

**Quarterly Progress Report  
City of Arlington  
Brownfields Community-wide Hazardous Assessment Grant**

**I. Cooperative Agreement Recipient Information**

Recipient:	City of Arlington
Assistance ID No.:	BF-00F69601-0
Quarterly Report No.:	4
Quarterly Reporting Period:	July 1, 2014 to September 30, 2014
Submittal Date:	October 30, 2014

**II. Grant Program Progress and Activities for the Quarter**

The following sections summarize activities for the quarter as they relate to the tasks/budget categories defined in the approved grant work plan.

**PHASE I/II ASSESSMENT**

**Eastern Star**

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval from the EPA for a Phase I assessment on 11/13/13, which was granted on 11/14/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/5/13.

The following Recognized Environmental Conditions (RECs) were found:

- The former on-site gasoline tank.
- The former on-site power plant.
- The current auto repair facility located to the west of the site.
- The current gas station located to the west of the site.

Based on the findings, a Phase II assessment request was submitted for EPA approval on 1/28/14, which was granted on 2/5/14. The City requested approval of the property specific sampling and analysis plan (PSAP) on 2/14/14, which was granted on 2/26/14. The Phase II assessment was completed on 4/14/14.

**Findings and Recommendations**

Based on the Phase II analytical results, the on-site groundwater in the vicinity of MW-3 appears to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. Based on the review of the analytical results from soil and groundwater samples collected, further investigation does not appear warranted.

**Huntington Chase**

The owner submitted an application form to the City for assistance with an environmental assessment (asbestos survey) of this site to redevelop the property. The City requested approval from the EPA for an asbestos survey on 2/17/14; however, the EPA stated that the previous Phase I ESA submitted was not compliant with AAI standards and on 3/11/14 the EPA requested a new Phase I ESA be completed. However, due to approaching deadlines, the property owner elected to proceed forward with redevelopment of this site outside of the Brownfields program.

### **The Point of North Arlington Apartments**

The owner submitted an application form to the City for assistance with an environmental assessment (asbestos survey) of this site to redevelop the property. The City requested approval from the EPA for an asbestos survey on 2/17/14; however, the EPA stated that the previous Phase I ESA submitted was not compliant with AAI standards and on 3/11/14 the EPA requested a new Phase I ESA be completed. The City requested approval from the EPA for a new Phase I assessment on 3/14/14. The EPA approved the Phase I and asbestos survey on 4/17/14. The Phase I was completed on 5/12/14. RECs were not identified for the site.

The asbestos survey was completed on 5/16/14. Based on the results of the PLM laboratory analyses laboratory analyses for the samples collected, asbestos was confirmed in the following materials:

- Ceiling texture with drywall and joint compound
- Wall texture with drywall and joint compound (2 types)
- Floor tile with mastic (3 types)
- Sink Undercoating (2 types)
- Exterior building texture
- Resilient sheet flooring

Based on the fining of the asbestos survey and the scheduled demolition, it was recommended that the identified asbestos containing materials be abated prior to demolition. The asbestos abatement activities are currently in progress.

### **Countrywood Apartments**

The owner submitted an application form to the City for assistance with an environmental assessment (asbestos survey) of this site to redevelop the property. The City requested approval from the EPA for an asbestos survey on 2/17/14; however, the EPA stated that the previous Phase I ESA submitted was not compliant with AAI standards and on 3/11/14 the EPA requested a new Phase I ESA be completed. The City requested approval from the EPA for a new Phase I assessment on 3/14/14. The EPA approved the Phase I and asbestos survey on 4/17/14. The Phase I was completed on 5/12/14. RECs were not identified for the site.

The asbestos survey was completed on 5/16/14. Based on the results of the PLM laboratory analyses laboratory analyses for the samples collected, asbestos was confirmed in the following materials:

- Ceiling texture with drywall and joint compound (3 types)
- Wall texture with drywall and joint compound (3 types)
- Resilient sheet flooring with mastic
- Ceramic floor tile associated with fireplaces
- Interior door/window caulk
- Ceramic wall tile/grout/ and thin set
- Exterior building texture on plaster
- Vinyl floor tile with mastic

Based on the fining of the asbestos survey and the scheduled demolition, it was recommended that the identified asbestos containing materials be abated prior to demolition. The asbestos abatement activities are currently scheduled to begin in November 2014.

### **110 Stadium Drive**

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 7/14/14.

The following RECs were found:

- The printing operations and historical battery center on-site
- The historic use of the south adjoining property as Richardson Machine and POA Printing
- The historic use of the west adjoining property as Key Manufacturing/Key Aviation Supply, Mustang Fuel, and D&J Auto Care and Sales located on the northwest adjoining property

Based on the planned demolition of the building and the Phase I ESA indicating potential asbestos containing materials in the building, the City submitted a Site Specific Asbestos QAPP to the EPA for approval on 8/18/14, which the EPA granted on 9/29/14. The City anticipates conducting the asbestos survey during the 1<sup>st</sup> quarter of 2015. In addition, based on the findings of the Phase I and the identified RECs, the City anticipates submitting a Site Specific QAPP to the EPA for the Phase II assessment during the 1<sup>st</sup> quarter of 2015.

#### **114 Stadium Drive**

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 7/14/14.

The following RECs were found:

- The historic use of the site as Richardson Machine and POA Printing
- The Battery Center, McCann Brothers Aircraft Co.,4), Knifty Ideas Printing Shop and Up Front Letterpress located on the north adjoining property
- The Oil State Warehouse and EVAP, Inc. formerly located on the south adjoining property
- The Champlin Petroleum Co. formerly located on the southwest adjoining property
- The Key Manufacturing/Key Aviation Supply, Mustang Fuel, and D&J Auto Care and Sales located on the northwest adjoining property

Based on the planned demolition of the building and the Phase I ESA indicating potential asbestos containing materials in the building, the City submitted a Site Specific Asbestos QAPP to the EPA for approval on 8/18/14, which the EPA granted on 9/29/14. The City anticipates conducting the asbestos survey during the 1<sup>st</sup> quarter of 2015. In addition, based on the findings of the Phase I and the identified RECs, the City anticipates submitting a Site Specific QAPP to the EPA for the Phase II assessment during the 1<sup>st</sup> quarter of 2015.

#### **118 Stadium Drive**

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 7/14/14.

The following RECs were found:

- The current on-site Battery Repair facility and the former Oil State Warehouse and EVAP, Inc. facility located on-site.
- The various printing facilities and historic battery center located on the north adjoining property
- The Oil State Warehouse, Warehouse Service Auto Parts and Vandergriff Chevrolet historically located on the south adjoining property
- Champlin Petroleum, M-F Services (aircraft equipment) and A+ Battery & Charger historically located on the west adjoining property

Based on the planned demolition of the building and the Phase I ESA indicating potential asbestos containing materials in the building, the City submitted a Site Specific Asbestos QAPP to the EPA for approval on 8/18/14, which the EPA granted on 9/29/14. The City anticipates conducting the asbestos survey during the 1<sup>st</sup> quarter of 2015. In addition, based on the findings of the Phase I and the identified RECs, the City anticipates submitting a Site Specific QAPP to the EPA for the Phase II assessment during the 1<sup>st</sup> quarter of 2015.

### **122 Stadium Drive**

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 7/14/14.

The following RECs were found:

- The Oil State Warehouse, Warehouse Service Auto Parts and Vandergriff Chevrolet historically located on-site
- Oil Gas Warehouse and EVAP, Inc. located on the north adjoining property
- Champlin Petroleum Co. located northwest of the site
- Richardson Machine and POA Printing located to the north of the site
- The M-F Services (aircraft equipment) and A+ Battery & Charger northwest of the site

Based on the planned demolition of the building and the Phase I ESA indicating potential asbestos containing materials in the building, the City submitted a Site Specific Asbestos QAPP to the EPA for approval on 8/18/14, which the EPA granted on 9/29/14. The City anticipates conducting the asbestos survey during the 1<sup>st</sup> quarter of 2015. In addition, based on the findings of the Phase I and the identified RECs, the City anticipates submitting a Site Specific QAPP to the EPA for the Phase II assessment during the 1<sup>st</sup> quarter of 2015.

### Sites Assessed with Grant Funds

To date, seven Phase I assessments, one Phase II assessment and two asbestos surveys have been completed with grant funds. Four asbestos assessments are in progress. All sites with assessments completed or pending are described in *Table 1*.

**Table 1 – Sites Assessed with Grant Funds**

Site Name	Site Address	Assessment Type	Year Assessed	Site Info In ACRES?
Eastern Star	1201 East Division Street	Phase I Phase II	December 2013 April 2014	Yes
The Point of North Arlington Apartments	505 E. Lamar Boulevard	Phase I Asbestos	May 2014 May 2014	Yes
Countrywood Apartments	525 E. Lamar Boulevard	Phase I Asbestos	May 2014 May 2014	Yes
110 Stadium Drive	110 Stadium Drive	Phase I Asbestos	July 2014 In Progress	Yes
114 Stadium Drive	114 Stadium Drive	Phase I Asbestos	July 2014 In Progress	Yes
118 Stadium Drive	118 Stadium Drive	Phase I Asbestos	July 2014 In Progress	Yes
122 Stadium Drive	122 Stadium Drive	Phase I Asbestos	July 2014 In Progress	Yes

### BUDGET

A total of **\$15,048.15** in grant funds was expended this quarter. The expenditures included:

- \$2,170.00 in costs for the preparation of Site Specific QAPPs (four Stadium Street properties) and updating the City of Arlington Brownfields database.
- \$1,162.50 in costs for the Quarterly report preparation, ACRES reporting and updating the QMP.
- \$2,992.90 in costs for the Phase I assessment for 110 Stadium Drive.
- \$2,940.25 in costs for the Phase I assessment for 114 Stadium Drive.
- \$2,841.25 in costs for the Phase I assessment for 118 Stadium Drive.
- \$2,941.25 in costs for the Phase I assessment for 122 Stadium Drive.

**Table 2 – General Budget Summary**  
Table 2 provides a general budget summary for the grant.

Work plan Budget Object Class Categories	Current Approved Budget	Costs Incurred Previous Quarter	Costs Incurred This Quarter	Costs Incurred to Date	Total Remaining Funds
1. Personnel	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	\$0	\$0	\$0	\$0	\$0
3. Travel	\$0	\$0	\$0	\$0	\$0
4. Equipment	\$0	\$0	\$0	\$0	\$0
5. Supplies	\$0	\$0	\$0	\$0	\$0
6. Contractual	\$200,000.00	\$26,911.19	\$15,048.15	\$49,953.93	\$150,046.07
7. Construction	\$0	\$0	\$0	\$0	\$0
8. Other	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$200,000.00</b>	<b>\$26,911.19</b>	<b>\$15,048.15</b>	<b>\$49,953.93</b>	<b>\$150,046.07</b>

**Table 3 - Budget Summary by Workplan Task**  
Table 3 provides a breakdown of expenditures by Work plan tasks.

<b>Workplan Tasks</b>							
Workplan Budget Object Class Categories	Assessments	Cleanup Planning	Inventory	Community Outreach	Travel	Quarterly Expenses	Cumulative Expenses
1. Personnel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Fringe Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5. Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Contractual	\$49,953.93	\$0	\$0	\$0	\$0	\$15,048.15	\$49,953.93
7. Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8. Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$49,953.93</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,048.15</b>	<b>\$49,953.93</b>

**CLEANUP AND REDEVELOPMENT PLANNING**

No cleanup or redeveloping planning was conducted during the 4<sup>th</sup> Quarter of FY14.

**SITE INVENTORY AND CHARACTERIZATION**

The City continues to use Terracon’s services for GeoSearch to help manage and update our Brownfields inventory.

**COMMUNITY OUTREACH AND INVOLVEMENT**

The City chose to continue with the existing Brownfields Advisory Committee (BAC), which was established through our previous grants. The Committee had their first meeting of the new grant cycle on 10/14/13. At this meeting, we discussed the grant closeout process of the previous grant, the new grant, and upcoming assessments. City staff also announced that Terracon had been selected as the City’s environmental contractor through a competitive RFQ process.

The Committee had their second meeting of the new grant cycle on 3/17/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their third meeting of the new grant cycle on 6/26/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their fourth meeting of the new grant cycle on 9/29/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

#### **TRAVEL**

No travel-related activities were conducted this quarter.

#### **MBE/WBE REPORT**

The MBE/WBE report for the fiscal year 2014 was completed and mailed to Debora Bradford at Region 6 EPA on October 30, 2014.

#### **ACRES - SITE ASSESSMENT REPORTING**

ACRES' reporting was updated on 10/31/14 to reflect the status of all sites listed in Table 1.

#### **FEDERAL FINANCIAL REPORT**

The SF-425 report will be submitted on 10/30/14.

#### **QUALITY MANAGEMENT PLAN**

The EPA Region 6 Quality Assurance Officer approved the QMP on 7/22/13. The QTRAK # for the initial QMP was 13-38.1. The City updated the QMP and the EPA approved the QMP on 7/15/14.

#### **GENERIC QUALITY ASSURANCE PROJECT PLAN**

The City's generic Quality Assurance Project Plan was prepared and provided to EPA on 11/14/13. The EPA approved the QAPP on 12/18/13. However, on 2/28/14, the EPA stated, that due to a change in policy, all future Phase II Assessment activities will require a site specific QAPP for approval. The first four site specific QAPPs were submitted for asbestos surveys of the properties at 110, 114, 118 and 122 Stadium Drive.