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.:	1
Quarterly Reporting Period:	October 1, 2015 to December 31, 2015
Submittal Date:	January 30, 2016

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 findings 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 were completed in April 2015.

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 findings 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 were completed in April 2015.

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 anticipated conducting the asbestos survey during the 1st quarter of 2015; however, site access was on hold until 3/17/15 due to contract negotiations. The asbestos survey is currently in progress and the City anticipates completion during the 3rd quarter of 2015. The City also submitted a site-specific QAPP for a Phase II assessment on the site in 11/14, which the EPA approved on 2/5/15. The Phase II Assessments were also put on hold until 3/17/15 due to contract negotiations. The Phase II subsurface assessment was completed on 5/15/15 and the asbestos survey was completed on 5/22/15.

Findings and Recommendations

Based on the Phase II laboratory analytical results, the on-site soils appear 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.

Based on the PLM laboratory analytical results, asbestos was confirmed in the following materials:

- Suite 110 - Interior door/window caulk
- Suite 112- Interior concrete texture, Concrete masonry unit block texture, Interior door/window caulk
- Suite 118- Wall texture on drywall, Foundation caulk
- Exterior - Exterior building caulk, Exterior building drains, Exterior door/window caulk, Roof penetration mastic, Roof membrane

Based on the findings 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 were completed in July 2015 and the building were demolished for the Stadium Drive expansion.

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 anticipated conducting the asbestos

survey during the 1st quarter of 2015; however, site access was on hold until 3/17/15 due to contract negotiations. The asbestos survey is currently in progress and the City anticipates completion during the 3rd quarter of 2015. The City also submitted a site-specific QAPP for a Phase II assessment on the site in November 2014, which the EPA approved on 2/5/15.The Phase II Assessments were also put on hold until 3/17/15 due to contract negotiations. The Phase II Assessment is currently in progress and the City anticipates completion during the 3rd quarter of 2015. The Phase II subsurface assessment was completed on 5/15/15 and the asbestos survey was completed on 5/22/15.

Findings and Recommendations

Based on the Phase II laboratory analytical results, the on-site soils appear to be affected by a release of volatile organic compounds, 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.

Based on the PLM laboratory analytical results, asbestos was confirmed in the following materials:

- Suite 114 - Interior expansion joint caulk, Floor tile and floor tile mastic, Resilient sheet flooring
- Suite 116A - Interior expansion caulk, Interior door/window caulk
- Suite 116B - Interior expansion caulk
- Exterior - Roof penetration mastic, Exterior door/window caulk, Exterior expansion joint caulk, Concrete texture

Based on the findings 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 were completed in July 2015 and the building were demolished for the Stadium Drive expansion.

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 anticipated conducting the asbestos survey during the 1st quarter of 2015; however, site access was on hold until 3/17/15 due to contract negotiations. The asbestos survey is currently in progress and the City anticipates completion during the 3rd quarter of 2015. The City also submitted a site-specific QAPP for a Phase II assessment on the site in November 2014, which the EPA approved on 2/5/15.The Phase II Assessments were also put on hold until 3/17/15 due to contract negotiations. The Phase II subsurface assessment was completed on 5/15/15 and the asbestos survey was completed on 5/22/15.

Findings and Recommendations

Based on the Phase II laboratory analytical results, the on-site soils and groundwater appear to be affected by a release of volatile organic compounds at concentrations exceeding the TCEQ risk-based regulatory standards. However, the City of Arlington is only purchasing the eastern portion of the site, which has not been impacted by a release of COCs. Therefore, no further investigation appears warranted at this time relative to the portion of the site acquired by the City of Arlington.

Based on the PLM laboratory analytical results, asbestos was confirmed in the following materials:

- Suite 120 - Interior expansion joint caulk, Floor tile and floor tile mastic
- Exterior - Exterior door caulk, Exterior expansion joint caulk, Exterior concrete texture, Roof caulk

Based on the findings 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 were completed in July 2015 and the building were demolished for the Stadium Drive expansion.

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 anticipated conducting the asbestos survey during the 1st quarter of 2015; however, site access was on hold until 3/17/15 due to contract negotiations. The asbestos survey is currently in progress and the City anticipates completion during the 3rd quarter of 2015. The City also submitted a site-specific QAPP for a Phase II assessment on the site in November 2014, which the EPA approved on 2/5/15.The Phase II Assessments were also put on hold until 3/17/15 due to contract negotiations. The Phase II subsurface assessment was completed on 5/15/15 and the asbestos survey was completed on 5/22/15.

Findings and Recommendations

Based on the Phase II laboratory analytical results, the on-site soils and groundwater appear to be affected by a release of volatile organic compounds at concentrations exceeding the TCEQ risk-based regulatory standards. However, the City of Arlington is only purchasing the eastern portion of the site, which has not been impacted by a release of COCs. Therefore, no further investigation appears warranted at this time relative to the portion of the site acquired by the City of Arlington.

Based on the PLM laboratory analytical results, asbestos was confirmed in the following materials:

- Suite 126A - Interior expansion joint caulk, Interior door caulk

- Suite 126B - Interior expansion joint caulk
- Suite 126C - Expansion joint caulk
- Exterior - Concrete texture, Exterior expansion joint caulk

Based on the findings 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 were completed in July 2015 and the building were demolished for the Stadium Drive expansion.

1917 New York Avenue

The City of Arlington purchased the property for redevelopment on June 27, 2014. Based on the planned demolition of the on-site building and the Phase I ESA (which was conducted outside of the Brownfields Grant Program) indicating potential asbestos containing materials in the building, the City submitted a Site Specific Asbestos QAPP to the EPA for approval on 2/9/15, which the EPA approved on 4/14/15. The asbestos survey was completed on 5/29/15.

Findings and Recommendations

Based on the PLM laboratory analytical results, asbestos was confirmed in the following materials:

- Wall covering on Drywall (5 types)
- Wall texture/drywall/joint compound
- Spline ceiling tile and mastic (2 types)
- Sink undercoating
- Resilient sheet flooring (2 types)
- Floor tile/floor tile mastic
- Roof flashing
- Exterior door caulk (2 types)

Based on the findings 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 scheduled to be conducted during the 1st quarter of 2016.

1140 Webb Mansfield Road

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/11/15, which the EPA granted on 5/13/15. 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 5/29/15. The Phase I Assessment did not identify RECs in connection with the property.

509 East Inwood Drive

The City of Arlington is considering purchasing the property for flood plain mitigation. The City requested approval for a Phase I assessment on the property on 11/05/15, which the EPA granted on 11/05/15. 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 11/30/15. The Phase I Assessment did not identify RECs in connection with the property. However, based on the age of the property, an asbestos survey was recommended. The City anticipates submitting a QAPP to the EPA for the asbestos survey during the 2nd quarter of 2016.

Sites Assessed with Grant Funds

To date, nine Phase I assessments, five Phase II assessment and seven asbestos surveys have been completed with grant funds. 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 Yes
The Point of North Arlington Apartments	505 E. Lamar Boulevard	Phase I Asbestos	May 2014 May 2014	Yes Yes
Countrywood Apartments	525 E. Lamar Boulevard	Phase I Asbestos	May 2014 May 2014	Yes Yes
110 Stadium Drive	110 Stadium Drive	Phase I Asbestos Phase II	July 2014 May 2015 May 2015	Yes Yes Yes
114 Stadium Drive	114 Stadium Drive	Phase I Asbestos Phase II	July 2014 May 2015 May 2015	Yes Yes Yes
118 Stadium Drive	118 Stadium Drive	Phase I Asbestos Phase II	July 2014 May 2015 May 2015	Yes Yes Yes
122 Stadium Drive	122 Stadium Drive	Phase I Asbestos Phase II	July 2014 May 2015 May 2015	Yes Yes Yes
1917 New York	1917 New York Avenue	Asbestos	May 2015	Yes
1.6017 Acres of Land	1140 Mansfield Webb Road	Phase I	May 2015	Yes
509 E. Inwood Drive	509 E. Inwood Drive	Phase I	November 2015	Yes

BUDGET

A total of **$3,490.50** in grant funds was expended this quarter. The expenditures included:

- $775.00 in costs for the Quarterly report preparation, MBE/WBE reporting and ACRES reporting.
- $2,715.50 in costs for the Phase I Assessment at 509 E. Inwood 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	**$4,000.00**	$717.88	$0	$717.88	$3,282.12
4. Equipment	**$0**	$0	$0	$0	$0
5. Supplies	**$600.00**	$0	$0	$0	$600.00
6. Contractual	**$193,900.00**	$29,283.25	$3,490.50	$137,968.97	$55,931.03
7. Construction	**$0**	$0	$0	$0	$0
8. Other	**$1,500.00**	$0	$0	$0	$1,500.00
Total	**$200,000.00**	**$30,001.13**	**$3,490.50**	**$138,686.85**	**$61,313.15**

Table 3 - Budget Summary by Workplan Task

Table 3 provides a breakdown of expenditures by Work plan tasks.

	Workplan Tasks						
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	$717.88	$0	$717.88
4. Equipment	$0	$0	$0	$0	$0	$0	$0
5. Supplies	$0	$0	$0	$0	$0	$0	$0
6. Contractual	$134,478.47	$0	$0	$0	$0	$3,490.50	$137,968.97
7. Construction	$0	$0	$0	$0	$0	$0	$0
8. Other	$0	$0	$0	$0	$0	$0	$0
Total	**$134,478.47**	**$0**	**$0**	**$0**	**$717.88**	**$3,490.50**	**$138,686.85**

CLEANUP AND REDEVELOPMENT PLANNING

No cleanup or redeveloping planning was conducted during the 1st Quarter of FY16.

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.

The Committee had their fifth meeting of the new grant cycle on 12/15/14. 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 sixth meeting of the new grant cycle on 3/23/15. 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 sixth meeting of the new grant cycle on 6/24/15. 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 seventh meeting of the new grant cycle on 9/24/15. 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 eighth meeting of the new grant cycle on 12/14/15. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities, potential future assessment activities and applying for a new assessment grant.

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. The MBE/WBE report for fiscal year 2015 was completed and mailed to Debora Bradford at Region 6 EPA on October 30, 2015. The next MBE/WBE report will be submitted on October 30, 2016.

ACRES - SITE ASSESSMENT REPORTING

ACRES' reporting was updated on 1/25/16 to reflect the status of all sites listed in Table 1.

FEDERAL FINANCIAL REPORT

The SF-425 report for fiscal year 2016 will be submitted on 10/30/16.

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. The City updated the QMP and the EPA approved the QMP on 8/3/15.

GENERIC QUALITY ASSURANCE PROJECT PLAN

The City's generic Quality Assurance Project Plan (QAPP) 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 and were approved by the EPA. Since that time four additional QAPPs were approved by the EPA for Phase II Assessment at 110, 114, 118 and 122 Stadium Drive, and an asbestos QAPP was approved by the EPA for 1917 New York Avenue.