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# INDEFINITE DELIVERY INDEFINITE QUANTITY PROFESSIONAL SERVICES AGREEMENT BETWEEN THE TEXAS FACILITIES COMMISSION AND

## Raba Kistner, Inc.

## ASSIGNMENT NO. 10

**THIS INDEFINITE DELIVERY INDEFINITE QUANTITY ASSIGNMENT NO. 10** (hereinafter referred to as "Assignment No. 10" or "Assignment") is entered into by and between the Texas Facilities Commission, located at 1711 San Jacinto Boulevard, Austin, Texas 78701 (hereinafter referred to as "TFC") and Raba Kistner, Inc. located at 8100 Cameron Road, Suite B-150, San Antonio, Texas 78754 (hereinafter referred to as "PSP") (TFC and PSP are hereinafter referred to individually as a "Party" or collectively as "Parties"), to be subject to the terms and conditions that follow:

**DESCRIPTION OF PROJECT:** The project for which PSP agrees to provide Professional Services is generally described as providing an Affected Property Assessment for the GJ Sutton Building site located at 321 Center Street, San Antonio, Texas (hereinafter referred to as the "site") including a comprehensive evaluation of environmental conditions at the site, as necessary, to address residual contamination concerns through the Voluntary Cleanup Program administered by the Texas Commission on Environmental Quality (hereinafter referred to as the "Project"), as further depicted in "Exhibit A-10," PSP's Proposal No. PSF19-394-00, dated December 18, 2019, attached hereto and incorporated herein for all purposes and consisting of ten (10) pages.

**DURATION OF ASSIGNMENT:** The scope of services of this Assignment No. 10 shall be completed no later than December 31, 2020, unless terminated earlier as provided in Section 3.2 of the Agreement. The schedule is subject to adjustments for possible time extension; however, any extension of time must be approved by the TFC and shall require an amendment to Assignment No. 10.

**SPECIAL TERMS AND CONDITIONS OF ASSIGNMENT**: Terms and conditions shall be in accordance with the Agreement, any Special Conditions, and with this Assignment No. 10.

**SUB-CONTRACTORS TO BE UTILIZED FOR PROJECT:** PSP shall perform the services under this Assignment No. 10 with its own forces unless otherwise specified. If the scope of services is less than $100,000.00, a HUB Subcontracting Plan (HSP) is not required. If the scope of services will exceed $100,000.00, PSP shall submit an HSP for approval pursuant to Section 11.2 of the Agreement.

**FEE FOR BASIC SERVICES:** Fee for the services set forth in this Assignment No. 10 shall not exceed the sum of One Hundred Seventy-Nine Thousand Four Hundred Seventy-Five

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($179,475.00). No more frequently than once per month, PSP shall submit a Pay Application to TFC for services performed and reasonable and necessary costs and expenses incurred through the last day of the previous month. Any reimbursable expenses, if allowed, shall be in accordance with Section 4.6 of the Agreement.

**IDENTIFICATION OF PSP PROJECT MANAGER AND ALL SUBCONTRACTOR:** For this Assignment No. 10, PSP shall identify the Project Manager, PSP's employees and all subcontractors assigned to this project on the List of Project Manager and Subcontractors (hereinafter referred to as the "List"), attached hereto and incorporated herein for all purposes as "Exhibit B-10."

TFC reserves the right to approve the appointment of the PSP Project Manager and to demand that the Project Manager, and any of PSP's employees or subcontractors, be removed and replaced if, in the sole opinion of TFC, their performance on this project or any other projects, is and/or was inadequate or their continued involvement with the Project is, will, or has become detrimental to the timely and successful completion of the project.

The Project Manager and Subcontractors identified in the List shall not be replaced by PSP, nor shall any other subcontractors be engaged by PSP, unless prior written consent is obtained from TFC, which consent shall not be unreasonably withheld, conditioned, or delayed.

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**ENTIRE AGREEMENT AND MODIFICATION:** The Agreement and this Assignment and their integrated attachment(s) constitute the entire agreement of the Parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Assignment specifically displays a mutual intent to amend a particular part of this Assignment, general conflicts in language between any such attachment and this Assignment shall be construed consistently with the terms of this Assignment. Unless otherwise expressly authorized by the terms of this Assignment, no modification, renewal, extension, or amendment to this Assignment shall be binding upon the Parties unless the same is in writing and signed by the respective Parties hereto.

This Assignment shall be effective as of the date of the last Party to sign.

| **TEXAS FACILITIES COMMISSION** | **RABA KISTNER, INC.** |
|---|---|
| DocuSigned by: | DocuSigned by: |
| By: Mike Novak, Executive Director | By: Thomas Burr, Senior Vice President and COO |
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| Mike Novak | Thomas Burr |
| Executive Director | Senior Vice President and COO |
| Date of execution: 02/12/2020 \| 2:54 PM CST | Date of execution: 02/12/2020 \| 2:34 PM CST |

CR GC

MW Dir

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18-095-000
Raba Kistner, Inc.
Assignment No. 10
Project No. 18-009-8455

# EXHIBIT A-10

## PSP's Proposal No. PSF19-394-00 dated December 18, 2019

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Proposal No. PSF19-394-00
December 18, 2019

RABA KISTNER

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Ms. Dorothy Spearman
Senior Project Manager
Facilities Design & Construction
Texas Facilities Commission
1711 San Jacinto Boulevard
Austin, Texas 78701

**RE: Proposal to Conduct an Affected Property Assessment**
**GJ Sutton Building Property**
**123 Center Street**
**San Antonio, Bexar County, Texas**
**VCP ID No. 3035**

Dear Ms. Spearman:

**Raba Kistner, Inc. (RKI)** is pleased to submit this proposal to conduct an Affected Property Assessment to the Texas Facilities Commission (CLIENT) for the above referenced property, which comprises approximately 4.1-acres of land, and formerly hosted the former Texas Facilities Commission -- Health and Human Services Commission Office and is locally addressed at 123 Cherry Street, San Antonio, Texas (hereinafter referred to as SITE). Broad objectives of the assessment call for a comprehensive evaluation of environmental conditions at the property as necessary to address residual contamination concerns through the Voluntary Cleanup Program (VCP), which is administrated by the Texas Commission on Environmental Quality (TCEQ). We understand that ultimate plans for the property call for re-development for commercial/industrial or residential purposes.

This proposal includes a brief description of pertinent project information in addition to our proposed scope of services. This proposal was prepared to formally define the proposed scope of services, our assumptions, time and cost information, project schedule, and procedures for authorization to initiate project activities.

**BACKGROUND**

**Raba Kistner, Inc. (RKI)** performed a Limited Site Investigation (LSI) on behalf of the Texas Facilities Commission in December 2010 (i.e., ***RKI*** *Project No. ASF10-187-00, dated March 2, 2011*). The scope of work for the initial assessment included installation of 22 exploratory soil borings (i.e., GP-1 through GP-22) and the collection, screening and chemical analyses of subsurface soils. The LSI was focused specifically on a railroad spur line that traversed the SITE in addition to the perimeters of buildings that historically housed an engine factory, machine shops, and a foundry operation.

Analytical data and field observations indicated generally low-level residual petroleum hydrocarbon and heavy metals impacts to soils beneath the SITE likely associated with former industrial operations. Sampling data indicated that reported impacts to surface and near-surface soils are widely distributed throughout the interior portion of the SITE in areas corresponding to: a former gas engine factory (GP-13); rail spur line and

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product storage (GP-17); rail spur line and coal bin staging area for foundry (GP-20); and rail spur line and machine shop area (GP-21).

On the basis of initial LSI findings and in accordance with our study recommendations, **RKI** was subsequently engaged to conduct a Supplemental Subsurface Investigation (SSI) in August 2012 (i.e., ***RKI*** *Project No. ASF10-187-02, dated October 23, 2012*). A total of 12 exploratory soil borings were installed as part of the SSI, utilizing direct-push sampling methods in accordance with standard environmental drilling and sampling protocols. Based on the collective subsurface investigation findings, additional environmental sampling activities were recommended at the SITE, but particularly in the vicinity of exploratory borings GP-13, GP-20, and GP-21, where most significant impacts were identified. Additional environmental sampling at regular grid spacing was recommended to further evaluate large areas of the SITE formerly hosting industrial operations that were not assessed as part of the LSI study effort.

A brief summary of assessment findings is provided in the following bullets:

- Collective assessment findings indicate residual petroleum hydrocarbon and heavy metals impacts to soils beneath the SITE, likely associated with former industrial operations. Data generated as part of the SSI corroborate initial findings and provide delineation and definition to environmental conditions identified in the LSI. Analytical results indicate that residual soil contamination is present in the western portion of the SITE.

- Heavy metals are present in soils at the SITE in concentrations exceeding Texas Specific Background (TSB) levels defined by the TCEQ. In particular, elevated arsenic, barium, cadmium, lead and mercury were noted at a variety of locations and depth intervals across the SITE. These results are not unexpected, given the industrial history of the SITE. In general, significant concentrations of heavy metals correspond to those locations that exhibit hydrocarbon impact. With the exception of lead and mercury values reported at GP-13, none of the reported metals concentration exceeds protective concentration levels (PCLs) considered protective of human exposure in a residential land use setting. As discussed previously, boring GP-13 penetrated a mound of soil suspected of containing construction and/or demolition debris.

- SPLP testing indicated that the majority of the metals in soils were not readily leachable (essentially inert) and, as such, do not pose a threat to human health or the environment in a residential land use setting. Environmental conditions in soils do not constitute a threat to shallow groundwater beneath the SITE.

Following completion of the recent demolition effort for the SITE structures, **RKI** was engaged to prepare a VCP Application for the SITE which was submitted to the TCEQ on September 24, 2019. The TCEQ issued a formal acceptance letter indicating that the SITE was eligible for the VCP on October 16, 2019 (i.e. VCP ID No. 3035). The TCEQ indicated that the next appropriate step for the corrective action process would be the submittal of a separate Affected Property Assessment Report for the SITE to fully define the areas of impact. The APAR submittal will also indicate the Remedy Standard clean up intent for the SITE.

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**PURPOSE AND SCOPE**

Pursuant to the Texas Risk Reduction Program (TRRP), which is applicable to the discovery of historical contamination in Texas, the TCEQ requires that unauthorized releases of chemicals of concern (COCs) on a property undergo a corrective action process to "close" the site from a regulatory standpoint. As such, an affected property assessment is required as the necessary first step to establish the nature and extent of COCs and develop information to guide next phases of corrective action or cleanup.

The purpose of this proposal is to outline a scope of work to further evaluate the presence of residual contamination for the SITE pursuant to applicable TRRP corrective action requirements (i.e., *30 Texas Administrative Code [TAC] Chapter 350*). As discussed herein, Affected Property Assessment (APA) activities will be conducted to further define the nature and extent of residual heavy metals contamination to soils and shallow groundwater within SITE boundaries. Based on existing soil sampling data for the SITE presented in the 2011 and 2012 studies, it is anticipated that the scope of APA activities will include additional soil sampling to effectively delineate the horizontal and vertical extent of contamination in surface and subsurface soils, in addition to groundwater sampling.

The scope of services presented below was developed on the basis of similar project experience and our understanding of the project at this time based upon analytical results of previous sampling activities. It is anticipated that the project will include the following general tasks:

**Task 1.0** Affected Property Assessment Activities
**Task 2.0** Data Reduction and APAR Preparation
**Task 3.0** Archaeological Monitoring and Oversight

**Task 1.0 Affected Property Assessment Activities**

Installation of Environmental Soil Borings

As indicated on the attached Figure 1 – Proposed Boring and Trench Location Map, it is anticipated that up to 40 environmental soil borings will be spatially-distributed across the SITE, but will be strategically placed in consideration of the following: (ii) previously identified hot spots and (ii) areas where there is no existing data. All borings will be installed under the oversight of a licensed environmental driller in accordance with standard environmental drilling and sampling protocols. Borings not completed as groundwater monitoring wells will be installed within accessible portions of the SITE utilizing direct-push drilling to maximum depths on the order of 25-30 feet below ground surface (bgs).

During boring installation, soils will be sampled continuously and logged by a **RKI** environmental professional for composition, color, degree of moisture, and visual/olfactory indications of contamination. Representative soil samples will be field-screened for the presence of volatile organic compounds (VOCs) using a portable organic vapor monitor (OVM). Field observations will be documented in a field notebook and subsequently used to generate environmental boring logs.

Based upon visual and olfactory indications of contamination and the results of field screening, soil samples will be submitted for laboratory analysis to further evaluate impact to environmental media (e.g., soils and

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groundwater). In order to provide for good vertical distribution of sampling data, soil samples will be collected at all boring locations from intervals defined under TRRP to represent "surface" and "subsurface" soils for residential land use. Specific intervals targeted for the collection of environmental soil samples will include the following at various locations to fully define the horizontal and vertical extent of contamination in shallow borings: (1) 0-2.5 ft soil zone; (2) 2.5-5 ft soil zone; (3) 7.5-10 ft soil zone; and (4) 15-17.5 or shallow groundwater interface. Additional samples from borings that will be completed as groundwater monitoring wells will be collected from both the groundwater-soil interface zone and/or termination depth of the borings. For budgetary purposes, 2-3 samples per boring will be submitted for chemical analysis.

*Exploratory Trenching*

**RKI** will utilize the services of a backhoe operator to install up to 20 exploratory trenches using backhoe methods. The trenches will be spatially distributed throughout the SITE (**See Figure 1**), but generally in proximity to areas where historic structures were once located on the property. The exploratory trenches will be installed to depths on the order of 6-8 feet bgs to evaluate the nature and extent of fill soils, remaining buried building foundations, and to facilitate collection of additional environmental soil samples.

In conjunction with exploratory trenching, continuous sampling and VOC field screening activities will be conducted using a pre-calibrated OVM. Field observations and OVM field-screening results will be documented in the field and used to generate graphical environmental exploratory trench logs that will be attached to the APAR. In the absence of observed impacts, soil samples will be collected from near-surface soils (i.e., 2-53 feet bgs). For budgetary purposes, it is assumed that up to 20 soil samples (i.e., one sample per trench) will be submitted for analytical testing to evaluate the presence of significant environmental contaminants.

*Groundwater Classification and Receptor Survey*

In order to confirm that shallow groundwater has not been affected by historical operations related to the former property operations, up to six soil borings on the SITE will be converted into 2-inch groundwater monitoring wells. The depth to water is anticipated to be encountered at 22 to 29 feet bgs based on previous groundwater monitoring wells installed in the 2011-2012 studies. The wells will be installed in accordance with State of Texas guidelines. Once installed, all wells will be properly gauged, developed, and purged prior to groundwater sampling.

**RKI** will evaluate the beneficial use classification for groundwater in the area. To this end, the following parameters will be evaluated: 1) groundwater use; 2) groundwater quality; and 3) well yield. Groundwater use will be determined by conducting a records search for water supply wells within 0.5-mile radius of the SITE. Background groundwater quality conditions will be evaluated by analyzing a representative groundwater sample for total dissolved solids (TDS). Well yield will be determined by conducting aquifer testing in accordance with requirements set forth in the applicable TRRP rules, if warranted, based on preliminary well development activities.

To identify any potential (i.e., sensitive) receptors that may have been affected by historical releases and to complete requirements of the Tier 1 Ecological Survey, a 500-ft walking receptor survey will be conducted. Potential receptors include underground utilities, buildings, surface water bodies, and drinking water supply

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wells. Depending upon the results of additional groundwater sampling, locations of drinking water supply wells within 0.25-mile radius may need to be located.

*Chemical Analyses of Soil and Groundwater Samples*

Soil and groundwater sampling will be conducted in accordance with standard environmental protocols, placed immediately upon collection into appropriate laboratory prepared containers, and maintained at approximately 4-6°C during transport to the subcontracted analytical testing laboratory. Environmental Protection Agency (EPA) Method 5035 will be used to collect soil samples to be submitted for VOCs. In order to minimize laboratory testing costs, a standard 5 to 7-day turnaround time will be requested from the contract laboratory. Analytical testing will be conducted to assess contaminants of concern typically associated with past industrial activities at the SITE including various heavy metals associated with foundry operations. Samples will be submitted to a qualified analytical laboratory and tested in accordance with the following schedule:

| AREA OF CONCERN | ASSOCIATED ANALYTES | NUMBER OF ENVIRONMENTAL SAMPLES | |
|---|---|---|---|
| | | Soil | Groundwater |
| GJ Sutton Property | TPH | 120 | 6 |
| | VOC | 120 | 6 |
| | RCRA 8 Metals | 120 | 6 |
| | SVOCs* | 30 | -- |
| | SPLP* | 20 | -- |
| | TCLP* | 20 | -- |
| QA/QC Samples (Trip Blank-1 per day of sampling) | VOCs | -- | 11 |
| QA/QC Samples (Field Duplicates) | TPH | 12 | 1 |
| | VOC | 12 | 1 |
| | RCRA 8 Metals | 12 | 1 |
| | SVOCs* | 3 | -- |
| | Individual metals | 10 | -- |

Notes:

1) TPH = Total petroleum hydrocarbons by TX-1005
2) PCBs = Polychlorinated biphenyls by EPA Method 8082
3) VOCs by EPA Method 5035
4) RCRA 8 Metals (i.e., arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver) by EPA Methods 6010 and 7471;
5) PAHs* = Hold for Polycyclic Aromatic Hydrocarbons by EPA Method 8270, pending preliminary analysis results;
6) SVOCs* = Hold for Semi-Volatile Organic Compounds by EPA Method 8270, pending preliminary analysis results;
7) SPLP* = Hold for Synthetic Precipitation Leaching Procedure (EPA Method 1312) select RCRA 8 Metals, pending preliminary analysis results, and;
8) TCLP* = Hold for Toxicity Characteristic Leaching Procedure (EPA Method 1311) select RCRA 8 Metals, pending preliminary analysis results.

As indicated in the preceding table, it is proposed that up to 30 samples; exhibiting maximum detectable concentrations of TPH or VOCs will be analyzed for semi-volatile organic compounds (Semi-VOCs, Method 8270). Up to 20 samples exhibiting maximum concentrations of select RCRA 8 metals constituents in excess

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of naturally-occurring or background levels will also be analyzed in accordance with the Synthetic Precipitation Leaching Procedure (SPLP) and Toxicity Characteristic Leaching Procedure (TCLP) to evaluate potential leachability of metals contaminants.

For quality control/quality assurance (QA/QC) purposes pursuant to TRRP data usability requirements, it is proposed that field duplicates be collected at an approximate frequency of one per 10 soil or groundwater samples to evaluate the accuracy of reported laboratory testing results. Field duplicate samples will be collected in a manner identical to assessment samples, but will be submitted to the laboratory as "blind" samples under different identification numbers to facilitate an unbiased comparison of test data. Duplicate samples will be tested for the same constituents as the corresponding assessment samples. In addition to duplicate samples, it is proposed that up to 10 soil samples exhibiting maximum heavy metals concentrations will be subject to re-testing to evaluate potential inhomogeneity and variability in metals testing results.

*Waste Management*

Upon completion of drilling and sampling activities, the environmental borings not converted to monitoring wells will be plugged utilizing granular bentonite with a 2-ft concrete cap. As direct-push methods will be employed for the installation of soil borings, it is not anticipated that soil cuttings or other investigation derived wastes will be generated as the result of these activities. However, soil cuttings will be generated as a result of monitoring well installation in addition to purged groundwater. It is assumed that soil and water drums will be temporarily staged onsite. Pending the results of analytical testing, **RKI** will conduct waste profiling activities as necessary to dispose of drummed materials at an offsite landfill facility. Costs included herein assume that a total of 10 soil drum and 6 groundwater drums will be generated and disposed of as part of the project. Costs assume that wastes will meet criteria for classification as Class 2 Non-Hazardous Waste.

**Task 2.0 Data Reduction and APAR Preparation**

**RKI** will provide a verbal/email report once each task is completed. Subsequent to completion of each part of APA activities, **RKI** will also provide a verbal/e-mail report and interpretation of environmental sampling results upon receipt of analytical data from the contract laboratory. **RKI** will synthesize data and prepare the APAR (TCEQ form 10325, Dated June 2005) with appropriate attachments and appendix materials. The following activities will be conducted concurrently with the APA to the extent possible:

- Develop site-specific PCLs (i.e., Tier 2 PCLs), if necessary;
- Conduct risk-based assessment of potentially unprotective conditions and identify PCL exceedance (PCLE) zones;
- Prepare data usability summaries as required per TRRP rule and guidance;
- Develop recommendations for next appropriate correction action (e.g., groundwater monitoring/treatment, soil remediation, etc.) or regulatory closure, if appropriate.

Pending CLIENT review and approval of the APAR package, **RKI** will submit two copies for regulatory review in accordance with TCEQ directives.

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**Task 3.0 Archeological Monitoring and Oversight**

Given that the proposed project is located on state property owned by the Texas Facilities Commission, an entity of the State of Texas, the project is subject to review under the Antiquities Code of Texas (ACT) (Texas Natural Resources Code, Title 9, Chapter 191). This legislation calls for the assessment of all proposed improvement activities that have a potential to disturb historically significant resources and significant subsurface deposits on lands owned by the State. Oversight of compliance with the ACT is provided by the Texas Historical Commission (THC).

**RKI** will provide a qualified Archaeologist to monitor all subsurface excavations (trenching) associated with the project for 7 days. The Archaeologist will be present during all excavations to record and document any historic or prehistoric features. The Archaeologist will comply with all applicable Occupational Safety and Health Administration (OSHA) safety regulations and wear standard Personal Protection Equipment (PPE) at all times (i.e., safety vest, hard hat, safety glasses, and steel-toe boots).

Excavation monitoring will be systematic and regular and all efforts will be made to not impede progress during on-going construction activities. Should cultural deposits be encountered during the archaeological monitoring, the **RKI** Archaeologist will request that excavations halt to allow the onset of safe conditions for the crews, and adequate time for documentation. Documentation will consist of recording the location of the feature using a hand-held Global Positioning System unit, photographic documentation, scaled drawing of a profile, if warranted, and description of feature characteristics on a monitoring log and feature form. The **RKI** Principal Investigator will coordinate all communications between the CLIENT and THC representatives.

If significant prehistoric or historic features are encountered during monitoring, the finding will be immediately relayed to the Client and representatives of the Texas Historical Commission. If the oversight agency recommends additional investigations of the feature, the client will be immediately informed and logistical arrangements will be made to allow the additional investigations to take place without significantly impacting project schedules. Such additional investigations may require the amendment of the monitoring permit and may result in additional days of investigative effort beyond the 30-days identified in the proposal. Were such significant finds be made, all efforts will be made to carry out the additional work that may be requested by the THC in a timely manner.

**RKI** will apply a limited artifact collection policy, as part of which only temporally diagnostic artifacts are collected. Furthermore, depending on the temporal affiliation of the feature, documentation may also include the collection of a sample of the feature content. Diagnostic materials and feature samples can aid in assessing the ages of the deposits and features and will have to be curated at a state-accredited curation facility. By collecting only temporally diagnostic artifacts, **RKI** will limit permit-mandated curation costs. All work will comply with THC and Council of Texas Archeologists (CTA) standards for the overall project, unless documented field conditions warrant otherwise.

Following the completion of the monitoring, **RKI** staff will produce a draft technical report of findings. The draft will be produced in accordance with the Rules of Practice and Procedure of the THC, as outlined in Chapter 26, Section 27, and the CTA Guidelines for Cultural Resources Management Reports. The draft report will review the historic use of the project area, monitoring methodology employed, and the

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investigative findings. Additionally, the draft report will include recommendations for further work or no further work with appropriate justifications based on the requirements of 13 TAC 26.5(35), 13 TAC 26.20(1), and 13 TAC 26.20(2). The report will be submitted to the CLIENT for review. Upon approval by the CLIENT, **RKI** will submit copies of the draft report to the THC for their 30-day review. Following the completion of the review, **RKI** will make any necessary revisions and prepare the final report under the ACT Permit.

Any diagnostic artifacts collected during field investigations will be submitted for final curation to the Center for Archaeological Research at the University of Texas at San Antonio for curation. Furthermore, all project related documentation produced during the investigations will be curated in accordance with federal regulation 36 CFR Part 79, and THC requirements for State Held-in-Trust collections.

**PROJECT COST AND DURATION**

**RKI** will perform the scope of services described herein for an **Estimated Cost of $179,475**, in accordance with the contract fee schedule. The costs for various tasks described in the scope of work are provided below.

| TASK DESCRIPTIONS | COST |
|---|---|
| Task 1: Affected Property Assessment Activities | |
| **RKI** Labor and Expenses | **$37,950** |
| Chemistry[1] | **$49,250** |
| Environmental Drilling Cost[1, 2] | **$35,075** |
| Trenching Cost[1, 2] | **$12,900** |
| Task 2: Data Reduction and APAR Preparation | **$17,550** |
| Task 3: Archeological Monitoring and Oversight | **$21,500** |
| **3% Contingency:** | **$5,250** |
| **CONTRACT TOTAL:** | **$179,475** |

1) The drilling contractor costs, trenching costs and chemistry cost included in the table includes the standard 10%-mark up.
2) As indicated above, CLIENT may elect to contract directly with both the environmental drilling contractor (Vortex Drilling, Inc.) and/or trenching such that these estimated costs are not applicable to **RKI's** total project cost.

In the event that additional services are requested by CLIENT and/or necessary to complete project activities, **RKI** will provide a cost estimate under separate cover and solicit authorization from CLIENT before proceeding with additional work. Additional costs, if authorized as part of this project, will be billed in accordance with the approved fee schedule for professional services and unit rates for equipment and laboratory services included in our standard fee schedule.

It is anticipated that **RKI** can complete the scope of work described herein in approximately 5-6 months after we receive written authorization to proceed depending upon favorable site and off-site access conditions.

**ASSUMPTIONS**

The following assumptions were made with regard to the scope of services described herein:

1. Access will be granted when needed to perform assessment activities and weather or other conditions will not preclude SITE access and collection of environmental samples. Environmental borings will be installed as part of a single mobilization effort.

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2. Costs for analytical chemistry assume a standard 5 to 7-day turnaround time. A 3-day turnaround time can be requested at 1.5 times the analytical cost.

3. Although attempts will be made to identify subsurface utilities within the area of interest utilizing the Texas Excavation Safety System, **RKI** cannot take responsibility for contacting/rupturing unidentified buried utilities during sampling activities. CLIENT will provide locations of subsurface utilities/structures located in the vicinity of proposed environmental borings, if known.

4. As direct push (DPT) methods will be utilized, it is not anticipated that appreciable soil cuttings or other investigation derived wastes (i.e., groundwater) requiring containment will be generated as the result of the APA activities. The estimated costs include the disposal of up to ten 55-gallon drums of containerized wastes (soil cuttings and water) that will be generated in conjunction with installation and sampling of groundwater monitoring wells. If additional wastes are generated as a result of project activities, **RKI** will provide a cost estimate for disposal of additional wastes under separate cover, pending the receipt of analytical testing results.

**ACCEPTANCE**

We appreciate the opportunity to work with you on this important assignment, which will be carried out in accordance with this letter and We appreciate the opportunity to submit this proposal and look forward to working with you in the execution of this project. This proposal and scope of services will be conducted in accordance with TFC Contract No. 18-095-00 Indefinite Delivery Indefinite Quantity Professional Service Agreement Dated September 25,2017 between the Texas Facilities Commission and **Raba Kistner, Inc.**

The scope and fees associated with this proposal are valid for 120 days from issuance.

**RKI** considers the data and information contained in this proposal to be proprietary. This statement of qualifications and any information contained herein shall not be disclosed and shall not be duplicated or used in whole or in part for any purpose other than to evaluate this proposal.

Very truly yours,

**RABA KISTNER, INC.**

Briand D Strye, M.S.
Environmental Project Manger

Richard V. Klar, P.G.
Vice President

BDS/RVK/srw
Attachment – Figure 1
Copies Submitted: Above (1 Electronic PDF Copy)

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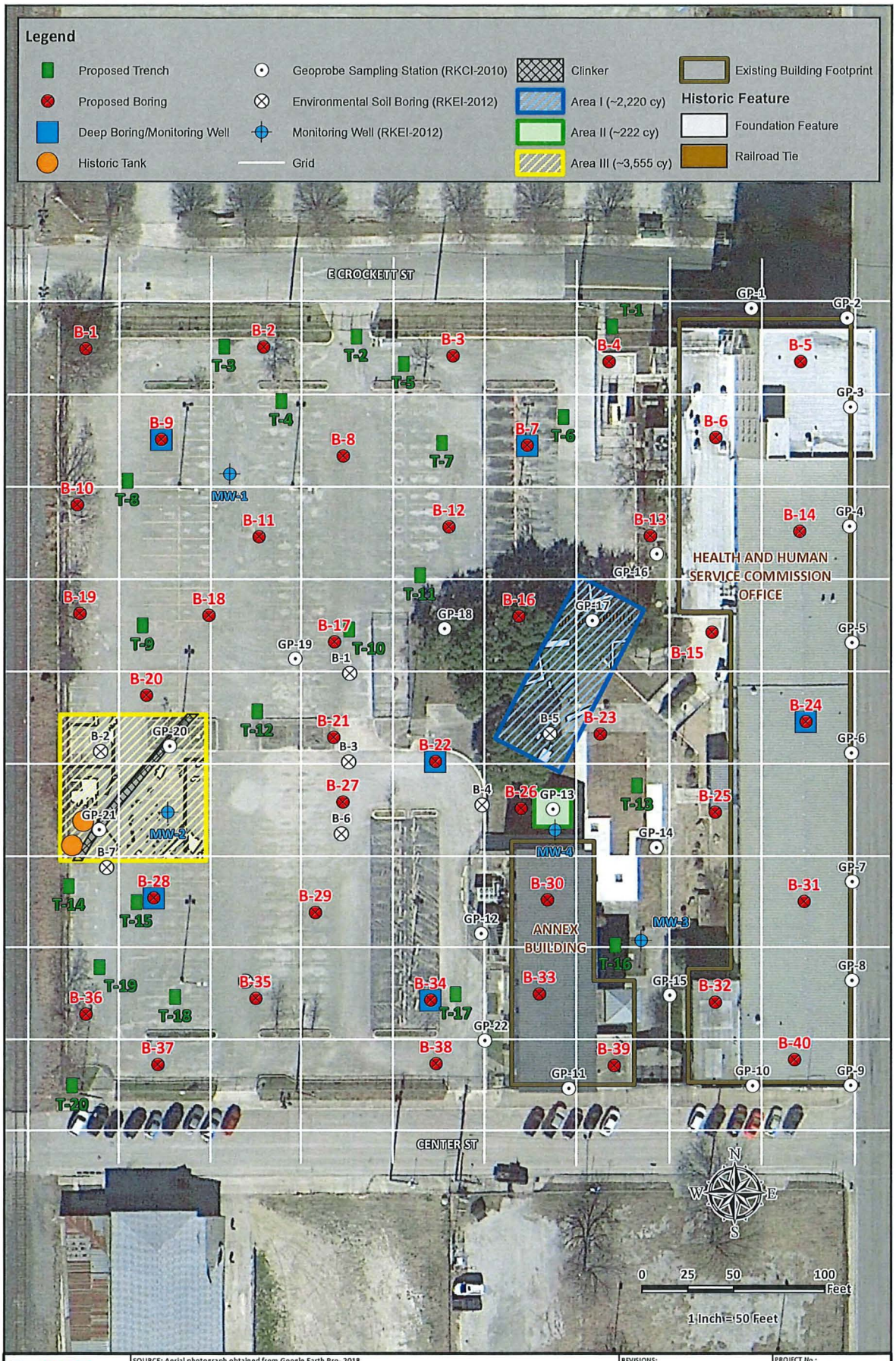


RABA KISTNER
12821 West Golden Lane
San Antonio, Texas 78249
(210)699-9090 TEL
(210)699-6426 FAX
www.rki.com
TBPE Firm Registration 3257

SOURCE: Aerial photograph obtained from Google Earth Pro- 2018

**PROPOSED BORING AND TRENCH LOCATION MAP**
G.J. SUTTON BUILDING DEMOLITION
321 CENTER STREET
SAN ANTONIO, BEXAR COUNTY, TEXAS

| REVISIONS: No. | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| PROJECT No.: | PSF19-394-00 |
| ISSUE DATE: | 12/18/2019 |
| DRAWN BY: | CCL |
| CHECKED BY: | BDS |
| REVIEWED BY: | RVK |
| FIGURE | 1 |

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

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18-095-000
Raba Kistner, Inc.
Assignment No. 10
Project No. 18-009-8455

# EXHIBIT B-10

# LIST OF PSP'S PROJECT MANAGER AND SUBCONTRACTORS

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**LIST OF PSP PROJECT MANAGER**
**AND**
**SUBCONTRACTORS**
**(Name, Company Name, Address & Contact Person (Project Manager))**

| | | |
|---|---|---|
| A. PSP Project Manager: | | Richard V. Klar (Name)<br>Raba Kistner Inc. (Company)<br>12821 W. Golden Lane, San Antonio Texas, 78250 (Address)<br>210-699-9090 (Cell #)<br>Rklar@rkci.com (Email) |
| | | |
| B. PSP Project Manager | | |
| | | |
| | 1. | Brian Strye (Name)<br>Raba Kistner Inc. (Company)<br>12821 W. Golden Lane, San Antonio Texas, 78250 (Address)<br>210-844-6131 (Cell #)<br>bstrye@rkci.com (Email) |
| C. Subcontractors: | | |
| | 2. | Sairam Abburu (Name)<br>San Antonio Testing (Company)<br>1610 S. Laredo Street, San Antonio, Texas 78207 (Address)<br>210-229-9921 (Cell #)<br>sabburu@satestinglab.com (Email) |
| | | |
| | 3. | Tim Von Dohlen (Name)<br>Vortex Drilling Partners (Company)<br>4412 Bluemel, San Antonio, TX, 78240 (Address)<br>210-696-7114 (Cell #)<br>tim@vortexdrill.com (Email) |
| | | |
| | 4. | (Name)<br>(Company)<br>(Address)<br>(Cell #)<br>(Email) |