MODERN GEOSCIENCES
TRUSTED ENVIRONMENTAL ADVISORS

DATE March 1, 2021
PROPOSAL P21080

10 YEARS
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ATTN **City of McKinney**
1611 N. Stonebridge Drive
McKinney, Texas 75071
Attention: Patricia Jackson, PE, RAS

SUBJECT **Proposal for Environmental Services**
Tract 7- Former McKinney Grain
702 E Louisiana Street
McKinney, Texas

Dear Ms. Jackson:

As requested, Modern Geosciences, LLC (Modern) is pleased to submit this proposal to assist the City of McKinney (City, Client) with the above-referenced property (Site).

The following sections provide our understanding of the proposed project, scope of work, fee and schedule. Modern's consulting services will be conducted in accordance with the scope of services detailed below.

## BACKGROUND AND PROJECT UNDERSTANDING

The City is currently in development planning for future improvement projects east of downtown McKinney, Texas that generally stretches from East Lamar Street (north) to Green Street (south). A total of eight (8) tracts are part of the planned investigations at the project site. Tract 7 is located at 402 E Louisiana Street in McKinney, Texas. The property consisted of a plaining mill from at least 1885 until 1897. The plaining mill was converted to various grain and feed companies with grain elevators and warehouses from 1908 until 2017. The property has been vacant since 2017. Modern performed a site investigation on Tract 7 in January 2021. Modern understands that a regional Municipal Setting Designation (MSD) is being pursued that includes the Site. Our evaluation of investigation data has included the assumed MSD-based exposure concerns (e.g., removal of potable water use).

Multiple soil samples exhibited concentrations of arsenic up to 9.19 mg/Kg above the default TRRP RAL of 5.9 mg/Kg and concentrations of lead up to 53.4 mg/Kg above the default TRRP RAL of 15 mg/Kg. Further metals discussion is below. Additionally, prior investigation efforts at Tract 7 noted concentrations of arsenic (up to 14.5 mg/Kg) above the default TRRP RAL of 5.9 mg/Kg and concentrations of lead (up to 26.6 mg/Kg) above the TRRP RAL of 15 mg/Kg. Additionally, a silver concentration of 0.7 mg/Kg (B-6 [0-1']) was noted above the default TRRP RAL of 0.48 mg/Kg.

Groundwater sample MMW-20 exhibited a nitrate concentration (10.7 mg/L) above the default TRRP RAL of 10 mg/L.

This proposal has been prepared to enter the TCEQ Corrective Action Program and the preparation of an Affected Property Assessment Report (APAR) utilizing the benefit of the planned MSD to address the groundwater impact noted that Site and obtain closure from the TCEQ.

## SCOPE OF SERVICES

### TASK 1: REGULATORY REPORTING

Tract 7 will be entered into the TCEQ Corrective Action Program. The TCEQ Correction Action Program will require the completion of an Affected Property Assessment Report (APAR) in accordance with 30 TAC §350.91 and TCEQ Form TCEQ-10325/APAR. The purpose of the APAR is to document relevant affected property information, to identify potential release sources and Chemicals of Concern (COCs), to determine the extent of COCs exceeding applicable thresholds, to identify transport/exposure pathways, and to determine if a response action is necessary. The APAR will generally include applicable portions of the following:

- Property Information (i.e., potential sources, site maps, geologic cross sections);
- Evaluation of Exposure Pathways and Groundwater Resource Classification;
- Water Well Survey;
- Tier 1 Ecological Exclusion Criteria Checklist;
- Discussion of Assessment Strategy;
- Soil Assessment Results (i.e., data summary, COC concentration maps, cross sections);
- Groundwater Assessment Results (i.e., data summary, gradient map, COC concentration maps);
- Surface Water Assessment;
- Sediment Assessment;
- Air Assessment;
- Ecological Risk Assessment;
- COC Screening and Critical PCL Development;
- PCLE Zone Maps;
- Notification Requirements;
- Boring Logs and Well Completion Details;

- Monitor Well Development and Purging Data;
- Registrations and Institutional Controls;
- Water Well Records;
- Monitor Well Records;
- Aquifer Test Data;
- Statistical Data and Calculations;
- Development of non-default RBELs and PCLs;
- Laboratory Data and Data Usability Summary;
- Waste Characterization and Disposition Documentation;
- Photographic Documentation;
- Standard Operating Procedures;
- OSHA Health and Safety Plan;
- Listing of Referenced Literature; and
- Seal by Professional Geoscientist or Professional Engineer licensed in Texas.

The APAR will be sealed by a Professional Geoscientist licensed in Texas. Although it is not anticipated in our current scope of work, it should be noted that the TCEQ Corrective Action PM may require additional investigation following review of the APAR or provided due diligence documents. If required, any additional investigation will be addressed under a separate scope of work and proposal.

## ESTIMATED BUDGET

Modern will perform the above described scope of services on a percent complete basis for a not to exceed amount of **$9,500**. Additional costs might be incurred if the assumptions presented earlier are not correct. In the event that additional costs and services are required, Modern will notify the client immediately and prepare an estimate of the additional cost. Modern will not exceed the authorized amount until written approval from our client has been received. The estimated project budget is summarized in the table below.

| ESTIMATED PROJECT BUDGET | | |
|---|---|---|
| Task 1: Regulatory Reporting | | |
| APAR Preparation and Submittal | $ | 8,500 |
| Regulatory Project Management | $ | 1,000 |
| ***Subtotal:*** | ***$*** | ***9,500*** |
| **TOTAL:** | ***$*** | ***9,500*** |

## PROJECT SCHEDULE

The following schedule is anticipated:

- Task 1: reporting completed within 10 weeks following authorization

It should be noted that the above schedule is subject to interaction with entities, legal counsel, subcontractors, or other third parties that could delay the above project schedule.

## ASSUMPTIONS AND LIMITATIONS

- The Client will provide or arrange right-of-entry and unrestricted access to the Site;
- Our work will be performed in a manner consistent with that level of care and skill ordinarily exercised by other members of our profession practicing in the same locality, under similar conditions and at the time the services are performed;
- All information gathered during the services by Modern will be considered confidential and released only upon written authorization of the Client or as required by law. State law may require a person to inform the state if a situation is encountered that can be considered an imminent endangerment to the public's health or welfare and/or to the environment;
- Only data provided by Client or generated during the proposed additional investigation will be included in our reporting. Our budget assumes no additional investigation beyond that proposed above will be requested by the TCEQ; and
- This proposal is valid for a period of 60 days from the date of issuance.

## AUTHORIZATION

If this proposal meets your needs, please submit an executed copy of the proposal and agreement to our office. If there is a need for any change in the scope of services described in this proposal, please contact us immediately. Any requested changes may require revision of the proposed fee and schedule.

All terms and conditions indicated in this proposal will be considered by both parties to be in effect from the effective date of the executed contract through completion of the project.

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## CLOSING

We thank you for the opportunity to provide this proposal for environmental services and look forward to working with you on this project. If you have any comments or questions concerning this proposal please contact us at your earliest convenience.

Respectfully submitted,

Lisa Marinangel, PG
PROJECT MANAGER

Kenneth S. Tramm, PhD, PG, CHMM
PRINCIPAL

**MODERN GEOSCIENCES**
TEXAS REGISTERED GEOSCIENCE FIRM 50411
TEXAS REGISTERED ENGINEERING FIRM F-16201

If this proposal meets your needs, please authorize services as indicated below and return.

### NOTICE TO PROCEED

The above scope is understood and authorized.

**Name:**_____ **Signature:**_____

**Title:** _____ **Date:** _____