



DATE March 2, 2021
PROPOSAL P21077

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



SUBJECT **Proposal for Environmental Services**
Tract 4- Former McKinney Grain
206 N Main Street and 605 E Virginia 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 4 is located at 206 N Main Street and 605 E Virginia Street in McKinney, Texas. A cotton gin was present in the northeast portion of this property. Additionally a fuel tank was present in association with the cotton gin in the northeastern corner of the property. Additionally, a fueling facility with aboveground storage tanks (ASTs) is present to the adjacent northwest following former E Hunt Street. Modern performed a site investigation on Tract 4 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).

The soil sample MMW-15 (13-14') exhibited TPH concentrations in the C₆-C₁₂ range of 67 J mg/Kg and in the C₁₂-C₂₈ range of 3,500 mg/Kg above default TRRP RALs of 65 and 200 mg/Kg, respectively. Since this soil boring was advanced at the location of a former fuel tank, this soil sample was further analyzed for PAHs. PAHs were not identified above TRRP RALs or PST Action Levels.



Multiple soil samples exhibited concentrations of arsenic up to 81.1 mg/Kg above the default TRRP RAL of 5.9 mg/Kg and concentrations of lead up to 60.4 mg/Kg above the default TRRP RAL of 15 mg/Kg. Additionally, prior investigation efforts by others at Tract 4 noted concentrations of arsenic (up to 26.8 mg/Kg) above the default TRRP RAL of 5.9 mg/Kg and concentrations of lead (up to 50.7 mg/Kg) above the default TRRP RAL of 15 mg/Kg.

A total of six (6) shallow soil samples exhibited arsenic above the Residential direct exposure criteria ($T^{ot}Soil_{Comb}$) of 24 mg/Kg (MSD-adjusted RAL). For the purposes of this effort, Tract 4 has been extended south to include 605 E Virginia Street since arsenic delineation is needed. This proposal has been prepared to further delineate this arsenic release, enter the TCEQ Corrective Action Program, and the preparation of an Affected Property Assessment Report (APAR) to summarize the data.

Future remedy steps not included in this proposal would be the preparation of a Response Action Plan, excavation of shallow arsenic-impacted soil, and the preparation of a Response Action Completion Report to obtain closure.

SCOPE OF SERVICES

TASK 1: SITE INVESTIGATION ACTIVITIES (DELINEATION)

Prior to investigation activities, Modern will contact the appropriate utility companies to arrange for locating of the underground utilities present at the Site. Additionally, access will be coordinated with the tenant. A site-specific Health and Safety Plan (HASP) will be developed for Modern personnel and direct subcontractors anticipated to be on-site. It is anticipated that the proposed scope of services will be performed under Level D safety requirements.

Soil Borings

Up to 15 shallow soil borings will be advanced to a depth up to five (5) feet bgs using a drilling rig equipped with direct push equipment to delineate the arsenic release identified at Tract 4.

Soil samples will be collected from the borings to allow for the documentation of lithology, color, and relative moisture content. Drilling equipment will be cleaned upon project initiation. Soil samples will be field screened using a photo-ionization detector (PID) in one-foot intervals to aid in the identification of volatile organic compounds (VOCs). Soil samples collected for laboratory analysis from the soil borings will be obtained from the soil intervals just below the surface, intervals exhibiting elevated odors or PID readings, capillary fringe zone, significant changes in lithology, or at the termination of the borings.

Investigation-Derived Waste

Soil cuttings will be stored in labeled 55-gallon drums. It is anticipated that one (1) drum of investigation-derived waste (IDW) will be generated by the proposed site activities. This proposal provides for the characterization of IDW generated during the investigation. Costs for off-site disposal of IDW will be presented



in a separate proposal. It is assumed that all IDW can be staged at Tract 7 with prior IDW during the waste characterization effort.

Quality Assurance/Quality Control

All laboratory analysis will be compliant with the applicable Data Usability requirements outlined by the Texas Commission on Environmental Quality (TCEQ) through the Texas Risk Reduction Program (TRRP) RG-366/TRRP-13 (*Review and Reporting of COC Concentration Data under TRRP*).

All samples will be collected in laboratory-prepared containers and placed in a cooler on ice. The cooler will be sealed with a custody seal when fieldwork is completed. Upon completion of the sampling event, a chain of custody will be completed for the samples to document the desired analytical procedures, analysis time (normal turnaround time is 5 to 7 workdays), and custody record.

Laboratory Analysis

The proposed laboratory analyses and related environmental concerns are detailed in the following table.

LABORATORY ANALYTICAL SUMMARY		
ANALYSIS	EST. NO. OF SAMPLES	LABORATORY METHOD
Soil Analysis		
Arsenic	30*	SW-846 6020
IDW Analysis – Soil		
VOCs	1	SW-846 8260
TPH	1	TX1005
RCRA 8 Metals	1	Various

**Includes Contingency Analysis*

TASK 2: REGULATORY REPORTING

Tract 4 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 **\$17,400**. 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: Site Investigation Activities	
Consulting Labor	\$ 1,750
Environmental Drilling	\$ 3,750
Environmental Laboratory	\$ 1,250
IDW Characterization	\$ 150
Travel/Field Supplies/Task Expenses	\$ 1,000
	Subtotal: \$ 7,900
Task 2: Regulatory Reporting	
APAR Preparation and Submittal	\$ 8,500
Regulatory Project Management	\$ 1,000
	Subtotal: \$ 9,500
	TOTAL: \$ 17,400

PROJECT SCHEDULE

The following schedule is anticipated:

- Task 1: field work completed within four (4) weeks of authorization;
- Task 2: reporting completed within eight (8) weeks following completion of field work and receipt of all final laboratory data sets

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: _____