

10414 McKalla Environmental Remediation Summary

History of the Site

The McKalla Place site was occupied between 1956 and 1985 by Reichold Chemical, a chemical company that manufactured specialty chemicals for the boat and fiberglass industries. The facility closed in 1985 as a result of an explosion. Reichold reported removal of all hazardous materials and received environmental clearance from the Texas Water Commission in December that year. In 1995 the City of Austin purchased the property for a North Service Center, upon completion of pre-purchase Phase I and II Environmental Site Assessments that did not reveal any environmental concerns.

During construction of the service center in 2003, an explosion occurred at the property during excavation activities, injuring several workers. After the explosion, the City immediately halted construction activities and completed multiple investigations to determine the cause of the explosion. A small amount of Benzoyl Peroxide was found in the area of a former holding pond and removed. Extensive remediation was conducted, including excavation to bedrock of the majority of the site. Excavated soils were run through screens to search for small particles of chemical, and when determined to be clean, placed back in the excavation and compacted.

In 2006, environmental clearance to a residential standard for the majority of the site and a restricted industrial/commercial land use standard for a small portion of the site was achieved. Upon additional testing and monitoring in 2015, the Texas Commission on Environmental Quality (TCEQ) issued a final closure letter for unrestricted/residential land use for the entire site on June 26, 2017.

No Potential for Exposure

There is no evidence, nor any expectation, that any residual chemical remains on the site. Because of the volatile nature of chemicals encountered during remediation, and the fact that limited areas of the site could not be excavated to bedrock during remediation, additional due diligence was conducted prior to commencement of stadium construction excavation.

Areas not excavated to bedrock in 2003 were limited to beneath the service center building foundations constructed prior to the explosion, and around electrical transmission pole foundations. The proposed stadium excavation plan was overlaid on the 2003 remediation excavation data to determine any potential areas of concern where stadium excavation may go deeper than 2003 remediation excavations. Geotechnical data from the North Service Center project was consulted, and site tests were conducted to confirm that the native soil was excavated to bedrock prior to the construction of the building foundation pads.

Precautions Moving Forward

An excavation protocol has been established in the Site Specific Safety Plan to address any native soil that may be encountered during stadium construction. If native soil is encountered, excavation in that area will be halted while environmental experts are consulted and a risk assessment conducted prior to resuming excavation. Standard construction environmental controls such as perimeter silt fencing and watering of excavated soils to contain dust have been put in place.

TEXAS WATER COMMISSION

Paul Hopkins, Chairman
Ralph Roming, Commissioner
John O. Houchins, Commissioner



Larry R. Soward, Executive Director
Mary Ann Hefner, Chief Clerk
James K. Rourke, Jr., General Counsel

December 19, 1985

Dalbey FD
Lee RWC
Coloton MC

Mr. D.E. Wentworth
Vice President - Administration
Reichold Chemicals, Inc.
407 South Pace
Pensacola, Florida 32596

Dear Mr. Wentworth:

Re: Reichold Chemicals, Inc.
Solid Waste Registration No. 30822

We have reviewed the closure completion report for your Austin, Texas facility as supplemented by the information submitted under your cover letter dated December 13, 1985. Our review indicates that the closure has been completed in accordance with the closure plan we approved on July 23, 1985.

In addition, the groundwater analytical data submitted with the December 13th letter indicate that the contaminated groundwater in the area of borehole SB 36 has been recovered. Should you have any questions, please contact Mr. Fred C. Dalbey at (512) 463-7778.

Sincerely,

Merton J. Coloton, P.E., Chief
Enforcement Section
Hazardous and Solid Waste Division

FCD:bh

FED EXPRESS 12/19/85

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John Hall, *Chairman*
Pam Reed, *Commissioner*
Peggy Garner, *Commissioner*
Anthony Grigsby, *Executive Director*



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution
August 15, 1994

Mr. John Oldham
Reichold Chemicals, Inc.
2400 Ellis Road
Durham, North Carolina 27703-5543

Re: Reichold Chemicals, Inc.
Site: 24 acres at Burnet Rd & McKalla Place, Austin, TX
TNRCC Solid Waste Registration No. 30822
EPA ID No. TXD008115990
Site Remediation and Closure
Acceptance of Closure Completion Report

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Dear Mr. Oldham:

This letter is to advise you the Texas Water Commission, the predecessor agency to the Texas Natural Resource Conservation Commission (TNRCC), accepted on December 19, 1985 the closure completion report for the above referenced site. A copy of the acceptance letter is attached. The acceptance letter states that agency review of the closure completion report (dated December 13, 1985) indicated that the closure was conducted in accordance with the approved closure plan and that contaminated groundwater was recovered.

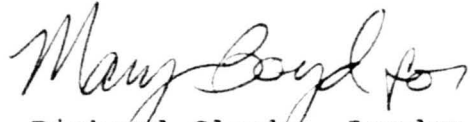
It is possible that some residual contamination, of which this agency is not aware of, remained at the site. Please be aware that it is the continuing obligation of persons associated with a site to assure that municipal hazardous waste and industrial solid waste are managed in a manner which does not cause the discharge or imminent threat of discharge of waste into or adjacent to waters in the state, a nuisance, or the endangerment of the public health and welfare as required by Title 30 Texas Administrative Code (TAC) §335.4. If the actual closure fails to comply with these requirements, the burden remains upon responsible persons to take any necessary and authorized action to correct such conditions.

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Mr. Oldham
Page 2

If you have any questions regarding this matter, please contact Luis E. Campos of the Closure Team in Austin at 512/239-2369.

Sincerely,



Richard Clarke, Leader
Closure Team, Corrective Action Section
Industrial and Hazardous Waste Division

LEC:lec

Enclosure

cc: Mr. Leo Wood, Water & Wastewater Dept, City of Austin,
625 East 10th Street, Suite 104, Austin, TX 78701
Mr. Larry Smith, TNRCC Region 11 Office, Austin, TX