

CONSENT AGENDA  
ITEM NO. 20

**CITY OF SAN ANTONIO  
ENVIRONMENTAL SERVICES DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Mayor and City Council

**FROM:** Daniel V. Cárdenas, Director, Environmental Services Department

**SUBJECT:** Environmental Assessment of a potential Texas A&M University Campus

**DATE:** December 16, 2004

**SUMMARY AND RECOMMENDATIONS**

This Ordinance authorizes the amendment of a Professional Services Agreement with Raba-Kistner Consultants, Inc. to include additional environmental activities, including Phase I, Phase II, and Phase III Environmental Assessments, as may be required for a potential Texas A&M University Campus, in an amount not to exceed \$200,000.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

Environmental assessments are necessary for properties proposed for a new Texas A&M University Campus. Raba-Kistner Consultants, Inc. (R-KCI) performed original preliminary environmental assessments for a City South development. Additionally, R-KCI is currently contracted to the City's Environmental Services Department to provide environmental professional services. With R-KCI's knowledge of the site, they are best qualified to continue the environmental investigations. Therefore, this ordinance amends the current professional services agreement to authorize the environmental investigations, as may be necessary, to address Texas A&M University System's environmental request.

Phase I Environmental Assessments are necessary prior to property acquisitions to identify environmental concerns or impairments. Historical records, database searches, and visual cues are used to make the assessment. Samples are typically not collected as part of a Phase I Environmental Assessment.

If required, a Phase II Environmental Assessment typically involves subsurface sampling of soil and/or groundwater to identify and possibly delineate the magnitude of the environmental impairment. A Phase III Environment Assessment, if necessary, is typically the remediation phase of the environmental process.

The specific work activities will be coordinated by the Environmental Services Department through a work order system, as may be required based on the results of the investigations.

### **POLICY ANALYSIS**

This ordinance supports the City Council's direction to promote the City South project.

### **FISCAL IMPACT**

This ordinance authorizes an expenditure not to exceed \$200,000 for environmental activities necessary for a potential Texas A&M University Campus. Funds are available in the 2005 adopted budget.

### **COORDINATION**

This item has been coordinated with the Office of Management and Budget.

### **SUPPLEMENTARY COMMENTS**

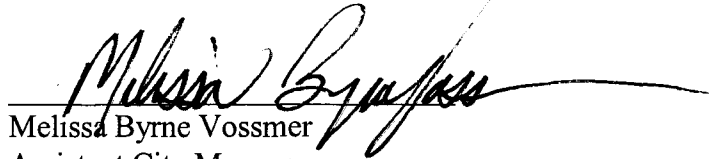
A proposal from R-KCI is attached.



Daniel V. Cardenas

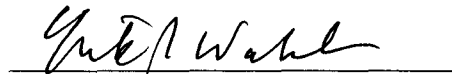
Director

Environmental Services Department



Melissa Byrne Vossmer

Assistant City Manager



J. Rolando Bono

Interim City Manager



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November 23, 2004

Mr. David E. Newman, Environmental Manager  
City of San Antonio  
Environmental Services Department  
P.O. Box 839966  
San Antonio, Texas 78283-3966

**RE: Estimated Costs to Conduct Phase II Environmental Site  
Assessment (ESA) Activities  
Automotive Salvage Facilities – Proposed Espada West Development  
San Antonio (Bexar County), Texas**

Dear Mr. Newman:

Pursuant to your request, Raba-Kistner Consultants, Inc. (R-K) has prepared this correspondence on behalf of the City of San Antonio (COSA-ESD) to provide a brief synopsis of Phase II Environmental Site Assessment (ESA-II) activities recommended to address recognized environmental conditions at the subject property. ESA-II activities are considered warranted at various tracts owing to former and current automotive salvage operations that included the storage, usage, and recovery of petroleum products and other regulated substances. As releases of regulated substances have the potential to adversely affect soils and groundwater, ESA-II activities are recommended to evaluate the presence of environmental contamination and develop appropriate recommendations pertaining to release reporting and corrective action requirements promulgated by the Texas Commission on Environmental Quality (TCEQ) in the event that contaminants are identified.

This correspondence additionally provides an estimate of total cost to perform appropriate ESA-II activities based upon our similar project experience and our current understanding of property conditions. As further discussed herein, Raba-Kistner recommends that detailed reconnaissance activities be conducted at property tracts that hosted automotive salvage operations at the earliest opportunity such that the scope of services for ESA-II activities and associated cost estimate can be refined on the basis of site-specific information.

This correspondence was prepared on behalf of COSA-ESD for planning purposes and may not contain sufficient information for other parties or other applications.

## BACKGROUND

As you are aware, Raba-Kistner has completed a Phase I Environmental Site Assessment (ESA-I) for the majority of acreage (i.e., approximately 300 acres) that comprises the proposed Texas A&M West Campus site (*R-K Project No. ASF04-375-00, report dated November 17, 2004*). Based on the results of this study, a primary area of concern was identified as the approximate 15-acre Southside Auto Parts and Salvage facility addressed at 954 E. Chavaneaux. This operation involves collection and storage of fuel and petroleum oils and lubricants recovered from junked automobiles for subsequent off-site recycling. During our limited site visit at this facility, olfactory evidence of this activity was detected. Additionally, several areas of the site were observed with oil staining at the ground surface. Although there was no evidence of automobile crushing activities, it was noted that the majority of the acreage contained junked automobile chassis and metallic components in contact with native soils. It has been our experience on similar projects that these conditions, typical of most automotive salvage operations, may facilitate emplacement of environmental contaminants (e.g., petroleum products, solvents used for parts washing, heavy metals, etc.) in soils and groundwater.

Pursuant to your request, we have estimated the total acreage of potential areas of concern for the proposed 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Conveyances, and a portion of the San Antonio Police Academy property although these properties were not included as part of previous project activities for the Texas A&M West Campus site. It should be noted that to date, Raba-Kistner has not physically accessed these properties for purposes of an expanded ESA-I assessment although it is our current understanding that these properties will be included as part of the master development. Based upon our review of historical aerial photographs, database records, and observations from public access points, the primary areas of concern identified to date for these additional conveyance tracts appear to predominantly involve automotive salvage and repair operations. Significant automotive salvage operations were located primarily within the 2<sup>nd</sup> Conveyance (i.e., approximately 37.7 acres) and several smaller (ostensibly automotive service) facilities were located within the 4<sup>th</sup> Conveyance (i.e., 21.4 acres). Another area of potential concern would be the existing rifle range embankment area located within the eastern portion of the San Antonio Police Academy property.

## SCOPE OF SERVICES

On the basis of information generated as the result of the previously conducted ESA-I and similar project experience, it is recommended that the scope of ESA-II activities for potential areas of concern within the proposed Espada West Development include the following general activities:

- (1) Conduct detailed property reconnaissance to identify areas in proximity to various auto-stripping and other salvage operations that may have resulted in the release of petroleum products and/or other hazardous substances. As part of property reconnaissance activities, R-K will develop properly scaled site plans depicting specific areas of concern within subject properties.
- (2) Install a series of environmental borings utilizing standard environmental drilling and sampling protocols. It is anticipated that shallow borings (i.e., on the order of 4 ft total

depth) will be installed to evaluate potential petroleum hydrocarbon and heavy metals impacts to surface and near-surface soils in areas where junked automotive components were stored in contact with native soils. Deeper borings (i.e., on the order of 30-40 ft total depth) will be installed to evaluate potential impacts to soils and groundwater in the vicinity of part-stripping and/or parts washing operations in addition to other areas where regulated substances, including solvents utilized for parts washing, were used or stored. It is anticipated that specific boring locations to be installed as part of the ESA-II will generally coincide with a uniform grid spacing although additional borings may be placed in salvage operations areas that exhibit evidence of environmental impacts to surface soils (e.g., vicinity of parts washing areas, etc.).

- (3) Collect environmental soil samples continuously during the installation of environmental borings and screen for the presence of volatile organic compounds indicative of environmental impacts. Soil samples will be collected for subsequent laboratory analyses for contaminants typically identified in association with automotive salvage operations (e.g., indicator petroleum hydrocarbons, volatile organic contaminants, total petroleum hydrocarbons, and select heavy metals contaminants). Samples submitted for analysis will be generally are collected from upper and lower intervals exhibiting maximum indications of environmental impact based on field-screening results and visual/olfactory observations.
- (4) Convert a subset of deep environmental borings to groundwater monitoring wells in accordance with Texas Department of Licensing and Regulation (TDLR) guidelines to evaluate potential impacts to deeper soils and groundwater in proximity to auto salvage operations. Monitoring wells will be distributed across the subject properties to support evaluation of groundwater flow direction and provide for collection of representative samples.
- (5) Upon completion of environmental assessment activities, prepare property-specific report with appropriate graphical attachments documenting assessment results. In the event that contamination is identified, the respective report will provide recommendations pertaining to applicable TCEQ release reporting and cleanup guidelines.

#### **ESTIMATED COSTS FOR PHASE II ESA ACTIVITIES**

Based on similar experience, we estimate that costs to conduct ESA-II activities in accordance with the general work scope described above at the 15-acre Southside Auto Parts and Salvage facility will be on the order of \$50,000. This cost includes necessary environmental consulting services associated with performance of field activities, data reduction, and report preparation in addition to environmental drilling services and chemical analyses of soil and groundwater samples. Assuming similar conditions are observed at other identified areas of concern on referenced Conveyance tracts, we estimate that ESA-II costs for these additional properties will be on the order of \$150,000, for a total estimated project cost of \$200,000.

November 23, 2004

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**CLOSING**

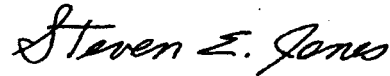
We appreciate the opportunity to have been of service to you on this important project. If you have any questions regarding this information, or would like to further discuss the scope of proposed activities, please do not hesitate to call either of the undersigned at 699-9090.  
Very truly yours,

**RABA-KISTNER CONSULTANTS, INC.**



Richard V. Klar, P.G.  
Environmental Geologist

RVK/SEJ/sd



Steven E. Jones, CHMM, CHCM  
Vice President

Copies Submitted: Above (4)