



August 23, 2004

Mr. David Eales
Director of Real Estate
United States Postal Service
4301 Wilson Blvd., Suite 300
Arlington, VA 22203

Re: Ready For Reuse Application
25-acre Parcel of the Fort Worth Federal Center
Former Storage Location for Lead and Antimony Ingots for the U.S. Defense National
Stockpile Center
TCEQ SWR No. 67329

Dear Mr. Eales:

The Texas Commission on Environmental Quality (TCEQ) and the United States Environmental Protection Agency (EPA) Region 6 together have determined that the 25 acres of land owned by General Services Administration (GSA) as part of the Fort Worth Federal Center in Fort Worth, Texas are Ready for Reuse. A Ready for Reuse (*RfR*) Determination is an acknowledgment that environmental conditions on the property are protective of human health and the environment based on its current and anticipated future use as a commercial/industrial property.

On June 28, 2004, GSA submitted to TCEQ a written request for an *RfR* Determination. The request included a detailed description of the property for which the *RfR* Determination is requested. In addition, the facility provided information concerning the assessment, remediation, and risk management activities performed to ensure protection of human health and the environment. A copy of GSA's request is provided at Enclosure 1 to this letter.

In order to obtain the *RfR* Determination, a 25-acre undeveloped portion of the Federal Center, including a 300-foot by 300-foot fenced enclosure formerly used for the storage of lead ingots was adequately investigated, a remedy was implemented for the storage area of lead ingots, and the final remedy was achieved to Texas Risk Reduction Program (TRRP) Remedy Standard A Commercial/Industrial Protective Concentration Levels (PCLs). In addition, TCEQ has reviewed the proof of deed certification for the 25-acre portion of the Federal Center received on July 14, 2004. The deed certification, dated July 12, 2004, appears to demonstrate compliance with 30 Texas Administrative Code §350.111(b)(2), institutional controls for Remedy Standard A, commercial/industrial land use. The TCEQ hereby releases GSA from post-closure care responsibilities for the 25-acre property. A summary of the environmental

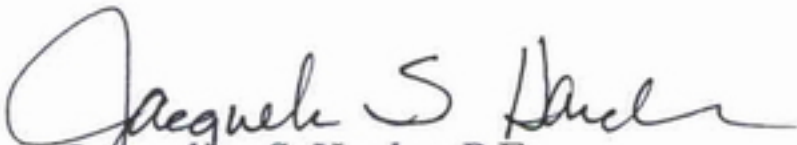
property, including institutional controls (e.g., land use restrictions or limitations) required to ensure protection of human health and the environment, are summarized in Enclosure 2 to this letter and can also be found in the property deed located at the Tarrant County Courthouse.

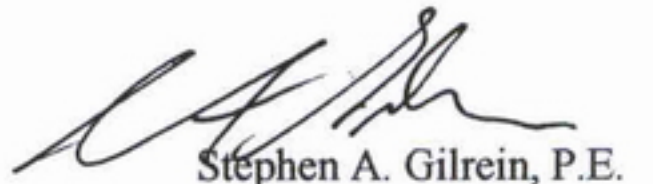
This *RfR* Determination is based on a review of all relevant corrective action documents (collectively, the "Documentation") for the 25-acre portion of the Federal Center, which are listed in Enclosure 3. With this *RfR* Determination, TCEQ and EPA Region 6 concur that GSA has successfully completed its investigation and remediation pursuant to State municipal hazardous waste and industrial solid waste regulations and that environmental conditions at the property are protective of human health and the environment based on its current use and anticipated future use. The Documentation demonstrates that, although releases of chemical constituents have occurred as a result of activities on the Property, residual concentrations do not require a removal or remedial action to protect human health or the environment, based on TCEQ risk-based cleanup levels, and given the current and reasonably expected future uses of the Property. Current environmental conditions on the property are detailed in documents listed in Enclosure 3.

If conditions at the facility change, including environmental conditions, land use, site receptors, and remedy performance, the current owner/operator will notify the TCEQ and it may become necessary to perform additional remediation to ensure their continuing protectiveness. The undersigned expressly reserve all rights and authorities to require future action by owners or operators if new or additional information comes to light that impacts this *RfR* Determination, whether such information is known as of this date, or is discovered in the future.

Congratulations on this most noteworthy achievement!

Sincerely yours,


Jacqueline S. Hardee, P.E.
Director, Remediation Division
Texas Commission on
Environmental Quality


Stephen A. Gilrein, P.E.
Associate Director
Multimedia Planning and
Permitting Division
EPA Region 6

- Enclosure 1: Ready for Reuse Request for 25 Acres of Land Owned by the U.S. Federal Government and Operated by GSA as Part of the Fort Worth Federal Center in Fort Worth, Texas
- 2: Current Environmental Conditions
 - 3: Relevant Documents and TCEQ Contacts

cc: Mr. Pat Cornell, Railhead Properties,
100 E. 15th Street, Suite 640
Fort Worth, TX 76102

Enclosure 1: GSA Ready for Reuse Request

June 28, 2004

Mr. Allan Posnick
DSMOA Program Manager
Corrective Action Section
Remediation Division
Texas Commission on Environmental Quality

Dear Mr. Posnick,

The General Services Administration (GSA) requests the Ready for Reuse determination and certificate for 25 acres of land owned by the U.S. Federal Government and operated by GSA as part of the Fort Worth Federal Center in Fort Worth, Texas. The site is the former location of stores of lead and antimony ingots which were the property of the U.S. Defense National Stockpile Center (DNSC). Upon the removal of all stockpiled materials in January 2004, soil sampling determined that there were two locations where lead levels exceeded the critical Protective Concentration Level (PCL) for soil for commercial/industrial property. No other Chemicals of Concern (COC's) were detected. Soil removal was conducted at the two exceedance areas, and confirmatory soil sampling results met Remedy Standard A Tier 1 PCLs for commercial /industrial property. Additionally, institutional control requirements will be fulfilled with the filing of a Texas Risk Reduction Program Deed Notice with Tarrant County.

The 25-acre parcel is an unimproved site formerly used for the storage of lead and antimony ingots in a fenced enclosure measuring approximately 300 feet by 300 feet. The GSA intends to transfer title of the property to the United States Postal Service (USPS). The City of Fort Worth has selected the USPS as developer for their Transportation and Public Works Headquarters. USPS plans are for immediate development of 135,000 square feet of light industrial, vehicle maintenance, office, lab, and storage space on the site. Under a lease/purchase arrangement, the City of Ft. Worth will be the ultimate owner of the property. The USPS expects to close the deal with the city and begin construction in August 2004. The City of Fort Worth will then be able to close an existing vehicle maintenance facility located in the city's thriving cultural district and redevelop that property for a use more appropriate for its location. This transaction is expected to promote economic growth in both locations.

GSA understands that the purpose of the Ready for Reuse determination is to promote beneficial reuse of properties subject to corrective action. We believe this property is an ideal candidate for this determination, based upon prior and proposed use of the property and the potential economic growth attributed to its development.

Please find attached the following documentation required to complete this request:

- 1.) Legal description
- 2.) Map and site drawing
- 3.) Current Environmental Conditions Table
- 4.) Chronology of site cleanup
- 5.) Proposed use site drawing (draft)
- 6.) Additional relevant documents
 - a.) TCEQ Approval letter dated April 19, 2004
 - b.) TCEQ letter dated May 19, 2004
Re: Correction pages to the Final APAR
 - c.) APAR dated March 8, 2004 (on file at TCEQ)

Also required to complete this request, and to be submitted under separate cover, is proof of institutional controls.

Thank you for your consideration of this request. Please contact me on (817) 978-4226 if you have any questions or need further information on the property. We look forward to your response.

Sincerely,

Original signed

Emily Endres
Asset Manager
Portfolio Management Division (7PT)

Enclosures

cc: Ms. Wendy Jacques
EPA Region 6
1445 Ross Avenue, Suite 1200
Dallas, TX 75202-2733

ATTACHMENT 1 to GSA RFR REQUEST

GENERAL SERVICES ADMINISTRATION
FORT WORTH FEDERAL CENTER PROPERTY
PARCEL: 25.00 ACRE TRACT
TYPE OF DOCUMENT: LEGAL DESCRIPTION

PROPERTY DESCRIPTION

Description for a 25.00 acre tract of land situated in the M. J. Arocha Survey, Abstract No. 1, City of Fort Worth, Tarrant County, Texas, said 25.00 acre tract of land being a portion of a tract of land labeled Tract No. 39 as deeded to the United States of America and recorded in Volume 1615, Page 25 of the Deed Records of Tarrant County, Texas, said 25.00 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found and replaced with a brass capped monument stamped "United States of America, Property Corner" set in concrete for the northwest corner of Block 35 of Hubbard Highlands Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Volume 388, Page 32 of the Plat Records of Tarrant County, Texas, said brass capped monument being the intersection of the east right-of-way line of James Avenue (a variable width right-of-way) with the south right-of-way line of Fuller Avenue (a 60.0' right-of-way by plat), from which a concrete monument with brass cap stamped "City of Fort Worth Monument No. 288" found for an interior ell corner in the north line of said Tract No. 39 bears South 89 degrees 45 minutes 37 seconds East, a distance of 2,578.56 feet; **THENCE** South 00 degrees 13 minutes 38 seconds East, with the west line of said Block 35 of Hubbard Highlands Addition, with the west line of said Tract No. 39, and with the east right-of-way line of said James Avenue, a distance of 826.37 feet to the **POINT OF BEGINNING** of the herein described tract of land;

THENCE North 89 degrees 38 minutes 22 seconds East, a distance of 891.40 feet to a brass capped monument stamped "United States of America, Property Corner" set in concrete for corner;

THENCE South 00 degrees 07 minutes 08 seconds West, a distance of 1,053.80 feet to a brass capped monument stamped "United States of America, Property Corner" set in concrete for corner;

THENCE South 89 degrees 38 minutes 22 seconds West, a distance of 79.00 feet to a brass capped monument stamped "United States of America, Property Corner" set in concrete for corner;

PAGE 2 OF 2

GENERAL SERVICES ADMINISTRATION
FORT WORTH FEDERAL CENTER PROPERTY
PARCEL: 25.00 ACRE TRACT
TYPE OF DOCUMENT: LEGAL DESCRIPTION

THENCE South 00 degrees 07 minutes 08 seconds West, a distance of 190.00 feet to a brass capped monument stamped "United States of America, Property Corner" set in concrete for corner in the north line of a 14.135 acre tract of land deeded to the City of Fort Worth as recorded in Volume 6434, Page 456 of the Deed Records of Tarrant County, Texas, from which a 5/8 inch iron rod found for the northeast corner of said 14.135 acre tract of land bears North 89 degrees 38 minutes 22 seconds East, a distance of 982.48 feet, said 5/8 inch iron rod found being the northwest corner of a tract of land labeled Parcel No. 1 deeded to the City of Fort Worth as recorded in Volume 5568, Page 916 of the Deed Records of Tarrant County, Texas;

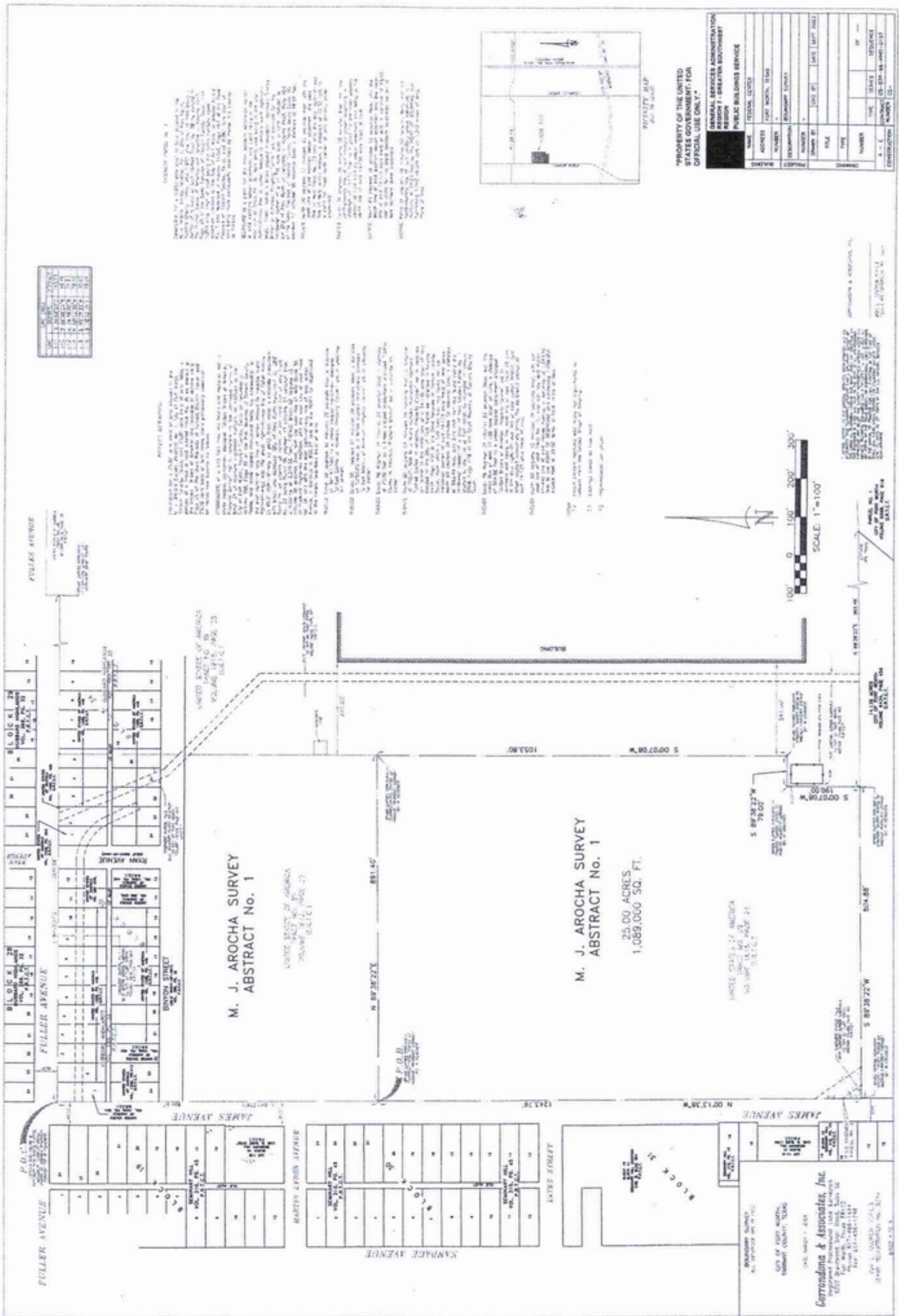
THENCE South 89 degrees 38 minutes 22 seconds West, with the north line of said 14.135 acre tract of land, a distance of 804.88 feet to a brass capped monument stamped "United States of America, Property Corner" set in concrete and being in the west line of said Tract 39 and in the east right-of-way line of said James Avenue, said brass capped monument being the northwest corner of said 14.135 acre tract of land;

THENCE North 00 degrees 13 minutes 38 seconds West, with the west line of said Tract No. 39, and with the east right-of-way line of said James Avenue, a distance of 1,243.76 feet to the **POINT OF BEGINNING** and containing 1,089,000 square feet or 25.00 acres of land, more or less.

Notes:

- 1.) Found corners replaced with brass cap monuments by request from the United States of America.
- 2.) Bearings based on true north.

ATTACHMENT 2 TO CSA RFR REQUEST



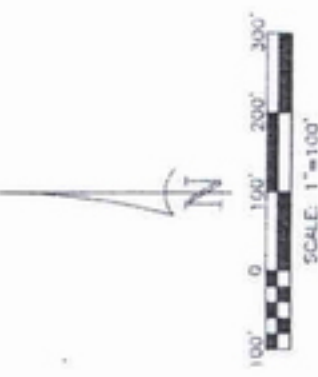
GENERAL NOTES:

1. THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF 1897 AND 1903.
2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DATA FURNISHED BY THE SURVEYOR AND HIS FIELD NOTES.
3. THE SURVEYOR HAS BEEN ADVISED THAT THERE ARE NO UNRECORDED EASEMENTS OR INTERESTS AFFECTING THIS SURVEY.
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PROPERTY OF THE UNITED STATES GOVERNMENT - FOR OFFICIAL USE ONLY

GENERAL SERVICES ADMINISTRATION REGION 7 - GREATER SOUTHWEST PUBLIC BUILDINGS SERVICE	
NAME	REGIONAL COVER
ADDRESS	FORT WORTH, TEXAS
NUMBER	
EXEMPTION	BLANKET SURVEY
PACKED	
DATE	SEP 27 1962
FILE	
TYPE	
NUMBER	
THE STATE	TEXAS
CONTRACT	GS-39-58-48-480-017
CONTRACTOR	



APPROVED BY SURVEYOR
DATE: 9/27/62

APPROVED BY REGISTERED PROFESSIONAL ENGINEER
DATE: 9/27/62

Carroll & Associates, Inc.
Professional Surveyors
1027 Parkway
Fort Worth, Texas 76102
Phone: 817-498-1144
Fax: 817-498-1144

ATTACHMENT 3 TO GSA RFR REQUEST

Current Environmental Conditions Table

Site Name/ Site No.	Remedial Action Taken	Residual Contaminants of Concern	Status	Cleanup Standard 30 TAC §350: Texas Risk Reduction Program Tier 1 PCLs	<u>Institutional Control</u>
25 Acres Fort Worth Federal Center 501 Felix Street Fort Worth, TX	112 cubic yards contaminated soil excavated and disposed off-site as Class 1 nonhazardous waste; less than 100 cubic yards contaminated soil excavated and disposed off-site as hazardous waste.	Lead - 1360 mg/kg in location not requiring removal action (Note: Does not exceed Commercial/Industrial TotSoil _{Comb} standard of 1,600 mg/kg)	NFA letter for soil remediation issued by TCEQ on April 19, 2004	Confirmatory soil sample data did not indicate the presence of lead concentrations in excess of the Commercial/Industrial TotSoil _{Comb} standard of 1,600 mg/kg.	Deed notice filed with Tarrant County to restrict property use to commercial/industrial.

ATTACHMENT 4 TO GSA RFR REQUEST

Chronology

Defense National Stockpile Center (DNSC) Former Lead Stockpile
Fort Worth, Texas

February 2004: CTL Thompson Phase II Environmental Site Assessment Report. CTL conducted a Phase II site investigation of the 25-acre facility property. Activities included surface soil sampling, installation of soil borings, and temporary monitor well installation. Soil data results did not indicate the presence of Chemicals of Concerns (COCs) at concentrations in excess of the commercial/industrial $^{Tot}Soil_{Comb}$ standards. Groundwater was not encountered in any of the temporary monitoring wells.

February, 2004: MACTEC Engineering and Consulting, Inc. Soil removal and confirmatory sampling. MACTEC observed the removal of soil from a 50 foot by 50 foot square area surrounding each of two locations in the 2-acre fenced stockpile area. The commercial/industrial $^{Tot}Soil_{Comb}$ standard for lead had been exceeded in soil samples from these two locations. Soil was removed from each area to a depth of six to eight inches, and transported to landfills for appropriate disposal. Following the completion of removal activities, MACTEC collected confirmatory soil samples from all sidewalls, and the bases of both excavations. Confirmatory soil sample data did not indicate the presence of lead at concentrations in excess of the standard.

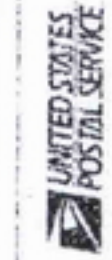
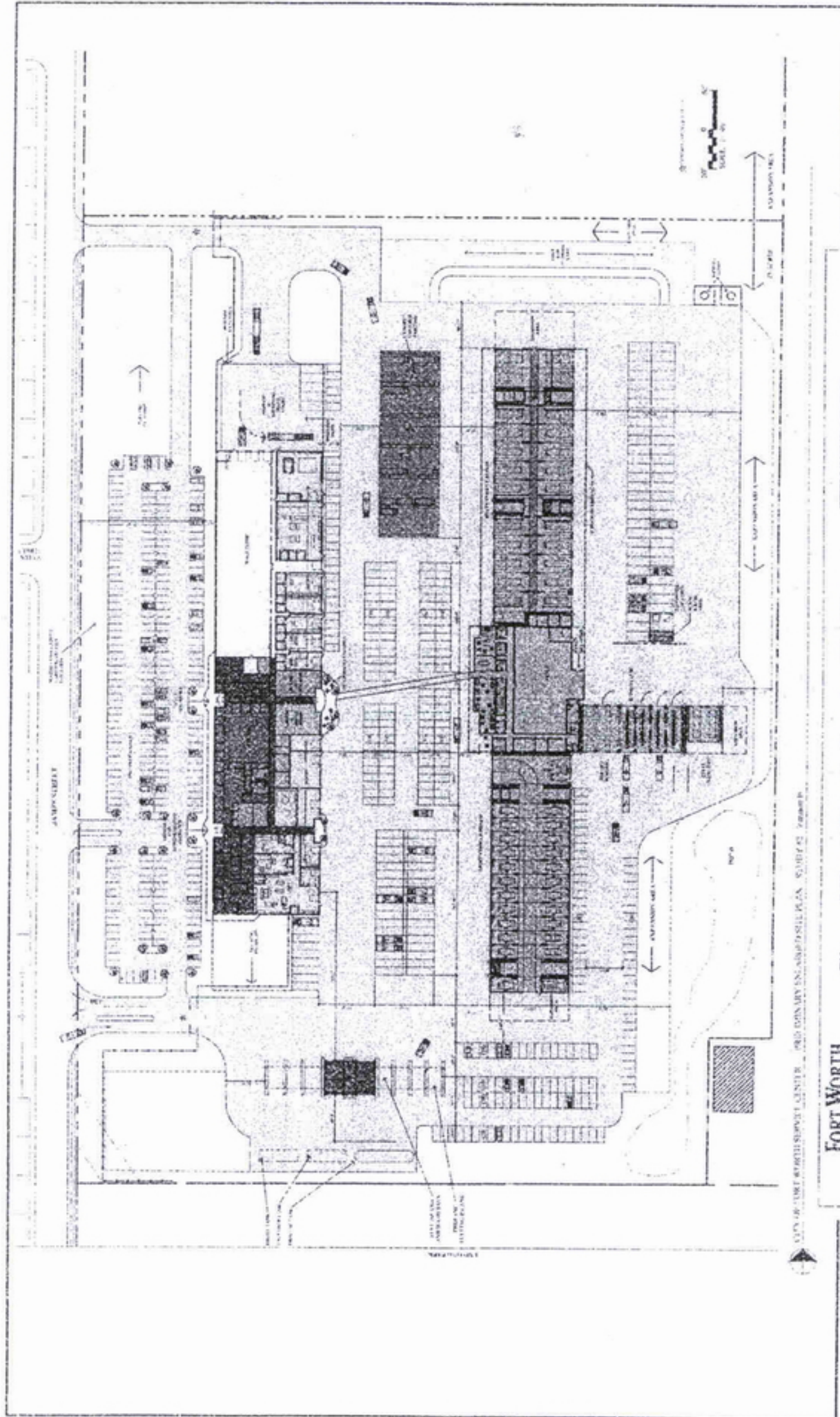
December 2003: MACTEC Engineering and Consulting, Inc. Soil sampling. MACTEC installed 53 soil borings, including 49 borings (on an approximately 50 foot grid) in the fenced stockpile area and four borings for background samples. Soil samples were collected at 0-6 inches, 6-12 inches, and 24-30 inches in each boring, with deeper samples analyzed based on concentrations in shallow samples. Data from this sampling event indicated that lead concentrations in soil exceeded the commercial/industrial $^{Tot}Soil_{Comb}$ standard at two locations, C-1 and B-4. Antimony data did not indicate any exceedances of the standard. Based on the result of this sampling, MACTEC proposed to excavate the two samples which exceeded the $^{Tot}Soil_{Comb}$ standard.

June 2002: TCEQ (formerly TNRCC) Screening Site Inspection Report. TCEQ prepared this report, which included sampling activities throughout the Fort Worth Federal Center. Several surface soil samples were collected from within the 25-acre facility property area. TCEQ data indicated the presence of antimony at a concentration in excess of the commercial/industrial $^{Tot}Soil_{Comb}$ standard at one location, located within the fenced stockpile area. Analytical results from this sample indicated potential bias of the laboratory sample. Based on MACTEC's subsequent soil investigation, which included representative soil sampling from 49 locations within the 2-acre former stockpile area, MACTEC concludes that the elevated antimony result in this data was an anomalous result.

May 2001: Parsons Engineering Science Final Focused Site Investigation Report. The Parsons focused site investigation report describes sampling activities conducted through the Fort Worth Federal Center. Surface soil samples were collected from two locations within the 25-acre facility property. Sample data did not indicate the presence of COCs at concentrations in excess of $^{Tot}Soil_{Comb}$ standards.

1998: Parson Engineering Science Preliminary Assessment. Parsons conducted a preliminary assessment (PA) of the entire Fort Worth Federal Center. The PA recommended a site assessment to determine whether stockpile material exposed to the elements resulted in a hazardous substance release.

ATTACHMENT 5 to GSA RFR
 REQUEST
 PROPOSED USE SITE DRAWING (DRAFT)



City of Fort Worth Service Facility



06.28.04

RAITHHEAD

John Sklar
 Fort Worth, TX
 817.342.2000

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



A T T A C H M E N T 6

to

G S A R F R REQUEST

ADDITIONAL RELEVANT DOCUMENTS

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Margaret Hoffman, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 19, 2004

Mr. Cam Delhoste
Defense National Stockpile Center
2601 Madison Avenue
Point Pleasant, West Virginia 25550

Re: Approval of Remedy Standard A - Commercial/Industrial
Replacement Pages, dated April 2, 2004, for Final Affected Property Assessment
Report/Remedial Action Completion Report (Report) for Defense National Stockpile Center, Fort
Worth, Texas, dated March 8, 2004, received March 11, 2004
Defense National Stockpile Center, Fort Worth, Texas
TCEQ SWR No. 67329
EPA ID No. TX3470000800

Dear Mr. Delhoste:

The Texas Commission on Environmental Quality (TCEQ) and EPA Region 6 have completed review of the Replacement Pages for the above referenced Report. The Replacement Pages were submitted in response to TCEQ review comments on the Report, sent electronically to your office on March 19, 2004. The Report addresses an approximately 23 acre undeveloped portion of the Federal Center, including a 300 by 300 foot fenced enclosure formerly used for the storage of lead ingots. The APAR determined there were two locations where lead levels exceed the critical Protective Concentration Level (PCL) for soil for commercial/industrial property. Soil removal was conducted at the two exceedance areas, and confirmatory soil samples results meet Remedy Standard A Tier 1 PCLs for commercial/industrial property.

Based on the TCEQ review of the final Report, including the replacement pages, Texas Risk Reduction Program (TRRP) Remedy Standard A Commercial/Industrial PCLs have been achieved such that no post-response action care is required. However, proof of institutional controls under TRRP is required.

In order to attain Remedy Standard A - Commercial/Industrial under TRRP, all industrial solid waste and municipal hazardous waste and waste residues must be removed or decontaminated from affected media (i.e., soil, surface water, groundwater, air) to applicable human health and ecological based standards and criteria as specified in 30 TAC §350.32.

The report contains documentation indicating that TRRP Remedy Standard A Commercial/Industrial PCLs have been achieved. The report also contains a document that is proposed to fulfill the requirements of 30 TAC §350.111 relating to institutional controls. As specified in §350.111, please

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Margaret Hoffman, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 19, 2004

Mr. Cam Delhoste
Defense National Stockpile Center
2601 Madison Avenue
Point Pleasant, West Virginia 25550

Re: Correction Pages to the Final Affected Property Assessment Report/Remedial Action Completion Report (Report) for Defense National Stockpile Center, Fort Worth, Texas, dated March 8, 2004, approved by TCEQ on April 19, 2004
Defense National Stockpile Center, Fort Worth, Texas
TCEQ SWR No. 67329
EPA ID No. TX3470000800

Dear Mr. Delhoste:

The Texas Commission on Environmental Quality (TCEQ) and EPA Region 6 have completed review of the Correction Pages, received on May 17, 2004, for the above referenced Report. The Correction Pages were necessary to indicate that the acreage addressed in the Report is 25 acres of undeveloped property, not 23 acres as originally indicated in the Report approved by TCEQ letter of April 19, 2004. Ms. Emily Endres of the General Services Administration (GSA) contacted the writer on May 17, 2004, to confirm that 25 acres is the correct acreage. In addition, minutes from the December 2, 2003, meeting concerning the transfer of acreage at the Fort Worth Federal Depot to the United States Postal Service also indicates the parcel acreage as 25 acres. The change in acreage does not affect the previous approval by TCEQ of the Report. GSA should ensure that the document used to fulfill the institutional control requirements of 30 TAC §350.111 indicates the applicable area as 25 acres.

Please be aware that it is the continuing obligation of persons associated with a site to ensure 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 30 TAC §335.4. If the response actions described in the report fail to comply with these requirements, please take any necessary and authorized action to correct such conditions. A TCEQ field inspector may conduct an inspection of your site to determine compliance with the report.

Questions concerning this letter should be directed to me at (512) 239-2332. When responding by mail, please submit an original and one copy of all correspondence and reports to the TCEQ Corrective Action Section at Mail Code MC-127 with an additional copy submitted to the local TCEQ Region Office. The information in the reference block should be included in all submittals.

Sincerely,

A handwritten signature in cursive script that reads "Allan Posnick".

Allan Posnick, DSMOA Program Manager
Corrective Action Section
Remediation Division
Texas Commission on Environmental Quality

ENCLOSURE 2

Current Environmental Conditions Table

Site Name/ Site No.	Remedial Action Taken	Residual Contaminants of Concern	Status	Cleanup Standard 30 TAC §350: Texas Risk Reduction Program Tier 1 PCLs	<u>Institutional Control</u>
25 Acres Fort Worth Federal Center 501 Felix Street Fort Worth, TX	112 cubic yards contaminated soil excavated and disposed off-site as Class 1 nonhazardous waste; less than 100 cubic yards contaminated soil excavated and disposed off-site as hazardous waste.	Lead - 1360 mg/kg in location not requiring removal action (Note: Does not exceed Commercial/Industrial TotSoil _{Comb} standard of 1,600 mg/kg)	NFA letter for soil remediation issued by TCEQ on April 19, 2004	Confirmatory soil sample data did not indicate the presence of lead concentrations in excess of the Commercial/Industrial TotSoil _{Comb} standard of 1,600 mg/kg.	Deed notice filed with Tarrant County to restrict property use to commercial/industrial.

ENCLOSURE 3

RELEVANT DOCUMENTS

Texas Commission on Environmental Quality, *Screening Site Inspection Report, Fort Worth Depot, a.k.a. Fort Worth Federal Supply Center et al., Fort Worth, Tarrant County, Texas, TX0000605419*, dated June 2002.

Defense National Stockpile Center, *Affected Property Assessment Report (APAR) for Defense National Stockpile Center, Fort Worth, Texas*, dated March 8, 2004, received by TCEQ on March 11, 2004. (Note: This document also includes the Remedial Action Completion Report (RACR)).

Texas Commission on Environmental Quality letter dated April 19, 2004, subject: "Approval of Remedy Standard A - Commercial/Industrial for Final Affected Property Assessment Report/Remedial Action Completion Report (Report) for Defense National Stockpile Center, Fort Worth, Texas, dated March 8, 2004."

Texas Commission on Environmental Quality letter dated May 19, 2004, subject: "Correction Pages to the Final Affected Property Assessment Report/Remedial Action Completion Report (Report) for Defense National Stockpile Center, Fort Worth, Texas, dated March 8, 2004, approved by TCEQ on April 19, 2004."

TCEQ CONTACTS

For copies of the documents listed above, please contact:

TCEQ Central Records
P.O. Box 13087
Austin, TX 78711-3087
(512) 239-2920

TCEQ Regional Office
2309 Gravel Dr.
Fort Worth, TX 76118-6951
(817) 588-5800