

January 17, 2024



Shawna Burkhart, City Manager  
1501 Fifth St.  
Bay City, TX 78614  
Email: [sburkhart@cityofbaycity.org](mailto:sburkhart@cityofbaycity.org)

Re: Proposal – Site Inspection and Limited Water and Surface Soil Sample Analysis  
Agricultural Operation- Swine Farm- Ben Flores Property  
2500 Hamman Rd., Bay City, Tx. 77414

Dear Ms. Burkhart:

CRG Texas Environmental Services, Inc. (CRG Texas) is pleased to provide this proposal as requested for limited drinking water, surface water, and sediment sample (where present and as needed) analysis for the City of Bay City, Texas at the above referenced property (the subject site).

### **Background**

The subject site is an agricultural property where both specialty swine and pot belly pigs were being maintained. According to documentation provided to CRG Texas, several violations of state and local laws related to the operations at the property could pose a risk to human health and the environment. The following sample collection and laboratory analysis is proposed to screen for common bacteria that may be present in drinking water, surface water, and/or sediment and soil that may be susceptible to impacts from the operations at the subject site.

### **Scope of Work**

A visual inspection of the subject site and adjoining properties to see where potentials exposure pathways and receptors exist.

- 1) Visual inspection of the subject property for indications of surface water runoff and drinking or irrigation water wells and water sampling of suspected drinking water wells that may be exposed to bacteria emanating from the subject property.
- 2) Visual inspection of the adjoining property for indications of surface water runoff and water sampling of suspected irrigation water wells that may be exposed to bacteria emanating from the subject property.
- 3) Visual inspection and sampling of suspected surface water drainage ditches and swales where they may be exposed and may transport bacteria during runoff events emanating from the subject property.

Due to the unknown site conditions, we have provided the cost for one trip to the property to conduct a preliminary site reconnaissance, and a second trip with field sampling personnel to conduct a formal site inspection and to collect samples for lab analysis of up to 5 soil and 5 water samples. Price includes sampling by OSHA 40 Hour safety trained personnel, sample collection equipment and expendable supplies, subcontract laboratory analysis, and reporting. The report will summarize the findings from the inspection, the sample collection and analysis methods, and the laboratory sample results where compared to regulatory limits or standard industry practices. An authorized representative must provide access to all portions of the subject site exterior, and relative interior, and exterior areas of all buildings without delay to CRG Texas. Any delays or remobilization due to circumstances beyond our control or for additional sampling needed would be invoiced at the unit rates listed in the attached cost worksheet.

### **Technical Approach**

The Client will provide access to the subject site and adjoining properties for surface water and soil sampling and to wellhead taps, hose bibs, and faucets that are safely accessible to collect drinking water samples. The soil and water samples will be collected using new disposable sampling supplies and on a hand grab basis. The soil and water samples would be collected directly into laboratory supplied containers and immediately placed on ice in a pre-chilled cooler then relinquished under strict chain of custody to the analytical chemistry laboratory. Field notes, photographs, and site sketches will be provided to document the site conditions and sampling activities. The samples will be submitted for lab analysis of the following parameters:

- Total Custom List Metals (ICP) - 9 reported
- Mercury (CVAA)
- Total Coliform + E coli (P/A) Bacteria
- Fecal Coliform Bacteria
- M412 Swine Bacteroidales qPCR
- PH

Laboratory chemical analysis turnaround time is as specified by the client approval per the attached unit cost worksheet.

### **Reporting**

CRG Texas will prepare a brief letter report documenting the findings of the assessment. The report will summarize the analytical results for the suspect COCs in drinking water that will be compared to the applicable TCEQ and EPA regulatory limits (Maximum and Secondary Contaminant Levels). It will include a discussion, summary data tables and the analytical reports. One electronic copy of the report will be provided after completion. The report may be distributed and relied upon by the client, its successors, and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the written consent of CRG Texas.

### **Schedule**

Preparations for the inspection and sampling will begin upon receipt of the Notice to Proceed from the Client and the field work will commence as soon as possible according to the availability of the necessary PPE, sampling supplies, and personnel as well as favorable weather conditions. The inspection and sampling will take one day in the field to complete, and the samples collected will be analyzed on a 7-10 working day lab analysis turnaround time. The report is expected to be delivered with 2-3 weeks from the date of Notice to Proceed, barring anything beyond our control. The Client must provide access and assistance in collecting the samples by turning on pumps, purging wells, or other items as needed for the sampling on site. This procedure will promote expediency in completing the project within the designated time frame specified above.

### **Cost and Payment Terms**

The cost is estimated at **\$15,526.00** and CRG Texas will invoice the Client as detailed in the attached unit cost worksheet. Should more or less additional materials, equipment, labor, and analysis be required, or if conditions arise beyond our control (i.e., weather conditions, sample analysis failure, site conditions, etc.), such additional costs will be billed in accordance with the unit rates provided on the attached table or at our cost plus 20% additional for unspecified items. Payment would be due upon receipt of the invoice provided with the draft report and checks shall be made out to CRG Texas Environmental Services, Inc.

### **Limitations**

The proposed work is limited to the scope of work listed herein. Unless as built drawings for all underground utilities are provided, then CRG Texas shall be held harmless against to any damages to such subsurface utilities at the subject site. No surface or subsurface assessment can eliminate all uncertainty. Furthermore, any sample, either surface or subsurface, taken for chemical analysis may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process and uncertainty is inevitable. Additional assessment may be able to reduce the uncertainty. Even when surface or subsurface assessment work is executed with an appropriate site-specific standard of care, certain conditions present especially difficult detection problems. Such conditions may include, but are not limited to, complex geological settings, the fate and transport characteristics of certain hazardous substances and petroleum products, the distribution of previous and existing contamination, physical limitations imposed by the location of utilities and other man-made objects, and the limitations of assessment technologies. Surface or subsurface assessments do not generally require an exhaustive assessment of environmental conditions on a property and are intended as a screening exercise. If hazardous substance or petroleum releases are confirmed on a parcel of property, the extent of further assessment is related to the degree of uncertainty that is acceptable to the user with respect to the real estate transaction budget, schedule, and other factors beyond the control of the environmental consultant. Measurements and sampling data only represent the site conditions at the time of data collection.

### **Assumptions and Exclusions**

The following assumptions and exclusions apply:

- The Client shall be responsible for providing maps showing all subsurface structures, utilities, and other items.
- CRG Texas will submit the 48 hour utility locate notification to Texas 811 (if necessary) and will hand probe each soil boring location to four foot depth before drilling to check for subsurface items.
- CRG Texas shall not be held responsible for any damages to subsurface structures, utilities, or any other item encountered during the subsurface investigation.
- If warranted, a quote for additional assessment, release reporting, and or corrective action would be provided upon request.

### **Proposal Acceptance**

Please sign and return this proposal as Notice to Proceed. Payments are due upon receipt of the invoice to be submitted with the draft report.

Thank you for the opportunity to provide environmental assessment services for this project, and we stand ready to address your needs!

Respectfully Submitted by,

**CRG Texas Environmental Services, Inc.**

Kevin C. Casler  
Vice President

Attachments:  
Unit Cost Worksheet- Inspection, Sampling, Lab Analysis, and Report

**Unit Cost Worksheet Inspection, Sampling, Lab Analysis, and Report  
Inspection, Sampling, Lab Analysis, and Report  
Agricultural Swine Farm  
Bay City, Texas**

Description	Unit rate (per)		Amount	Standard TAT Price
Project Manager (Prep and Management)	\$152.00	hour	8	\$1,216.00
Staff Scientist (Prep and Research)	\$125.00	hour	4	\$500.00
Staff Scientist (Field Sampling and Report Support)	\$125.00	hour	16	\$2,000.00
Environmental Technician II (Field Sampling and Report Support)	\$95.00	hour	16	\$1,520.00
Vehicle use	\$200.00	day	1	\$200.00
PPE and Sampling Supplies	\$250.00	day	1	\$250.00
Report	\$3,500.00	each	1	\$3,500.00
Analytical Water	Unit rate (per)		Amount	Standard TAT Price
Total Custom List Metals (ICP) - 9 reported	\$195.00	sample	5	\$975.00
Mercury (CVAA)	\$41.00	sample	5	\$205.00
Total Coliform + E coli (P/A)	\$90.00	sample	5	\$450.00
Fecal Coliform Bacteria	\$80.00	sample	5	\$400.00
M412 Swine Bacteroidales (pig) qPCR	\$200.00	sample	5	\$1,000.00
PH	\$28.00	sample	5	\$140.00
Analytical Soil	Unit rate (per)		Amount	Standard TAT Price
Total Custom List Metals (ICP) - 9 reported	\$195.00	sample	5	\$975.00
Mercury (CVAA)	\$41.00	sample	5	\$205.00
Total Coliform + E coli (P/A)	\$90.00	sample	5	\$450.00
Fecal Coliform Bacteria	\$80.00	sample	5	\$400.00
M412 Swine Bacteroidales (pig) qPCR	\$200.00	sample	5	\$1,000.00
PH	\$28.00	sample	5	\$140.00
				<b>\$15,526.00</b>

**Notes:**

TAT- laboratory chemical analysis turnaround time

\*: include Arsenic, Aluminum, Copper, Iron, Manganese, and Zinc

\*\*: Per TCEQ rules and requirements three (3) consecutive water samples free of coliform bacterial contamination are needed. Samples need to be taken after 36 hours of continuous pumping at the design withdrawal rate.

This unit cost estimate is to be referenced for billing of actual quantities of materials, equipment, labor, and laboratory chemical analysis required to complete the work associated with the base testing and any additional re-testing required.

4 hour minimum for labor

**Client Authorization:**

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Title

\_\_\_\_\_

Signature

\_\_\_\_\_

Date