



**DATE** July 25, 2023

**PROPOSAL** P23193R

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

**SUBJECT** **Proposal for AST Removal**  
 Millen Oil  
 210 N Main Street  
 McKinney, Collin County, Texas

Dear Ms. Jackson:

As requested, Modern Geosciences, LLC (Modern) is pleased to submit this proposal to the City of McKinney (City; Client) to provide environmental services at 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 and our existing professional services agreement with the City of McKinney.

**BACKGROUND AND PROJECT UNDERSTANDING**

The Site consists of one (1) approximate 0.546-acre parcel currently occupied by Millen Oil located at 210 N Main Street in McKinney, Collin County, Texas. According to Collin Central Appraisal District, one (1) approximate 1,600 square foot office building is present at the Site. The Site is registered with the following ASTs:

**AST 52265**

TANK ID	CAPACITY	MATERIAL	SUBSTANCE	DATE INSTALLED	REPORTED STATUS
1	14,634	Steel	Diesel	1990	In Use
2	14,634	Steel	Diesel/Gasoline	1990	In Use
3	14,634	Steel	Diesel	1990	In Use
4	14,634	Steel	Diesel	1990	In Use
5	10,000	Steel	Gasoline	1990	In Use
6	10,000	Steel	Kerosene/Gasoline	1990	In Use
7	3,000	Steel	Kerosene/Gasoline	1990	In Use
8	2,000	Steel	Diesel	1990	In Use

9	3,000	Steel	Empty	1990	Out of Use-94
10	2,000	Steel	Empty	1990	Out of Use-94

**AST 89825**

TANK ID	CAPACITY	MATERIAL	SUBSTANCE	DATE INSTALLED	REPORTED STATUS
1	4,000	Steel	Diesel	2018	In Use
2	3,000	Steel	Diesel	2018	In Use
3	3,000	Steel	Diesel	2018	In Use
4	3,000	Steel	Diesel	2018	In Use
5	3,000	Steel	Diesel	2018	In Use
6	2,000	Steel	Diesel	2018	In Use
7	2,000	Steel	Diesel	2018	In Use
8	2,000	Steel	Diesel	2018	In Use
9	2,000	Steel	Diesel	2018	In Use
10	2,000	Steel	Diesel	2018	In Use
11	2,000	Steel	Diesel	2018	In Use
12	2,000	Steel	Diesel	2018	In Use
13	2,000	Steel	Diesel	2018	In Use
14	2,000	Steel	Diesel	2018	In Use

The ASTs listed under AST ID 89825 are anticipated to be mobile ASTs that are used for rental and not located on the 210 N Main Street property as Modern did not observe these ASTs during prior visits to the Site. Therefore, this proposal has been prepared with the assumption that ASTs only registered to AST ID 52265 are to be decommissioned. However, a total of 12 ASTs are visible on aerial photographs. Based on the AST registration and sizes of ASTs observed, an additional two (2) approximate 250-gallon and 550-gallon steel ASTs are assumed to require decommissioning as well and that these were not registered since they are under 1,100 gallons. This proposal has been prepared to decommission these ASTs also. There are six (6) dispensers and associated piping under a canopy and approximately two (2) dispensers near the ASTs.

Modern understands that the Client would like to remove the existing ASTs at this Site prior to redevelopment of the Site. Modern has prepared the following scope to 1) coordinate regulatory communication, collect requisite confirmation sampling per Texas Commission on Environmental Quality (TCEQ) requirements, and oversee the AST removal events, and 2) complete all post AST removal reporting to document site conditions to the TCEQ.

**SCOPE OF SERVICES**

**TASK 1: AST REMOVAL EFFORTS**

A site-specific Health and Safety Plan (HASP) will be developed for Modern personnel and direct subcontractors



anticipated to be on site. It is currently anticipated that the proposed scope of services will be performed under Level D safety requirements.

Modern will coordinate construction notification with the TCEQ to allow the removal event to occur. City permitting requirements (e.g., McKinney Fire Department) will be obtained by Modern's remedial contractor.

The planned activities include collecting confirmation soil samples in accordance with TCEQ Regulatory Guidance RG-411, Investigating and Reporting Releases from Petroleum Storage Tanks (PSTs). There are no sampling requirements concerning the decommissioning of ASTs and aboveground piping and dispensers (connected via a subgrade utility vault). However, RG-411 states the following *"Samples may also be collected as part of a routine site assessment for a real estate transaction (property transfer or refinancing) or when removing an AST from service. While the TCEQ does not have the same detailed technical specifications for AST operation and removal as it does for USTs, a release from an AST requires corrective action under Chapter 334, and the extent of the requirements will depend upon the tank characteristics. Additionally, an owner or operator who seeks written concurrence that no release has occurred from the TCEQ must ensure that the release investigation follows this guidance."* Therefore, this proposal includes collecting up to eight (8) dispenser confirmation samples and four (4) dispenser piping confirmation samples. Since the concrete containment under the ASTs will not be removed under this proposal, eight (8) AST confirmation samples have been proposed surrounding the secondary containment. An additional four (4) contingency samples have been estimated for budgeting purposes if the TCEQ directs additional sampling. Additionally, Modern has included pricing for sampling of three (3) backfill confirmation samples and up to three (3) contingency waste representation samples.

Confirmation soil samples will be selectively analyzed for BTEX/MtBE by EPA Method 8260B, Total Petroleum Hydrocarbons (TPH) by TCEQ TX 1005, and Polycyclic Aromatic Hydrocarbons (PAHs) using EPA Method 8270 (if TPH >C<sub>12</sub> is identified). Contingency costs for metals (e.g., lead) analysis has been included should TCEQ direct this be added.

The following list summarizes the AST removal activities and includes additional assumptions made concerning the proposed work:

- Modern will prepare and submit a 30-day construction notice prior to commencing work (submitted with a waiver to allow expedited performance);
- Coordinate with TCEQ, the engage our remedial contractor, and coordinate with local authorities (i.e., Fire Marshal) concerning the proposed removal activities and applicable permit requirements;
- Assumes if City requires permits or contractor registration that the fees will be waived for this project;
- Observe and document the removal of ASTs. It has been assumed that Modern will direct our remedial subcontractor to dispose all removed ASTs off-site and provide the certificate of destruction;
- Assumes the ASTs only held gasoline, kerosene, or diesel;
- Assumes no disposal of sludge;

- Obtain confirmation samples in accordance with current TCEQ requirements and as detailed above;
- All fluids within the ASTs and secondary containment will be removed by Modern’s remedial contractor for treatment, disposal or recycling (up to 5,000 gallons);
- The remedial contractor will be responsible for contacting the local utility locating service and local authorities to mark known utilities in the area prior to excavation;
- No more six (6) field days are required to complete the AST removal activities;
- No removal of concrete or canopies is required other than coring for sampling;
- No replacement surface pavement is required;
- Standard turnaround time laboratory analyses are required (results in 7-10 days);
- *Contingency Waste Characterization and Disposal: Modern has included a limited amount of waste characterization and time for waste profiling in this proposal. Additionally, Modern has included the loading, transport, and disposal costs for up to 150 cubic yards of Class 2 non-hazardous equivalent waste within our budget as a contingency item (See attached cost estimate spreadsheet for details); and*

**Laboratory Analysis**

The proposed laboratory analyses are detailed in the following table.

Laboratory Analytical Summary		
Analysis	No. of Samples	Laboratory Method
<b>Confirmation Soil Analysis (AST, Dispenser, Product Lines)</b>		
BTEX/MtBE	30	SW-846 8260B
Total Petroleum Hydrocarbons (TPH)	30	TX 1005
Polycyclic Aromatic Hydrocarbons (PAHs)	3*	SW-846 8270C
Lead	3*	SW-846 6010/6020

\*Includes contingency analysis

**TASK 2: REGULATORY REPORTING AND PROJECT MANAGEMENT**

In accordance with 30 TAC 334 criteria, a Release Determination Report (RDR)/AST Closure Report will be submitted to detail the AST closure activities and confirmation sampling following completion of the planned AST removal activities. The proposed report will be submitted to the City for any comments within 45 days following receipt of the final laboratory reports. Following the incorporation of any comments, the report will be presented to the TCEQ.

**ESTIMATED BUDGET**

Modern will perform the above-described scope of services on a unit rate/percent complete basis for an amount not to exceed **\$108,800**. 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 provided in the attached table.

**ESTIMATED PROJECT BUDGET**

**TASK 1: AST CLOSURE ACTIVITIES**

Remedial Contractor – Removal of 12 ASTs Includes:

- Mobilization
- AST Licensed Supervisor \$ 85,000
- Tank Removal and off-site disposal
- Inert Tank Rinse/Vacuum Truck/Fluid Disposal
- Limited concrete removal

Consulting Labor and Expenses- Oversight (6 days on-site) \$ 12,000

Environmental Laboratory (AST Closure/Stockpile Sampling/Contingency Analysis) \$ 5,300

**Subtotal: \$ 102,300**

**TASK 2: REGULATORY REPORTING AND PROJECT MANAGEMENT**

AST Closure Report / Release Determination Report (RDR) \$ 6,500

**Subtotal: \$ 6,500**

**TOTAL: \$ 108,800**

**PROJECT SCHEDULE**

Modern understands the City would like to expedite the removal process and has updated this proposal reflective of this:

- Task 1 (TCEQ Construction Notice) – submitted within 48 hours of written/verbal authorization from the City – with a request that the 30 day notice period be waived. TCEQ will accept justified waiver requests consistent with the City’s needs here.
- Task 1 (Initiate AST cleanout/inerting/removal) – as early as 15 days from written authorization and TCEQ concurrence on the notice waiver.
- Task 1 (confirmation sampling/fuel system infrastructure removal) - within 5 days of initiation of removal event.
- Task 1 (final completion) – Any staged soil with impact will be addressed within 10 days of landfill acceptance. This is a contingency item. Any impacted media can be staged appropriately to minimize disruption to surrounding construction activities.
- Task 2 (reporting) - Completed within 45 days of completing Task 1 and receipt of all outstanding laboratory data reports.



## ASSUMPTIONS AND LIMITATIONS

- The Client will provide or arrange right-of-entry and unrestricted access to the Site;
- All work will be performed within normal business hours Monday through Friday;
- 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;
- Modern will either bill as a lump sum unit (as presented above) or as a 15% markup on subcontractor's fees, whichever is less;
- Our conclusions, opinions and recommendations will be based on the information available for review. This will only include a limited number of observations and data points. It is likely that conditions will vary between or beyond the specific points evaluated. Modern makes no guarantee or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided;
- Laws, regulations and professional standards applicable to Modern's services are continually evolving. Techniques are, by necessity, often new and relatively untried. Different professionals may reasonably adopt different approaches to similar problems. As such, our services are intended to provide our client with a source of professional advice, opinions and recommendations based on a limited number of field observations and tests, collected and performed in accordance with the generally accepted practice that exists at the time, and may depend on, and be qualified by, information gathered previously by others and provided to Modern by our Client;
- 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; 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 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.



## 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 questions or comments, please contact the undersigned regarding this proposal.

Sincerely,

Lisa Marinangel, PG  
SENIOR PROJECT MANAGER

Kenneth S. Tramm, PhD, PE, PG, CHMM  
SENIOR PROGRAM MANAGER

### MODERN GEOSCIENCES

TEXAS REGISTERED GEOSCIENCE FIRM 50411

TEXAS REGISTERED ENGINEERING FIRM F-16201

TCEQ REGISTERED CORRECTIVE ACTION SPECIALIST NO. 0000167

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

### NOTICE TO PROCEED

**The above scope is understood and authorized.**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_