting.
Total Allowance: \$39,000

RESTORATION

Aurora will restore the area to match surrounding areas, which will include the saw cutting of the perimeter of the demolition area, installation 6" of DGA sub-base and will compact.

NJDEP REPORTING

Aurora will provide a Licensed Site Remediation Professional (LSRP) for project oversight and report preparation. Aurora will prepare and submit one (1) Site Investigation Report for this project. If the investigation is deemed complete, Aurora will prepare and submit to the owner and the NJDEP the Area of Concern (AOC), Response Action Outcome (RAO) document to complete the project. The report will outline all tank removal activities, soil sampling, tank disposal, analytical data and conclusions. Aurora will submit the original to the NJDEP. Any review fees that are required by the NJDEP will be billed and payable directly by the owner or its representative.

SCHEDULE

The proposed work scheduled for all the activities outlined will take approximately 30 to 45 days to complete. The estimated schedule is based upon the NJDEP and Local Permit process, tank removal activities, backfilling, soil sampling, restoration and reporting. Weather delays and construction delays may be encountered that may result in delays to this proposed schedule.

PRICING

Underground Storage Tank Removal Proposal

Operations/Paterson

Site: 42-60 Columbia Avenue Paterson, N.J.

<u>Item/Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Total</u>
Enter LSRP Program (Form)	1	\$400	\$400
14 Day Notice of Intent	1	\$400	\$400
Filing for Local Permit	1	\$300	\$300
HASP	1	\$350	\$350
Temporary Fencing, Safety Barriers, Etc.	1	\$2,500	\$2,500
Demolition of Concrete Aprons, Overhang, Etc.	1	\$7,500	\$7,500
Tank Removal (2-10,000 UST's/8,000 UST)	3	\$9,900	\$29,700
Vacuum Truck & Operator	16 hours	\$175/per hour	\$2,800
Disposal of Tank Oil/Sludge (diesel)	1,000 gallons	\$2.20/per gallon	\$2,200
Disposal of Tank Gas/Sludge (gasoline)	1,000 gallons	\$2.95/per gallon	\$2,925
Soil Sampling Gasoline Tank (VO+MTBE, TBA) 10-day turnaround	18 samples	\$175/per	\$3,150
Soil Sampling Diesel Tank (EPH) 10-day turnaround	9 samples	\$140/per	\$1,260
Certified Clean Backfill ¾" DGA (Tank void only)	210 tons	\$55/ton	\$11,550
Surface Restoration 6" DGA compacted	2,500sf	\$3.00	\$7,500
LSRP Site Visit, Review & Comments	24 hours	\$170/per	\$4,080
CAD/Drafting	8 hours	\$125/per	\$1,000
Case Inventory Documents	1	\$500	\$500
Site Investigation Report Form	1	\$500	\$500
Site Investigation Report	1	\$5,500	\$5,500
Response Action Outcome (RAO)	1	\$600	\$600
Allowance (as outlined)	1	\$39,000	\$39,000
Total Cost Estimate			\$123,715

Items not covered:

1. Permit Fees
2. NJDEP Review Fees
3. Remediation of any kind
4. Disposal of Contaminated Soil
5. Tank Anchoring Slab Removal (if necessary)
6. Removal of any other UST's
7. Protection of any UST's to remain in place
8. Asphalt Restoration
9. Any Additional Items

UNIT RATES

Labor

LSRP	\$170/hour
Project Manger	\$125/hour
NJDEP Sub-Surface Evaluator	\$125/hour
Field Technicians	\$75/hour
Equipment Operators	\$125/hour
Clerical	\$45/hour

Material and Disposal Rates

Disposal of Gasoline	\$2.95/gallon
Disposal of Diesel	\$2.20/gallon
Disposal of Contaminated Water	\$1.60/gallon
Contaminated Soil Disposal	\$80/ton
Disposal of Solids/Liquids (drum)	\$290/drum
Certified Clean Fill	\$45/ton
¾" Clean Stone	\$55/ton
¾" DGA Stone	\$55/ton

Equipment/Instrumentation/Sampling

Excavator (large)	\$1,800/day
Excavator (small)	\$1,200/day
Backhoe	\$1,100/day
Skid Steer	\$850/day
Vacuum Truck & Operator	\$175/hour
Geo-Probe & Operator	\$3,200/day
Support Vehicle & Equipment	\$300/day
Photoionization Detector (PID)	\$170/day
Groundwater Interface Probe	\$125/day
Mini-Rae Gas Meter (LEL, O ₂ , H ₂ S)	\$150/day
Jack Hammer/w/compressor	\$950/day
Vibratory Plate Compactor	\$125/day
Vibratory Roller (remote)	\$850/day
Frac-Tank (6,500 gallon)	\$2,900/month
Dewatering Pumps & Hoses (3")	\$975/day
Plastic Sheeting 6-mil	\$170/roll

Analytical Rates

TCL/TAL + 30 (groundwater)	\$950/per
TCL/TAL + 30 (soil)	\$750/per
BN +15 SIMS (groundwater)	\$375/per
EPH (soil)	\$140/per
Volatile Organics (VOC)	\$175/per
Base Neutrals (Naphthalene, 2-Methylnapthalene)	\$250/per
PCB	\$75/per
Lead	\$75/per
Encore Sampling Kit	\$25/per
Waste Classification Analysis	\$950/per
Priority Pollutant Metals	\$225/per
Priority Pollutant + 40	\$1,100/per

Underground Storage Tank Removal Proposal

Operations/Paterson

Site: 42-60 Columbia Avenue Paterson, N.J.

TERMS AND CONDITIONS

NOTES: All labor pricing is based on a lump sum basis. Also, any additional time, disposal or backfill required for this project will be billed at the unit rates supplied. The proposal does not cover any excavating, staging, transportation and disposal of contaminated soil. No Shoring, Restoration and/or Site Security are part of this proposal.

It should be noted this is on a portal to portal and that time and one half charges apply before 0700 and after 1500 weekdays and Saturday. This proposal is priced using Aurora' Standard Labor Rates.

Aurora Environmental, Inc. has based this proposal on the information supplied at the present time. If site conditions change or if there is a change in the scope of work, Aurora will supply written change order request for your approval.

Please note –All additional activities will not be performed without written authorization from the owner or its representatives. Also, any additional permitting and/or fees required will be billed at cost plus 20%.

The total project cost is \$123,715, to proceed; Aurora will require written authorization and a purchase order. You will receive periodic invoices, and all invoices are to be paid within 7days of invoice date; any deviation in this payment policy will result in a finance charge assessed at the rate of 1.5% monthly.

If after reviewing this proposal, you should have any questions please feel free to contact me at 732-888-1188.

Respectfully Submitted by,



John DiGregorio
President

JDD/ta

Accepted by _____

Print Name _____

Date _____

	Environment	Total Quantity	Units	Condition State 1	Condition State 2	Condition State 3	Condition State 4
38-Reinforced Concrete Slab	3 - Mod.	180	sq. ft.	67	72	23	18
1080-Delamination/Spall/Patched Area		28		0	0	10	18
1120-Efflorescence/Rust Staining		62		0	62	0	0
1130-Cracking (RC and Other)		23		0	10	13	0
510-Wearing Surfaces		163	sq. ft.	127	30	6	0
3220-Crack (Wearing Surface)		6		0	0	6	0
3230-Effectiveness (Wearing Surface)		30		0	30	0	0
217-Masonry Abutment	3 - Mod.	60	ft.	60	0	0	0
301-Pourable Joint Seal	3 - Mod.	60	ft.	6	54	0	0
334-Masonry Bridge Railing	3 - Mod.	12	ft.	0	0	6	6
1610-Mortar Breakdown (Masonry)		0		0	0	0	0
1620-Split/Spall (Masonry)		12		0	0	6	6
844-Masonry Wingwall	3 - Mod.	24	ft.	11	8	5	0
1610-Mortar Breakdown (Masonry)		13		0	8	5	0