

RESOLUTION NO. 07-1606

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGREEMENT WITH TERRACON TO DO
ADDITIONAL SOIL TESTING**

WHEREAS, it is in the best interests of the citizens
to retain Terracon to do additional soil testing.

**NOW, THEREFORE IT BE RESOLVED BY THE CITY COUNCIL OF
THE CITY OF PORT ARTHUR:**

Section 1. That the facts and opinions in the
preamble are true and correct.

Section 2. That the City Manager is herein
authorized to execute an agreement with Terracon to do
additional soil testing, in substantially the same form as
attached hereto as Exhibit "A".

Section 3. That a copy of the caption of this
Resolution be spread upon the Minutes of the City Council.

READ, ADOPTED, AND APPROVED on this, the 10th day
of April, A.D. 2007, at a Meeting of the City

Council of the City of Port Arthur, Texas, by the following

votes: AYES: Mayor Oetting; Mayor Pro Tem Prince;
Councilmembers Leure, Barker, Henderson, Flood,
Bard, Williamson and Sinegal

NOES:


MAYOR

Attest:
Evangeline Green
City Secretary

City Secretary

Paul Solomon
City Attorney

City Attorney


City Manager

City Manager

Director of Finance

EXHIBIT “A”



March 30, 2007
(Revised April 4, 2007)

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Ms. Doris Jean Gill
Brownfields Manager
City of Port Arthur
City Hall
444-4th Street
Port Arthur, Texas

By Email

Tel: (409) 983-8298
Fax: (409) 982-6743

Re: Proposal for Additional Offsite Soil Sampling
Port Iron & Supply
Port Arthur, Texas
Terracon Proposal No. P92-1267E-07

Dear Ms. Gill:

Terracon Consultants, Inc. (Terracon) appreciates the opportunity to submit this proposal to conduct additional offsite soil sampling on properties located adjacent to the Port Iron site. Terracon's proposed scope of services, including schedule and compensation, are provided in the following sections.

This request will not cause the authorized amount pursuant to City Resolution No. 05-365 to be exceeded.

A. PROJECT INFORMATION

The site is located in an area that the city has identified for Brownfields redevelopment and an ongoing environmental assessment is in progress for the Port Iron & Supply site. A Remedial Action Project Plan (RAPP) was developed by Malcolm Pirnie (Project No. 4285051, dated October 31, 2006) for the U.S. Army Corps of Engineers (who has contributed Brownfields funding related to remedial activities at the site). The RAPP established a Residential Assessment Level (RAL) for each of the chemicals of concern (COCs) identified on the site. Per the RAPP, each COC must be delineated to the established RAL to obtain regulatory closure. As such, the RAPP identified the presence and locations of COCs, including total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), arsenic, and/or lead that require delineation to their respective RALs on offsite property along Denbo, Marion Anderson, W. 7th and W. 8th Streets.

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Terracon conducted a previous sampling event (Terracon Project No. 92067968) within the city-owned offsite property, e.g. rights-of-way, along the aforementioned streets. Based on the results of the analytical testing, PCBs, arsenic, and lead have been detected at certain of the planned sampling locations called out in the RAPP at concentrations exceeding the respective RALs on property across Denbo Street; in addition, lead has been detected at a concentration exceeding the respective RAL on property immediately across W. 8th Street.

The scope of work presented herein is a continuation of the delineation sampling required by the RAPP, and the finding of the initial offsite sampling event discussed above. The planned delineation across W. 8th will require sampling on private property, and in this case a letter authorizing access by the property owner for sample collection will be obtained prior to the sampling.

B. SCOPE OF SERVICES

Soil Sampling

Following receipt of your Notice to Proceed and no later than 48 hours prior to intrusive activities, we will contact a utility locator to arrange for non-municipal underground utility locates in the areas to be sampled; in addition, we will arrange with the city to have municipal utility locates performed.

The previously prepared project-specific Quality Assurance Project Plan (QAPP) approved by EPA for the Port Iron site will be utilized for the soil sampling described herein. Quality control for the sampling will follow the project-specific QAPP.

The continuation of the offsite sampling will include the advancement of up to fifteen shallow soil borings as follows:

- One soil boring (HA-22) will be advanced within city-owned property (i.e., the right-of-way) along W. 7th Street, approximately 100 feet north of previous boring HA-19;
- Six soil borings (HA-23 through HA-28) will be advanced within privately owned properties across Denbo and W. 7th Streets approximately 25 feet back from the line of previously sampled borings;
- Five shallow soil borings (HA-29 through HA-33) will be advanced within privately owned properties across Denbo and W. 7th Streets approximately 50 feet back from the line of previously sampled borings;
- One soil boring (HA-34) will be advanced within city-owned property (i.e., the right-of-way) across W. 8th Street, approximately 100 feet northeast of previously sampled boring HA-21;
- One soil boring (HA-35) will be advanced within the privately owned property located at 325 West 8th Street, approximately 25 feet on to the property;

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- One soil boring (HA-36) will be advanced within the privately owned property located at 325 West 8th Street, approximately 50 feet on to the property.

The locations of the proposed soil borings are shown on the attached Proposed Soil Boring Map. The locations will be recorded in the field using a portable Global Positioning System (GPS) unit.

Note that our objective is to hopefully sample a sufficient number of locations to avoid additional sampling events, holding certain of the samples in the laboratory for later analysis if warranted. In other words, not all of the samples collected will likely be analyzed if the adjacent sample does not exceed the RAL. This does not guarantee that another sampling event won't be necessary to fully delineate the impacted soils.

The soil borings will be advanced to a maximum depth of approximately four feet below ground surface (bgs), or to refusal (if encountered). We anticipate utilizing a backhoe with a narrow bucket to collect the samples from borings HA-22 through HA-34, and a stainless steel hand auger and/or motorized power auger to obtain samples from borings HA-35 and HA-36 on the Danny E. Crout property. Drilling and sampling equipment will be decontaminated prior to and during the course of the field activities using a non-phosphate detergent/potable water wash followed by a potable water rinse.

The soil cores collected from each boring will be examined in the field to document lithology, color, moisture content, and visual or olfactory evidence of chemical impact. In addition, the samples will be scanned with an organic vapor monitor (OVM) equipped with a photoionization detector (PID) to detect the presence of volatile organic vapors.

The soil samples will be collected in laboratory-supplied glassware and placed on ice in a cooler. The samples will be transported to a selected analytical laboratory along with a completed chain-of-custody form.

Analytical Program

The analytical program will consist of the following initial analysis on the referenced samples:

- Soil samples collected at 0-1 foot bgs from HA-22 through HA-28 will be analyzed for TPH using the TCEQ test method TX 1005, PCBs using the EPA test method 8082, and arsenic/lead using EPA test method 6010B. As per the RAPP, if diesel range TPH is detected, the samples will also be analyzed for PAHs. If gasoline range TPH is detected, the samples will be analyzed for BTEX. Based on the results of the previous offsite sampling event, it is anticipated that TPH will not be detected in the samples;

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- Soil samples collected at 3-4 feet bgs from HA-23 through HA-26 will be analyzed for arsenic using EPA test method 6010B; and
- Soil samples collected at 0-1 foot bgs from HA-34 through HA-36 will be analyzed for PCBs using the EPA test method 8082, and lead using EPA test method 6010B.

The above analysis were chosen based on where and which COCs were exceeded in the previous sampling event. The remaining samples not designated for the initial analysis (HA-29 through HA-33) will be placed on hold at the laboratory pending the results of the initial sample analysis. Based on the results of the additional offsite sampling described herein, Terracon will advise the city of recommended additional investigation or consulting services, as appropriate.

Report Preparation. Upon completion of field activities, Terracon will contact the city to provide a summary of field observations. It should be noted that the field observations will be of a preliminary nature, and that confirmation through laboratory analysis will be required prior to providing any appropriate recommendations. Upon completion of the laboratory analyses, a draft report will be prepared for your review.

Schedule It is anticipated that the sampling can be initiated within ten working days of receipt of authorization to precede, and field activities can be completed in one day, weather permitting. Samples will be submitted to the analytical laboratory on a standard seven to ten working day turnaround. Verbal results will be provided once the preliminary laboratory analytical results are available. Our draft report will be issued approximately one to two weeks after receipt of final laboratory analytical reports. Our final report will be submitted once we have addressed any comments on the draft report.

C. COMPENSATION

Terracon's services will be provided on a Time-and-Materials basis in accordance with our Contract with the City. **We estimate that the Scope of Services presented herein can be completed for \$10,000.00.** If as a result of these services, additional work is required outside the scope of this proposal, we will contact you and a revised cost estimate for the additional work will be provided. No work outside the scope of this proposal will be completed by Terracon without your prior approval.

This proposal and cost estimate were prepared based on the following assumptions:

- Work can be performed during normal business hours (Monday through Friday, 7:00 AM to 7:00 PM).

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- The city and private property areas to be sampled, including the residential property at 325 West 8th Street, are readily accessible.
- The city will facilitate all access agreements with applicable private property owners.

If any of these assumptions change during the project, the above stated estimated cost is subject to change.

D. AUTHORIZATION


This proposal has been prepared in accordance with the Agreement for Professional Services with the City, and may be accepted by signing in the space provided below and returning a copy to Terracon.

We appreciate the opportunity to provide this proposal and look forward to working with you on this phase of the Port Iron project. If you have any questions or comments regarding this proposal or require additional services, please feel free to contact either of the undersigned at 713-690-8989.

Sincerely,

Terracon


Scott Keough
Project Manager


Steven R. Neely, P.E.
Program Manager

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Port Iron & Supply
Terracon Proposal No. P92-1267E-07**

ACCEPTANCE:

City of Port Arthur

signature

name

title

date

