



DATE May 10, 2021

PROPOSAL P21148

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



SUBJECT **Proposal for Environmental Services**
InterMcKinney 201 Main Street Site
201 Main Street
McKinney, Texas
VCP No. 3101

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 being asked to take over the assessment and regulatory closure of the Site. Issues identified on site include releases of petroleum hydrocarbons, metals, and nitrogenous compounds (e.g., ammonia) to soil and/or groundwater.

The Site was entered into the Texas Voluntary Cleanup Program in October 2020 with the City as Applicant B. The owner of the Site was entered as Applicant A. Based on the extensive comments from the TCEQ received on March 29, 2021, the owner is interested in the City completing the remaining efforts to complete closure of the Site.

Modern has developed the following scope to complete the assessment and closure efforts at the Site.



SCOPE OF SERVICES

TASK 1: ADDITIONAL SITE INVESTIGATION ACTIVITIES

The TCEQ mentioned multiple deficiencies to the current APAR concerning additional source area assessment, the need for delineation pursuant to the Texas Risk Reduction Program (TRRP) requirements, and submission of a responsive APAR.

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 and allow proper risk-based critical protective concentration level (cPCL) development. Up to 10 deep soil borings to a depth of 15' below grade proposed to address subgrade TPH impact noted near monitor well MW-4. ** Fill material noted at TMW-1, TMW-2, B-1 and B-2 will be further evaluated as part of the effort**

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.

Monitor and Water Wells

According to provided material, four (4) monitor wells remain at the Site. Additionally, it is assumed one four (4) inch water well remains at the Site. Modern will reassess select wells to address comments from the TCEQ. This may include the formal classification of the shallow perched groundwater-bearing unit at the Site pursuant to TCEQ guidance.

Investigation-Derived Waste

Soil and purge/development water will be stored in labeled 55-gallon drums. It is anticipated that up to four (4) drums 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. Dispersal of IDW on site is included if acceptable to the Site owner.

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		
Metals	15	Various
Nitrogen Species	5	Various
TPH & VOCs	25	SW-846 8260/TX1005/1006
PAHs	8	SW-846 8270
Groundwater Analysis		
Metals	5	Various
Nitrogen Species	5	Various
TPH & VOCs	5	SW-846 8260/TX1005/1006
PAHs	5	SW-846 8270
IDW Analysis – Soil		
VOCs	1	SW-846 8260
TPH	1	TX1005
RCRA 8 Metals	1	Various

**Includes Contingency Analysis*

TASK 2: REGULATORY REPORTING

The TCEQ VCP will require the completion of an updated 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.

TASK 3: REMEDIAL ACTIVITIES (CONTINGENCY BUDGET)

Modern has included site-specific estimates as outlined within the June 2020 Cost to Closure for an estimate of remedial activities needed at the Site to obtain closure within the TCEQ. The following assumptions and steps were developed for this estimate.

- Self-Implementation Notice/Response Action Plan (SIN, RAP; Outlines remedial goals to TCEQ);
- No UST present;
- Excavation limited to up to 1,000 cy of Class 2 non-hazardous equivalent soil (TPH) and up to 500 cy of Class 2 non-hazardous equivalent soil (TPH) removed from the surface – related to surficial spills and releases;
- No backfill required;
- Formal plugging and abandonment of all wells at the Site; and
- Response Action Completion Report (RACR).

ESTIMATED BUDGET

Modern will perform the above-described scope of services on a percent complete basis for a not to exceed amount of **\$208,500**. Additional costs might be incurred if the assumptions presented are not correct. 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	
Groundwater Classification (Labor, Equipment, Expenses)	\$ 3,500
Consulting Labor	\$ 6,000
Environmental Drilling	\$ 8,000
Environmental Laboratory	\$ 8,300
IDW Characterization	\$ 200
Travel/Field Supplies/Task Expenses	\$ 2,500
Subtotal:	\$ 28,500
Task 2: Regulatory Reporting	

ESTIMATED PROJECT BUDGET	
APAR Preparation and Submittal	\$ 8,000
Regulatory Project Management	\$ 1,000
	Subtotal: \$ 9,000
Task 3: Remedial Activities (CONTINGENCY BUDGET)	
SIN/RAP	\$ 3,000
Excavation Activities (up to 1,500 cy)	\$ 12,000
Remedial Oversight (Labor, Equipment, & Expenses) up to 8 days	\$ 16,000
Transportation & Disposal (Class I NH Waste) – up to 500 cy	\$ 50,000
Transportation & Disposal (Class 2 NH Waste) – up to 1,000 cy	\$ 70,000
Confirmation Sampling (Labor, Equipment, & Expenses)	\$ 10,000
RACR	\$ 8,000
Regulatory Project Management	\$ 2,000
	Subtotal: \$ 171,000
	TOTAL: \$ 208,500

Note: Task 3 includes contingency estimates for this proposal. A revised proposal after the APAR is completed may be able to provide better target costs once a final volume of soil for remediation can be determined.

PROJECT SCHEDULE

The following schedule is anticipated:

- Task 1: field work completed within eight (8) weeks of written authorization. Groundwater classification will be the first step of the assessment process;
- Task 2: APAR reporting completed within eight (8) weeks following completion of field work and receipt of all final laboratory data sets. Updated tables with comprehensive data will be generated within TRRP format pursuant to the TCEQ request;
- Task 3: The SIN/RAP will be prepared within six (6) weeks of the APAR. Remedial work will be coordinated with the City once final remedial goals are confirmed. The RACR will be submitted to TCEQ within eight (8) weeks of final confirmatory sampling.

It should be noted that the above schedule is subject to interaction with 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. Pricing assumes markup for items passed through our invoicing system on behalf of the client; 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: _____