EXHIBIT B
AUTHORIZATION OF CHANGE IN SERVICE

CONTRACT NUMBER / CONTRACT NAME:	**#220-214 Downtown Property Acquisition**	
CITY REPRESENTATIVE:	**Laurie Moyer, P. E.**	
CONTRACTOR:	**Chapman Engineering**	
CONTRACT EFFECTIVE DATE:	**May 22, 2020**	
THIS AUTHORIZATION DATE:	**July 10, 2020**	**AUTHORIZATION NO.: 1**

DESCRIPTION OF WORK TO BE ADDED TO OR DELETED FROM SCOPE OF SERVICES:

Two to three additional monitoring wells to be installed in locations across South Guadalupe Street. Scope of work consists of: field work, laboratory analysis, and reporting. Please see Proposal #1751B for further details (attached).

Original Contract Amount:	$33,900.00	
Previous Increases/Decreases in Contact Amount:	$ 0.00	
This Increase/Decrease in Contract Amount:	$22,900.00	
Revised Contract Amount:	$56,800.00	

CONTRACTOR:

Signature

7/10/2020
Date

Cal Chapman / President
Print Full Name / Title (if not in individual capacity)

CITY:

Signature

Date

Print Name

Title

City Department Use Only Below This Line (PM, etc.).

Account Number(s):	Amount	Date
#		
#		
#		

Chapman Engineering

CORPORATE OFFICE:
213 Commerce Ave
Boerne, Texas 78006

July 1, 2020

Ms. Laurie Moyer, P. E.
Director of Engineering and Capital Improvement
City of San Marcos
630 E. Hopkins Street
San Marcos, TX 78666 Via E-mail: lmoyer@sanmarcostx.gov

Re: Phase II Environmental Assessment, for Additional Monitoring Well Installation, Sampling and Reporting for 140 South Guadalupe Street, San Marcos, Hays County, TX 78666; New Proposal #1751B

Dear Ms. Moyer:

This proposal is offered as an addendum to previous work conducted in June 2020, along the west side of South Guadalupe Street. That initial investigation found concentrations of chlorinated solvents exceeding actionable levels in a groundwater sample from the property at 164 South Guadalupe Street. It is believed this contaminate plume resulted from dry cleaning operations at 140 South Guadalupe Street. To define the extent of the chlorinated solvent plume, it is recommended that two to three additional monitoring wells be installed in locations across South Guadalupe Street. These new monitoring well location may need to be place on private properties if there are no suitable areas in the alley between South Guadalupe and South LBJ due to utilities.

SCOPE OF SERVICES

Chapman Engineering personnel will perform the following work steps at minimum:

1. Properly "spot in" a total of three proposed soil boring locations and order Texas One Call clearances at least 72 hours before drilling;
2. Install three soil borings to maximum of 50 feet total depth each, or contact with the Navarro Clay (believed to be the geologic "seal" that may hold up contaminants and shallow ground water at depth). All three of the borings may need to be installed on properties of adjacent owners, particularly the "Golden Chick" restaurant shown on accompanying map;
3. Each boring will be completed as a groundwater monitoring well consisting of 2-inch diameter PVC and a 15-foot section (approximate) of slotted screen below solid casing. All monitoring wells will be completed as flush-to-grade constructions and set within concrete pads with secured metal covers;
4. Upon completing the monitoring well installations, our staff will survey in each well to the nearest 0.01 foot of elevation. If groundwater is present, all wells will be gauged, and groundwater samples will be taken using low-flow sampling equipment. Samples will be analyzed on standard lab turnaround times.

Field Work. All field activities will be performed under the direction of a TCEQ-licensed Corrective Action Project Manager (CAPM) in accordance with TCEQ Regulatory Guidance RG-411, entitled *Investigating and Reporting Releases from PSTs, August 2012*. The chlorinated solvents found at the site require investigation and reporting under Texas Risk Reduction Program (TRRP) and adherence to Texas Administrative Code (TAC) rule *30 TAC 350*.

Laboratory Analysis. Groundwater samples will be sent to a qualified laboratory and analyzed for volatile organic compounds (VOCs) and total petroleum hydrocarbons (TPH). A groundwater sample for the analysis of total dissolved solids (TDS) will be collected from one monitoring well to determine the groundwater classification.

Reporting. Chapman Engineering will prepare a Phase II Limited Site Investigation (LSI) Report documenting the installation of the new monitoring wells and the results of groundwater sampling at the site. Included in the report will be a detailed groundwater gradient map showing the flow direction beneath the site. Figures illustrating both the hydrocarbon and chlorinated solvent plumes in the groundwater will also be constructed.

We will also add information about the historical use of property at 164 South Guadalupe to the general reporting.

COST AND SCHEDULE

To provide the work scope described above for environmental assessment and reporting, we estimate a "do not exceed" fee of **$22,900.** This does not include any sales taxes for professional services, and those should not apply to this kind of work. This cost also does not include any City of San Marcos permitting or fees related to working within the City ROW. We will commence work based on our receipt of your notice to proceed.

ADDITIONAL WORK

Chapman Engineering will not exceed the cost estimate provided herein unless a written change order is agreed between the parties before additional costs are incurred.

GENERAL

Please pay all invoices within 30 days. Any balance left unpaid after 30 days will be subject to a finance charge of 1.5% per month. Any changes to previously completed work or additional work requested by you will be charged on an hourly basis and are not included in our estimate.

This agreement is subject to termination by the City of San Marcos or Chapman Engineering should the other fail to perform its obligations hereunder. In the event of termination, Chapman Engineering will be paid for all services rendered to the date of termination, all reimbursable expenses and reimbursable termination expenses. These charges shall be accumulated in accordance with Chapman Engineering's standard fee schedule.

Chapman Engineering can mobilize to the site upon receiving your written approval of the proposal described above. Our technical report can be completed within 10 days of receiving all required documentation from the laboratory and other vendors.

PROPOSAL ACCEPTANCE

We will require written proposal acceptance prior to the start of field activities and mobilizing to the site. ~~The proposal can be accepted by signing in the space provided below and faxing a copy of the signature page to us at (830) 816-1753.~~

~~This proposal and the attached "General Terms and Conditions" represent the entire understanding between the client, City of San Marcos, and Chapman Engineering with respect to the work set out herein, and may only be modified in writing signed by both parties.~~

Any additional work that is required for this project will only be performed after the parties have reached written agreement on the change in scope of work and the additional costs to be incurred. Chapman Engineering will not perform any work without your written authorization. A service rate sheet can be provided per customer request if we do any work on a time and materials basis.

We appreciate the opportunity to work with the City of San Marcos and thank you for your consideration. If there are points which need further discussion, please call us at 830-816-3311.

This is a complex project and we understand the need for great communication and planning.

Sincerely,

Tony Becker
Project Geologist

Cal Chapman, P. E.
Texas Professional Engineer #81268
NACE-Certified Cathodic Protection Specialist #23357
Model Law Engineer #35248, National Council of Examiners for Engineering & Surveying
Licensed Corrective Action Project Manager #00255, through TCEQ

TB/cc/sj