



PROPOSAL FOR ENVIRONMENTAL SERVICES

Additional Subsurface Investigation and Reporting
ESA Project No. UPS2501

ESA CONSULTING, LLC (ESA) is pleased to present Upshur County (client) with this cost proposal for an additional subsurface investigation and reporting at the Upshur County Road and Bridge Central Barn Facility located at 2255 US Highway 271 N in Gilmer (Upshur County), Texas. The additional subsurface investigation is required to delineate the upgradient and cross-gradient extents of the dissolved-phase plume.

The scope of work required to obtain the information outlined above will include the following:

- ESA will oversee and direct a Texas-licensed Water Well Driller in the drilling and installation of three additional groundwater monitor wells. One upgradient monitor well will be installed south of the office/shop building near the southern property boundary. One cross-gradient well will be installed to the east of monitoring well MW-12, across US Highway 271 N (in pasture requiring off-site access). A second cross-gradient monitor well will be installed to the west of monitoring well MW-14, near the western boundary of the facility. These monitor wells are needed to delineate the cross-gradient extents of the dissolved-phase plume.
- During drilling an ESA project manager will screen soil cores for volatile organic compounds (VOCs) using a photo-ionization detector (PID) to determine the vertical extent of impacts to soil and will describe the soil core to characterize the geological characteristics of the shallow subsurface. Boreholes will be drilled to at least five feet below the deepest detected PID response or until groundwater is encountered.
- Two soil samples will be collected from each borehole, one from the zone exhibiting the highest PID response and one above the soil/groundwater interface; if the presence of VOCs is not indicated by the PID, the sample will be collected at the total depth of the borehole. Soil samples will be collected using EPA Method 5035 for benzene, toluene, ethylbenzene, and total xylenes (BTEX) and methyl tertiary butyl ether (MTBE) by EPA method 8260B, total petroleum hydrocarbons (TPH) by Texas Method 1005, and for polycyclic aromatic hydrocarbons (PAH) by EPA Method 8270 if TPH >nC12 is detected.
- Following monitor well installation, each monitor well will be properly developed to remove accumulated sediment in the well prior to groundwater sample collection.
- The elevation of the top of each well casing will be determined relative to a permanent on-site datum to allow gauging of water levels and generation of a potentiometric map showing static groundwater elevations relative to the on-site datum.

DELIVERABLES

ESA will prepare an assessment report form (ARF) update with supporting documents (i.e., data tables, figures, etc.) documenting the completion of the scope of work.

FEES

ESA will provide these services for a time and materials fee not to exceed \$25,400.00 without written approval of the client. Client will be invoiced monthly with any incremental time and material charges incurred during the period.

TERMS AND CONDITIONS

Client agrees to provide ESA with access to the property for the purpose of implementing the scope of work.

If additional wells or samples, are required to complete delineation of impacted environmental media, and/or if off-site access is required to complete the scope of services or if additional investigation is required after agency review of the report findings ESA will provide client with a cost proposal for additional services required.

The client realizes that neither ESA nor subcontractors to ESA owe any fiduciary duty to the client. In no event shall ESA be liable for special, incidental or consequential damages. All services provided by ESA under this agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by environmental professionals operating under similar circumstances. All reports and other work product are the property of ESA and the client. This agreement comprises the final and complete agreement between the client and ESA. It supersedes all prior or contemporaneous communications, representations, or agreements, whether oral or written, relating to the subject matter of this agreement. Execution of this agreement signifies that each party has read this agreement and is satisfied. Amendments to this agreement shall not be binding unless made in writing and signed by both ESA and the client.

Offered by ESA

Date

7-30-2025

Accepted by

Date

TODD TEFTUEER
UPSHUR CO. JUDGE
9-30-2025

