



DATE March 1, 2021
PROPOSAL P21079

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



SUBJECT **Proposal for Environmental Services**
Former Poe Milling and Feeding
400 E Louisiana Street
McKinney, Texas
PST (37289)

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 were part of the planned investigations at the project site. Tract 6 is located at 400 E Louisiana Street and was previously an auto repair facility in at least 1960 and 1965. The building is currently vacant.

This former facility is registered in the Petroleum Storage Tank program with PST No. 37289. According to the regulatory database, the former facility was previously improved with one (1) 8,000-gallon steel diesel underground storage tank (UST) that was installed in 1980 and removed from the ground in 1987. Additionally, the facility is reportedly improved with one (1) steel UST that was installed and permanently filled in place in 1987. The exact locations of these USTs are unknown. Modern requested files concerning this facility from the TCEQ in Fort Worth, Texas. No files were available.

Modern performed a site investigation on Tract 6 in January 2021. The soil samples collected did not exhibit concentrations of VOCs above TRRP RALs with the exception of a concentration of benzene (0.16 mg/Kg) in soil sample MMW-19 (5-6'). This benzene concentration is above the PST Action Level of 0.12 mg/Kg. The



groundwater sample collected did not exhibit concentrations of VOCs, TPH, nitrate, nitrite, or ammonia above default TRRP RALs and/or PST Action Levels.

Based on the identified exceedance of benzene in soil above PST Action Levels, this release is required to be reported to the TCEQ. This proposal has been prepared to report this release in the form of a Release Determination Report (RDR) and Assessment Report Form (ARF). Modern has also included a task to perform a Ground Penetrating Radar (GPR) Survey to identify evidence of a UST, tank hold grave, or other subsurface anomalies.

SCOPE OF SERVICES

TASK 1: GROUND PENETRATING RADAR (GPR) SURVEY

Modern will coordinate a GPR survey to evaluate for the presence of historic USTs in the locations discussed above. Equipment utilized for the survey will include GPR and metal detection equipment. Modern will discuss the findings of the survey with the selected GPR contractor to determine if evidence of a UST, tank hold grave, or other subsurface anomalies are present at the Site.

TASK 2: REGULATORY REPORTING

In accordance with 30 TAC §334 criteria, a Release Determination Report (RDR) – TCEQ Form 00621 will be prepared by Modern and submitted to the TCEQ to report the data collected from the site investigation.

As required by the TCEQ, Modern will also prepare an Assessment Report Form (ARF) – TCEQ Form 0562. The ARF is risk-based assessment report required for LPST sites (per 30 TAC 334) to evaluate site-specific factors related to a release including soil type, geology/hydrogeology, subsurface utilities, vicinity to sensitive receptors, surrounding land use, and magnitude and extent of contamination. Using this evaluation, the property will be characterized into a PST Category and prioritized based on the identified impact.

The RDR and ARF reports will be completed by a Corrective Action Project Manager (CAPM) licensed by the TCEQ and sealed by a Professional Geoscientist (PG) licensed in Texas. The RDR and ARF reports will also require a signature from a representative of the responsible party.

ESTIMATED BUDGET

Modern will perform the above-described scope of services on a percent complete basis for a not to exceed amount of **\$9,950**. 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: GPR Survey	
Consulting Labor	\$ 1,200
GPR Survey	\$ 2,500
Travel/Field Supplies/Task Expenses	\$ 250
Subtotal:	\$ 3,950
Task 2: Regulatory Reporting (ARF and RDR)	
RDR Preparation and Submittal	\$ 2,750
ARF Preparation and Submittal	\$ 2,750
Project Management	\$ 500
Subtotal:	\$ 6,000
TOTAL:	\$ 9,950

PROJECT SCHEDULE

The following schedule is anticipated:

- Task 1: GPR Survey completed within four (4) weeks of authorization;
- Task 2: reporting completed within four (4) weeks of receipt of final GPR Survey.

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.



MODERN GEOSCIENCES

TRUSTED ENVIRONMENTAL ADVISORS

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: _____