



818 S. FLORES ST.



SAN ANTONIO, TEXAS 78204



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Procurement Department

## ADDENDUM # 1

**To: File 1812-998-84-4872**

**IFB for: Sale of 1310 S. Brazos Land and Improvements**

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**The following questions are asked:**

**Question 1: Since the last time SAHA issued an IFB for its sale in 2015, have there been any significant changes in the property condition?**

**Answer 1: Yes.** Here is the summary of the Brazos Warehouse environmental closure work:

A Phase I Environmental Site Assessment (ESA), Project No. 90157209, dated June 4, 2015, conducted by Terracon for the property owner (San Antonio Housing Authority, or SAHA), identified in the following concerns:

- City of San Antonio Incinerator No. 5 located at the north side of the property;
- An automotive salvage yard located to the south side of the property;
- On-site small quantity generator activities involving chlorinated solvents;
- Two on-site petroleum storage tanks (PSTs), one of which was a leaking petroleum storage tank (LPST) which impacted shallow groundwater; and
- The Martinez Garage, automotive service center and PST facility across Brazos Street from the site.

Terracon conducted a Limited Site Investigation (LSI), Project No. 90157464, at the site in the fall of 2015 of the areas of concern identified in the Phase I ESA. Nine soil borings were drilled to depths ranging from 5 feet and 27.5 feet below ground surface (bgs) and selected soil borings were converted to four temporary monitoring wells and one completed groundwater monitoring well.

A Supplement Limited Site Investigation (SLSI), Project No. 90157533 was initiated, dated March 8, 2016 to delineate impacts to soil and groundwater from metals. Eleven direct-push soil borings from 9.5 feet to 25 feet bgs, and three hollow-stem auger soil borings depths ranging from 20 feet to 35 feet bgs were installed. Construction of three completed groundwater monitoring wells was also conducted.

The results of the LSI and the SLSI indicated that arsenic, barium, cadmium, lead, silver and mercury were detected at concentrations exceeding the TCEQ Tier 1 residential 0.5 acre protective concentration levels (PCLs) in soil. Total petroleum hydrocarbons were not detected in the soil samples. Some metals concentrations also exceeded the  $^{Tot}Soil_{Comb}$  PCLs.





Some metals were detected in the soil samples collected off-site in the soil berm and banks of the Apache Creek. These metals were suspected to be related to releases from the incinerator which had operated by the City of San Antonio several years ago. Except for the incinerator, the other concerns from the Phase I ESA were either closed by the TCEQ or did not have a significant impact on the site.

The results of the LSI and SLSI indicated that arsenic and lead were detected in the groundwater samples at concentrations exceeding the groundwater ingestion PCLs. Resampling of monitoring well MW-9 indicated that the arsenic and lead concentrations in the groundwater were much lower than the initial sampling event. Arsenic was less than the PCLs and lead was only slightly greater than the PCL. Although VOCs, SVOCs, and dioxins were detected in the groundwater samples, the concentrations were less than the Tier 1 PCLs. The soil sampling indicated that soil impacted with arsenic and lead were detected off site in the adjoining creek bank.

The LSI and SLSI work was used to prepare a TCEQ Affected Property Assessment Report (APAR). After review of the APAR, the TCEQ requested that additional delineation work be conducted at the site. The delineation work indicated that arsenic and lead impacts were present in the north side of the parking lot. After submitting the APAR addendum to the TCEQ for the delineation work, the TCEQ agreed to allow SAHA to only address the on-site environmental concerns – the City of San Antonio will address the off-site impacts in the creek bank.

The site was recently enrolled into the TCEQ Voluntary Cleanup Program (VCP) as site no. 2957. A TCEQ Response Action Plan (RAP) is being prepared which proposes to limit the use of the site to commercial and industrial activities through filing of a deed restriction in the Bexar County records and to install an engineered cap over the impacted areas at the site. The TCEQ is anticipated to complete the review of the RAP around February 28, 2019. After completion of the engineered cap installation, the TCEQ is expected to issue a VCP Certificate of Completion approximately 45 days later.

By: Shayne Everett-Endres  
Shayne Everett-Endres, Purchasing Agent

Date: January 4, 2019