ADDENDUM NO. 4
August 17, 2012

Project: **CITY OF PHARR**
DEMOLITION AND SITE CLEARING OF THE FOLLOWING ADDRESSES:

- **1601 W. KELLY AVE, PHARR, TEXAS 78577**
- **1313 W. NEWCOMBE AVE., PHARR, TEXAS 78577**
- **204 S. CASA RD., PHARR, TEXAS 78577**
- **1213 S. CAGE BLVD., PHARR, TEXAS 78577**
- **301 S. PETUNIA ST., PHARR, TEXAS 78577**

Bid No. 1112-01-527-0022

Bids Due: **August 8, 2012 (Wednesday) @ 4:00 pm, City Manager's Office (See below)**

Revised Bid Due Date: **August 21, 2012 (Tuesday) @ 10:00 am, City Manager's Office**

This addendum is to change or address issues on bidding the project see below:

1. Attached is the revised Bid Proposal containing three (3) pages.
2. Attached are the asbestos abatement report drawings (04351143-01, 04351143-02, 04351143-03).
3. Attached is the Limited Site Investigation Report for the VTC Site.
4. The backfill for the excavated diesel UST shall be sand or a material with a Plastic Index of zero (0) to three (3) feet from the natural ground. The remaining backfill may be native soil.
5. City of Pharr shall provide the Storm Water Pollution Prevention Plans for the demolition sites.
6. The contractor shall obtain the Notice of Intent (NOI) and maintain the SWPPP during the demolition.
7. Attached is the list of items PSJA ISD will remove from the site.
8. The demolition contractor will be responsible of removing and properly disposal of other hazardous materials such as the following: Fluorescent Light Bulbs, High Intensity Discharge Lamps, Thermostats containing mercury, Mercury-bearing Wall Switches, Lighting Ballasts containing PCBs, Batteries in emergency lighting, exit signs, security systems, and alarms.
9. Submittal of questions deadline is Monday, August 20, 2012 @ 12:00 am.

Acknowledge receipt of this addendum by signing below and returning with the Bid.

I, _____, acknowledge receipt of ADDENDUM NO. 3 dated

August 17, 2012.

PLEASE SUBMIT THIS ORIGINAL ADDENDUM WITH YOUR BID.

SECTION 00300

PROPOSAL

TO: Fred Sandoval
City Manager
City of Pharr
118 S. Cage
Pharr, Texas 78577

Demolition, Site Clearing, Asbestos Abatement of Various Buildings and Removal of One UST

FOR:
ELI WHITNEY ELEMENTARY SCHOOL (1601 W KELLY AVE)
VALLEY TRANSIT FACILITY (301 S PETUNIA ST) - REMOVAL OF UST
McALLEN-PHARR STORAGE (1313 W NEWCOMBE AVE)
PHARR NURSING HOME (204 S CASA)
RESIDENT HOUSE (1213 S CAGE)

The undersigned, as bidder, declares that the only person or parties interested in this proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, or corporation; that he has carefully examined the locations, conditions, and classes of materials of proposed work; & agrees that he will provide all the necessary labor, machinery, tools, apparatus, and other items incidental to construction, and will do all the work and furnish all the materials called for in the Contract and Specifications in the manner prescribed therein and according to the requirements of the Engineer as therein set forth.

It is further agreed that the quantities of work to be done at unit prices and materials to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the work fully as planned and contemplated, and that quantities of work, whether increased or decreased are to be performed at the unit prices set forth below or as provided in the Specifications.

It is further agreed that the lump sum prices may be increased to cover additional work ordered by the Engineer, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood, and agreed, that the work is to be completed in full within the time proposed after the date stated in the notice to proceed on which work is to be commenced.

Accompanying this proposal is a certified or cashier's check or bid bond payable to the City of Pharr.

Dollars ($_____)
Percent (_____)

The bid security accompanying this proposal shall be returned to the bidder, unless in case of the acceptance of the proposal, the bidder shall fail to execute a Contract and file a performance bond within ten (10) days after its acceptance, in which case the bid security shall become the property of City of Pharr and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the bidder. It is understood that the OWNER reserves the right to reject any and all bids.

BASE BID

Bidder shall fill in each Bid Amount

Eli Whitney Elementary School	Bid Amount
Asbestos Abatement	$ _____
Demolition & Site Clearing	$ _____
Valley Transit Facility	
Demolition & Site Clearing	$ _____
Removal of Underground Storage Tank	$ _____
McAllen-Pharr Storage	
Asbestos Abatement	$ _____
Demolition & Site Clearing	$ _____
Pharr Nursing Home	
Asbestos Abatement	$ _____
Demolition & Site Clearing	$ _____
Resident House (1213 S Cage)	
Demolition & Site Clearing	$ _____
Total Base Bid	**$** _____

_____

Total Amount Base Bid Written In Words

In the event of the award of a Contract to the undersigned, the undersigned will furnish a performance and payment bond for the full amount of the Contract, to secure proper compliance with the terms and provisions of the Contract, to insure and guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the Contract.

The proposed work to be done shall be accepted when fully completed and finished in accordance with the Plans and Specifications to the satisfaction of the Engineer.
The undersigned certifies that the bid prices contained in this Proposal have been carefully checked and are submitted as correct and final.
Unit and lump sum prices must be shown in figures for each item listed in the Proposal. Should bid prices on any items be omitted, the right is reserved to apply the lowest prices submitted by and other bidders for the omitted items in payment for work done under this Proposal. In the event of discrepancies, the Owner reserves the right to accept or reject informalities.

Receipt is hereby acknowledged of the following addenda to the Contract Documents:

Addendum No. 1 dated:_____Received: _____

Addendum No. 2 dated:_____Received: _____

Addendum No. 3 dated:_____Received: _____

Addendum No. 4 dated:_____Received: _____

Addendum No. 5 dated:_____Received: _____

Addendum No. 6 dated:_____Received: _____

DATE:_____ Respectfully submitted,

BY: _____
(Signature)

_____
(Type or Print Name)

_____
(Title)

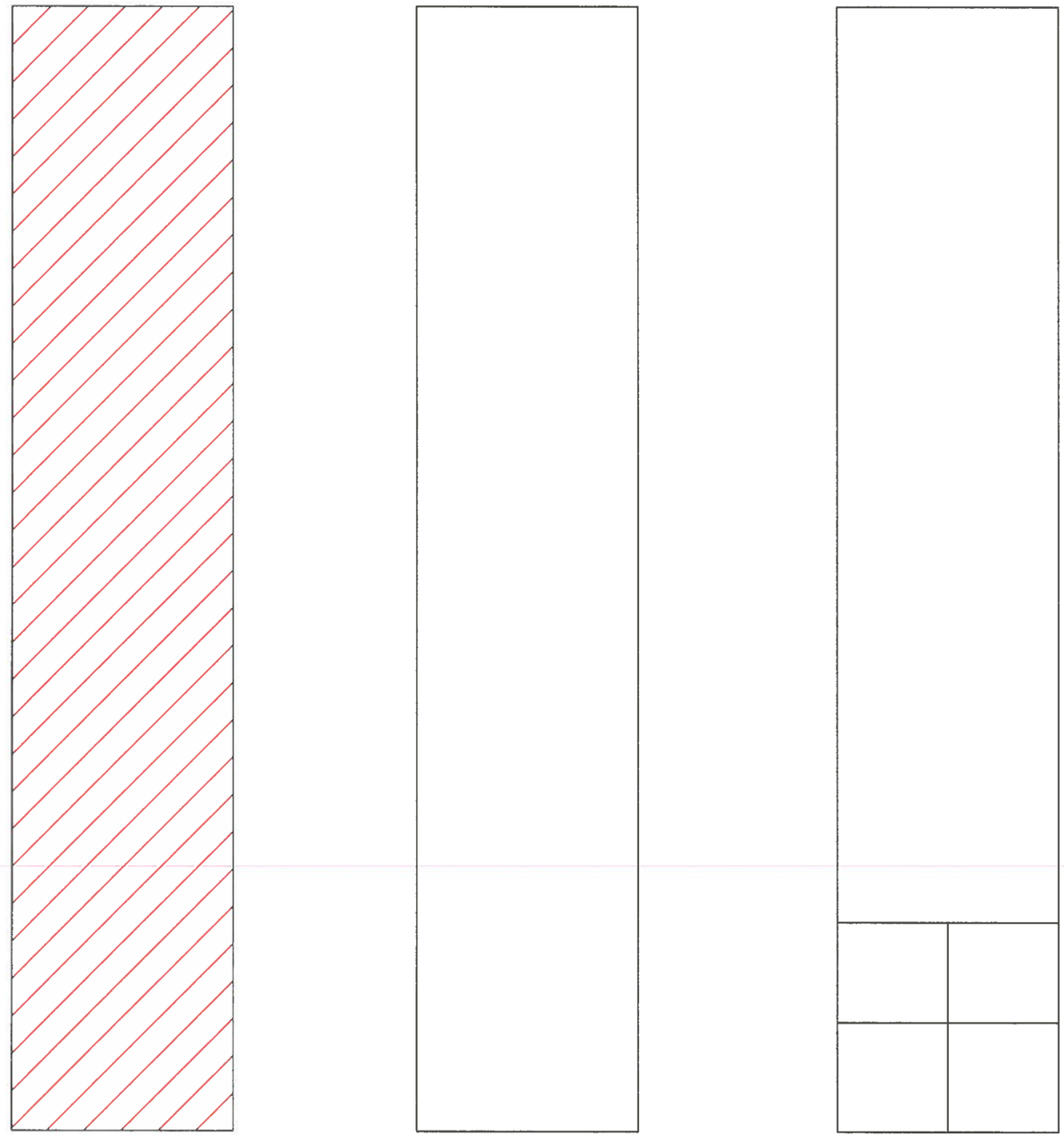
_____
(Company)

_____
(Address)

_____
(Phone Number)

(Seal-If bidder is a Corporation)

SCALE: NONE



PREPARED BY:

Guy Roberts
Individual Asbestos Consultant
DSHS License No. 10-5465
Expiration Date: November 03, 2013

ASSUMED ACM ROOF PANELS

psi Information To Build On
Engineering Consulting Testing
THREE BURWOOD LANE
SAN ANTONIO, TEXAS 78216

ASBESTOS ABATEMENT

McALLEN-PHARR STORAGE UNITS

1313 NEWCOMBE AVE.
PHARR, TEXAS

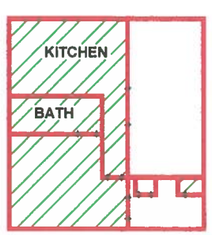
DATE:	07/31/12
DRAWN BY:	J. LEAL
PROJECT #:	04351143
DRAWING NAME:	04351143-01

SCALE: NONE

ACM FLOOR TILE/MASTIC

ACM CEILING TILE

ACM JOINT COMPOUND



PREPARED BY: _____

Guy Roberts
Individual Asbestos Consultant
DSHS License No. 10-5465
Expiration Date: November 03, 2013

psi Information To Build On
Engineering Consulting Testing
THREE BURWOOD LANE
SAN ANTONIO, TEXAS 78216

ASBESTOS ABATEMENT

PHARR NURSING HOME

204 S. CASA RD.
PHARR, TEXAS

DATE:	07/31/12
DRAWN BY:	J. LEAL
PROJECT #:	04351143
DRAWING NAME:	04351143-02

SCALE: NONE

ACM MASTIC

ACM WINDOW CAULK

PREPARED BY:

Guy Roberts
Individual Asbestos Consultant
DSHS License No. 10-5465
Expiration Date: November 03, 2013

psi Information To Build On
Engineering Consulting Testing
THREE BURWOOD LANE
SAN ANTONIO, TEXAS 78216

ASBESTOS ABATEMENT

WHITNEY ELEMENTARY
1600 W.KELLEY
PHARR, TEXAS

DATE:	07/31/12
DRAWN BY:	J. LEAL
PROJECT #:	04351143
DRAWING NAME:	04351143-03

Limited Site Investigation
Update Report – VTC Facility – Underground Diesel Tank

In regard to the Limited Site Investigation field activities conducted on Wednesday and Thursday (June 6 and 7, 2012) at the Valley Transit Co. (VTC) facility (Lot 9) and Shell property (Lot 7) at the intersection of Kelly Avenue and S. Petunia Street in Pharr, Hidalgo County, Texas, the following is an update as requested.

As we had discussed last week, petroleum impacted soil begins at approximately 20 feet below ground surface (bgs) and terminates at about 32 feet bgs. The soil lithology within this soil interval (approximately 20-32 feet bgs) was dry to slightly moist, stiff, silty CLAY (petroleum hydrocarbon staining was encountered at this soil interval). In addition, a viable groundwater table was not encountered to a depth of approximately 35 feet bgs. Drilling activities terminated at approximately 35 feet bgs due to the fact that impacted soil had terminated and we do not want to cross-contaminate between two different groundwater tables, a moist soil interval was encountered at approximately 29 feet bgs, and the drilling progress was very slow. The soil lithology encountered was very stiff to hard, fat CLAY. In lieu of obtaining groundwater samples, a soil sample at the total depth of each boring was obtained for laboratory analytical testing. It is our opinion that the moist soil interval encountered at approximately 29 feet bgs is where the 1st groundwater table is encountered under normal circumstance but due to the drought conditions the region has encountered during the course of several years, the 1st groundwater in now deeper. Since there is a fat CLAY layer from approximately 33 feet to at least 35 feet bgs, it is our opinion that this CLAY layer is the 1st groundwater table's "aquitard".

The preliminary laboratory results document that soil at the VTC site has been impacted by a release of diesel from the 20,000 gallon UST. However, the concentrations identified in soil are currently below the Texas Commission on Environmental Quality (TCEQ) Petroleum Storage Tank (PST) Division, Regulatory Guidance Document RG-411 actions levels, therefore the facility is not considered a Leaking Petroleum Storage Tank (LPST) facility at this time. As we had discussed last week in regards to the 20,000 gallon UST, VTC is designated as the "responsible party" with the TCEQ if any impacted soil is encountered above TCEQ PST action levels. If in the future the UST is removed from service, the responsible party (VTC in this case) is required to conduct an additional assessment per regulatory compliance independent from Terracon's LSI and the results of the additional assessment may result in some remediation of soil at the VTC facility.

Preliminary laboratory results are still pending for the Shell property. We are expecting preliminary results sometime tomorrow afternoon not permitting any problems as the laboratory.

Please call me if you need additional information. Thanks

Thanks

Jorge A. Flores, P.G.
Principal
Office Manager I Environmental Service Line
Terracon
1506 Mid-Cities DriveIPharr, Texas 78577
D (956) 283 8254IF (956) 283 8279IM (956) 245 2319
jaflores@terracon.com Iterracon.com

LIMITED SITE INVESTIGATION

APPROXIMATELY 20-ACRE TRACT OF LAND (LOTS 9 AND 7)

KELLY AVENUE AND PETUNIA STREET (NEC)

PHARR, HIDALGO COUNTY, TEXAS

June 20, 2012
Project No. 88127072

Lot 9

Lot 7

Prepared for:
Pharr Economic Development Corporation
Pharr, TX

Prepared by:
Terracon Consultants, Inc.
Pharr, Texas

Offices Nationwide Employee-Owned
Established in 1965 terracon.com
Terracon
Geotechnical ■ Environmental ■ Construction Materials ■ Facilities

Terracon

June 20, 2012

Pharr Economic Development Corporation
Mr. Fred Sandoval, Executive Director
118 South Cage Blvd.
Pharr, Tx 78577

Telephone: (956) 702-5335

Re: Limited Site Investigation
Approximately 20-Acre Tract of Land (Lots 9 and 7)
Kelly Avenue and Petunia Street (NEC)
Pharr, Hidalgo County, Texas
Terracon Project No. 88127072

Dear Mr. Sandoval:

Terracon Consultants, Inc. (Terracon) is pleased to submit three copies of the Limited Site Investigation (LSI) report for the above referenced site. This investigation was performed in general accordance with Terracon's Proposal Number P88120185R dated May 5, 2012 and Terracon's Supplement to Agreement for Services, Change of Scope of Service and Fees dated May 24, 2012. Please note that scheduling of drilling equipment due to availability issues and weather conditions delayed the commencement of field activities for several days to a week.

We appreciate the opportunity to perform these services for Pharr Economic Development Corporation. Please contact either of the undersigned at (956) 283-8254 if you have questions regarding the information provided in the report.

Sincerely,
Terracon Consultants Inc.

Eloy Palacios
Project Manager

for Jorge A. Flores, P.G.
Principal/Pharr Office Manager

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APPENDICES

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Appendix B: Certified Laboratory Report

LIMITED SITE INVESTIGATION

APPROXIMATELY 20-ACRE TRACT OF LAND (LOTS 9 AND 7)
KELLY AVENUE AND PETUNIA STREET (NEC)
PHARR, HIDALGO COUNTY, TX

Terracon Project No. 88127072
June 20, 2012

1.0 INTRODUCTION

1.1 Site Description

Site Name	Approximately 20-Acre Tract of Land (Lots 9 and 7)
Site Location/Address	Kelly Avenue and Petunia Street (NEC), Pharr, Texas
Land Area	Approximately 20-Acre Tract of Land encompassing Lots 9 and 7
Site Improvements	The site is located at the northeast corner NEC of the intersection of Kelly Avenue and Petunia Street in Pharr, Texas. The site consists of two lots as follows: Lot 9 (south property) is a gated undeveloped tract of land that is currently owned by Shell Gulf of Mexico, Inc., and Lot 7 (north property) currently occupied by Valley Transit Company (VTC) (301 S. Petunia) and located at the northwest corner of the lot and undeveloped land. Lot 9 consists of a gated undeveloped tract of land with a caliche improved road and a caliche un-vegetated staging area. Lot 7 (VTC) consists of an approximately 20,000 square foot building, a large canopy, and asphalt and concrete pavement development. The VTC facility is a maintenance and repair shop of passenger buses that is operational 24 hours, seven days a week. The rest of Lot 7 consists of undeveloped land, overgrown with native vegetation and mesquite trees.

1.2 Scope of Work

The scope of services has been developed based on the results of Terracon's Phase I Environmental Site Assessment (ESA) (Project No. 88127053, dated May 2, 2012) which identified the following recognized environmental conditions (RECs) to the site:

- Based upon the information gathered from the site reconnaissance, general site information, and site operations as part of Phase I Environmental Site Assessment (ESA) conducted at the site, Terracon identified a plugged & abandoned (P&A) gas well within Lot 9, and the VTC UST and wash area oil/water separator contained within an underground sump in Lot 7 as a recognized environmental conditions (RECs) to the site.

The objective of the proposed LSI is to investigate soil and groundwater chemicals of concern (COC) impact at the site, and to assess only whether contaminants are present in selected locations considered likely to have been impacted by the RECs identified above.

1.3 Standard of Care

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. Terracon makes no warranties, either express or implied, regarding the findings, conclusions or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies, or other third parties supplying information used in the preparation of the report. These LSI services were performed in general accordance with the scope of work agreed with you, our client, as reflected in our proposal and were not restricted by ASTM E1903-97.

1.4 Additional Scope Limitations

Findings, conclusions, and recommendations resulting from these services are based upon information derived from the on-site activities, regulatory guidance documents, and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, non-detectable or not present during these services, and we cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this LSI. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations or exploratory services; the data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

1.5 Reliance

This report has been prepared for the exclusive use of Pharr Economic Development Corporation and any authorization for use or reliance by any other party is prohibited without the express written authorization of Pharr Economic Development Corporation and Terracon. Any unauthorized distribution or reuse is at the client's sole risk. Notwithstanding the foregoing, reliance by authorized parties will be subject to the terms, conditions and limitations stated in the proposal, LSI report, and Terracon's Agreement for Services.

The limitation of liability defined in the terms and conditions is the aggregate limit of Terracon's liability to the client and all relying parties unless otherwise agreed in writing.

2.0 FIELD ACTIVITIES

2.1 Soil Borings and Temporary Groundwater Monitoring Points

Terracon's field activities were conducted on May 23, 2012, and June 6 and 7, 2012 by Mr. Jorge A. Flores. P.G., a Terracon field geologist. As part of the approved scope of work, soil borings were advanced in the following general locations:

VTC Property (Lot 7)

- Soil boring SB-1 was advanced immediately on the southeast site corner (topographic down-gradient) of the 20,000 gallon diesel UST tankhold;
- Soil boring SB-2 was advanced immediately on the north side of the 20,000 gallon diesel UST tankhold, and;
- Soil boring SB-3 was advanced immediately on the west side of the oil/water separator sump and west of the 20,000 gallon diesel UST thank; just outside the bus wash area canopy.

Shell Property (Lot 9)

- Soil boring SB-4 and SB-5 were advanced in the approximate former location of a plugged and abandoned (P&A'ed) gas well.

Figure 1 (Appendix A) presents the general boundaries and topography of the site on portions of the USGS topographic quadrangle map of Pharr, Texas. Figure 2 (Appendix A) is a site plan that indicates the approximate locations of the soil borings in relation to the pertinent structures and general site boundaries.

Drilling services were performed by a State of Texas licensed monitoring well driller. During the May 23, 2012 field activities, drilling services were performed using a truck-mounted Geoprobe™. However, drilling services were terminated after the Geoprobe™ was unable to advance beyond 28 feet below ground surface (bgs) due to the presence of hard, fat CLAY. After consultation with the Client, it was agreed that a more aggressive drilling technology be used at the site. Drilling services recommenced on June 6, 2012 using a truck-mounted CME-75 drilling rig and hollow-stem augers.

Soil samples were collected using two-foot split spoon sampler. Drilling equipment was cleaned using a high pressure washer prior to beginning the project and before beginning each soil boring. Sampling equipment was cleaned using an Alconox® wash and potable water prior to the beginning of the project and before collecting each soil sample

Soil samples were collected continuously and observed to document soil lithology, color, moisture content, and sensory evidence of impairment. The soil samples were field-screened using a photoionization detector (PID – Thermo Environmental Instruments Model 580B OVM or equivalent) to indicate the presence of volatile organic hydrocarbons (VOCs).

The general soil lithology encountered during sample collection consisted of the following:

- 6”-8’ bgs silty CLAY, stiff, dry, medium brown to medium brown-gray to medium green
- 8’-12’bgs CLAY, very stiff, dry, medium brown, some calcareous nodules, very fat @ 9’-12’
- 12’-15’ bgs silty CLAY, stiff, dry, medium to light brown, some calcareous nodules
- 15’-20’ bgs silty to sandy CLAY, stiff, dry, medium brown
- 20’-29’ bgs silty to sandy CLAY, stiff to hard, moist, gray
- 29’-34’ bgs CLAY, hard, dry, fat to very fat

Groundwater was not encountered during the advancement of soil borings to an approximate depth of 34 feet bgs, however a very moist soil interval was encountered at approximately 29 feet bgs. It is our opinion that the moist soil interval encountered at approximately 29 feet bgs is where the 1st groundwater bearing zone is encountered under normal circumstance, but due to the drought conditions the region has encountered during the course of several years, the 1st groundwater bearing zone is now much deeper. Since there is a fat CLAY layer from approximately 32 feet to at least 34 feet bgs, it is our opinion that this fat CLAY layer is part of the 1st groundwater bearing zone’s aquitard under normal conditions.

Visible, hydrocarbon odors were detected in soil borings SB-1 and SB-2 from an approximate depth of 20-30 feet bgs. PID readings ranged from 0 to 422 parts per million (ppm). The highest PID reading was detected in the soil sample collected from a depth of 26-28 feet bgs in soil boring SB-1.

In lieu of not encountering groundwater to the total dept of the soil borings, Terracon collected and analyzed soil samples from the bottom (total depth) of each soil boring.

Soil cuttings generated during the field activities were temporarily placed on plastic sheeting. The very minimal amounts of wash water generated during the field activities were discarded on site. The soil cuttings are located in sealed, 55-gallon drums within the VTC property pending proper disposal.

Following completion of field activities, soil borings were backfilled with bentonite and cement grout.

2.2 Sampling Methods

Soil samples were collected from the zone exhibiting the highest PID reading. If no elevated PID readings were detected, soil samples were collected from the interval of most likely environmental impact as determined in the field by the sampling professional. In addition, a soil sample was collected from the bottom (total depth) of each soil boring.

Soil sample intervals for each boring tested are presented with the soil sample analytical results presented in Section 4.1.

Soil samples submitted for laboratory analysis are as follows:

Soil Boring	Date	Soil Sample Interval (ft. bgs)
VTC Property – Lot 7		
SB-1	5/23/12	26-28
SB-1	6/06/12	32-34
SB-2	6/06/12	24-26
SB-2	6/06/12	32-34
SB-3	6/07/12	14-16
SB-3	6/07/12	32-34
Shell Property – Lot 9		
SB-4	6/07/12	24-26
SB-4	6/07/12	32-34
SB-5	6/07/12	24-26
SB-5	6/07/12	32-34

3.0 LABORATORY ANALYTICAL METHODS

The soil and groundwater samples collected during the investigation were analyzed on a rush (24-48 hours) turnaround time. The samples were analyzed by laboratory test methods as appropriate for the type(s) of contaminants determined most likely to be encountered at each boring location. This included the following analysis using the following methods:

Analysis	Sample Type	No. of Samples	Laboratory Method
VOC	Soil/Water	10	SW-846 Method 8260B
TPH	Soil/Water	10	TX 1005
PAH	Soil/Water	1	SW-846 Method 8270
RCRA Metals	Soil/Water	3[1]	EPA Method 6000/7000
VOC	Soil Composite	1[2]	SW-846 Method 8260B
TPH	Soil Composite	1[2]	TX 1005

VOCs - volatile organic compounds
TPH - total petroleum hydrocarbons
PAH -poly-aromatic hydrocarbons
RCRA - Resource Conservation and Recovery Act

Soil and groundwater samples were collected and placed in laboratory prepared glassware, sealed with custody tape, and placed on ice in a cooler which was secured with a custody seal. The sample coolers and completed chain-of-custody forms were relinquished to Test America in Corpus Christi, Texas for analyses. Certified Laboratory results are presented in Appendix B.

4.0 DATA EVALUATION

Terracon summarized the constituents of analysis that were detected or laboratory method estimated. If a constituent from a method analysis is not summarized, then that constituent was not detected or estimated above the sample detected limit.

4.1 Analytical Results

Soil Samples

VOC Analytical Results

The soil samples collected from soil borings SB-1 through SB-5 exhibiting VOC concentrations above the sample detection limits (SDLs) are summarized in Table 1. Terracon compared the VOC concentrations detected in the soil sample to the Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP) (30TAC Chapter 350) Tier 1 Residential Protective Concentration Levels (PCLs) for a 0.5-acre source area or TCEQ Petroleum Storage Tank (PST) Program Action Levels as applicable.

TABLE 1 VOC ANALYTICAL RESULTS			
Sample I.D.	**Sample Date**	**Sample Depth (feet bgs)**	**(mg/Kg)**
SB-1	05/23/12	26-28	Ethyl benzene – 0.00448 J 1,3,5- Trimethylbenzene – 0.488 1,2,4- Trimethylbenzene – 0.102 Xylenes, Total – 0.0117 J
SB-2	06/06/12	24-26	1,2,4- Trimethylbenzene – 0.00377 J
SB-4	06/07/12	24-26	Ethyl acetate – 0.00195 J
SB-5	06/07/12	24-26	Ethyl acetate – 0.00161 J
TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre or PST Program Action Levels			Ethyl acetate – 47 Ethyl benzene – 7.6 1,3,5- Trimethylbenzene – 53 1,2,4- Trimethylbenzene – 49 Xylenes, Total – 120

1. Only those concentrations detected above the laboratory method detection limit are reported.
2. J-flagged data are estimated values of concentrations detected below the method quantitation limits (MQLs), but above SDLs. Data below the reporting limit has a lower degree of certainty. The use of such reported results should be considered an estimate.

VOC concentrations were below applicable soil TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or PST Program Action Levels.

TPH Analytical Results

The soil samples collected from soil borings SB-1 through SB-5 that exhibited TPH concentrations are summarized in Table 2. Under the TCEQ PST Program, TPH testing is required to screen for PAHs during all initial release determination activities.

TABLE 2 TPH ANALYTICAL RESULTS			
Sample I.D.	**Sample Date**	**Sample Depth (feet bgs)**	**(mg/Kg)**
SB-1	05/23/12	26-28	C6-C12 – 138 J >C12-C28 – 2,860 C6-C35 – 3,000
SB-1	06/6/12	32-34	>C12-C28 – 21.9 J C6-C35 – 21.9 J
SB-2	06/6/12	26-28	C6-C12 – 37.0 J >C12-C28 – 981 C6-C35 – 1,020
SB-2	06/06/12	32-34	>C12-C28 – 13.8 J C6-C35 – 13.8 J
SB-3	06/07/12	32-34	>C12-C28 – 13.4 J C6-C35 – 13.4 J

1. Only those concentrations detected above the laboratory method detection limit are reported.
2. J-flagged data are estimated values of concentrations detected below the MQLs, but above SDLs. Data below the reporting limit has a lower degree of certainty. The use of such reported results should be considered an estimate.

The soil sample collected from soil boring SB-1 at an approximate depth of 26-28 feet bgs exhibited the highest TPH concentration. Soil boring SB-1 is located immediately on the southeast site corner (topographic down-gradient) of the 20,000 gallon diesel UST tankhold.

PAH Analytical Results

The soil sample collected from soil boring SB-1 at an approximate depth of 26-28 feet bgs exhibited the highest concentration for TPH and analyzed for PAH concentrations. Terracon compared the PAH concentrations to the TCEQ PST Program Action Levels or TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area. Table 3 summarizes the PAH concentrations.

TABLE 3 PAH ANALYTICAL RESULTS			
Sample I.D.	**Sample Date**	**Sample Depth (feet bgs)**	**(mg/Kg)**
SB-1	05/23/12	26-28	Acenaphthene – 0.676 Anthracene – 0.523 Dibenzofuran – 0.698 1,3-Dimethylnaphthalene – 14.6 Fluoranthene – 0.137 J Fluorene – 1.40 2-Methylnaphthalene – 7.20 Naphthalene – 0.271 J Phenanthrene – 3.51 Pyrene – 0.396
TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre or PST Program Action Levels			Acenaphthene – 314 Anthracene – 13 Dibenzofuran – 33 1,3-Dimethylnaphthalene – 790 Fluoranthene – 156 Fluorene – 247 2-Methylnaphthalene – 17 Naphthalene – 389 Phenanthrene – 280 Pyrene – 99

1. Only those concentrations detected above the laboratory method detection limit are reported.
2. J-flagged data are estimated values of concentrations detected below the MQLs, but above SDLs. Data below the reporting limit has a lower degree of certainty. The use of such reported results should be considered an estimate.

The sample collected from soil boring SB-1 at an approximate depth of 26-28 feet bgs did not exhibit PAH concentrations above the TCEQ PST Program Action Levels or TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area.

RCRA 8 Metals Analytical Results

The soil samples collected from soil boring SB-3 at an approximate depth of 14-16 feet bgs, and soil boring SB-5 at an approximate depth of 24-26 feet bgs were analyzed for RCRA 8 Metal concentrations. Table 4 summarizes the RCRA 8 Metal concentrations. Terracon compared the RCRA metals concentrations detected in the soil samples to either TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or the TCEQ Texas-Specific Soil Background Concentrations (TSBC).

TABLE 4 RCRA 8 METAL ANALYTICAL RESULTS			
Sample I.D.	**Sample Date**	**Sample Depth (feet bgs)**	**(mg/Kg)**
SB-3	06/07/12	14-16	Arsenic – 4.28 Barium – 47.8 Cadmium – 0.175 J Chromium – 11.5 Lead – 6.05 Mercury – 0.0111 Selenium – 0.313 J
SB-5	06/07/12	24-26	Arsenic – 4.89 Barium – 1,000 Cadmium – 0.230 Chromium – 8.51 Lead – 7.23 Mercury – 0.122 Selenium – 0.768 J
SB-5	06/07/12	32-34	Barium – 41.5
Texas-Specific Soil Background Concentrations TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area			[3]Arsenic – 5.9 [3]Barium – 300.0 [4]Cadmium – 1.5 [3]Chromium – 30.0 [3]Lead – 15.0 [3]Mercury – 0.04 [4]Selenium – 0.3

1. Only those concentrations detected above the laboratory method detection limit are reported.
2. J-flagged data are estimated values of concentrations detected below the MQLs, but above SDLs. Data below the reporting limit has a lower degree of certainty. The use of such reported results should be considered an estimate.
3. Concentrations were compared to Texas-Specific Soil Background Concentrations.
4. Concentrations were compared to TCEQ TRRP Tier 1 Commercial/Industrial Soil PCLs for a 0.5-acre source area.

RCRA Metal concentrations were below TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or TSBC Concentrations except for a Barium concentration of 1,000 mg/Kg in soil boring SB-5 at a depth of 24-26 feet bgs. Terracon requested a second and deeper soil sample from soil boring SB-5 at a depth of 32-34 feet bgs be analyzed for Barium. The soil sample from soil boring SB-5 at a depth of 32-34 feet bgs was below TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or TSBC Concentrations.

5.0 FINDINGS AND RECOMMENDATIONS

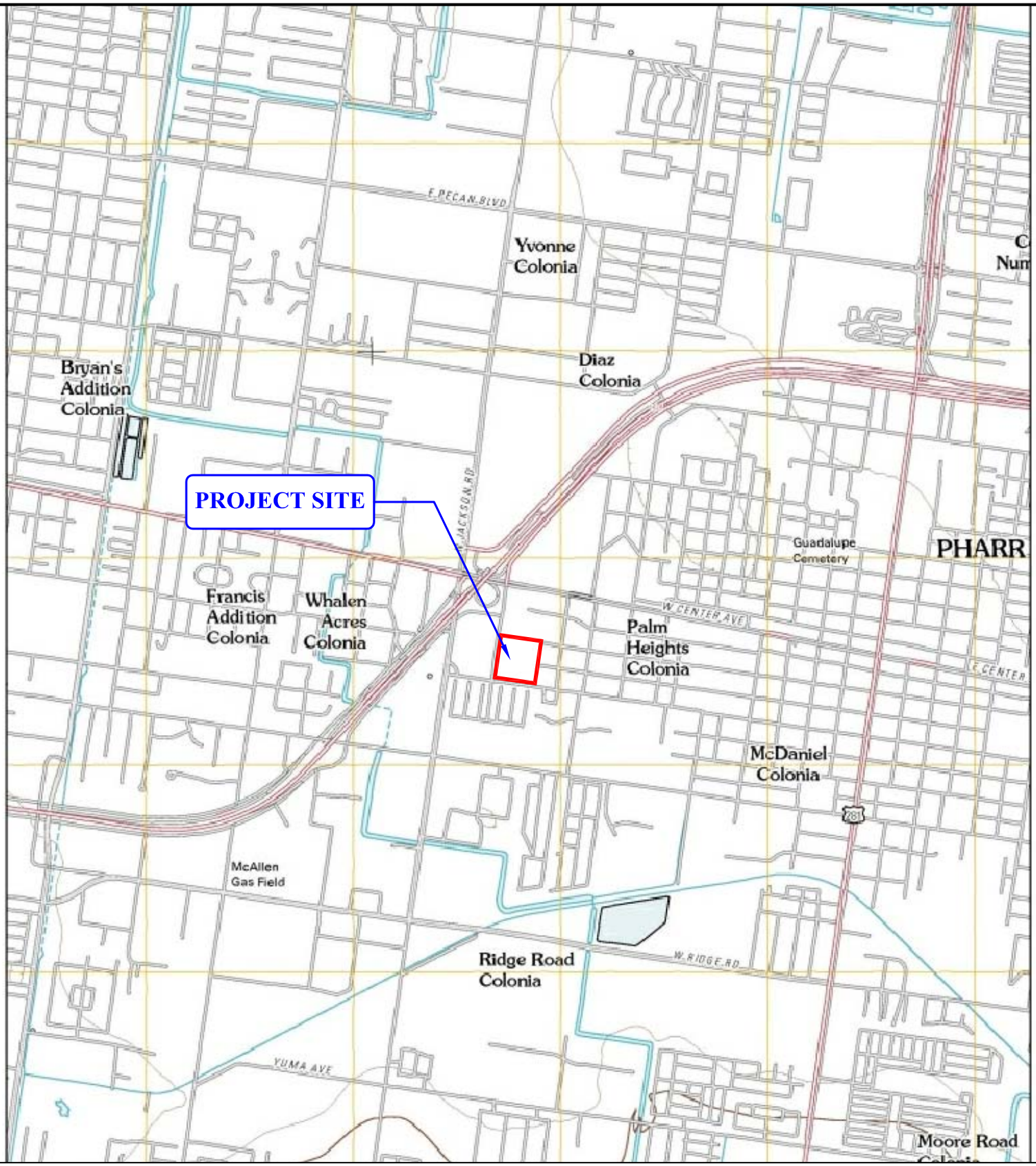
A cursory summary of findings and recommendations is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- VOCs concentrations were below applicable soil TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or PST Program Action Levels.
- The soil sample collected from soil boring SB-1 at an approximate depth of 26-28 feet bgs exhibited the highest TPH concentration and did not exhibit PAH concentrations above the TCEQ PST Program Action Levels or TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area.
- RCRA Metal concentrations were below TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or TSBC Concentrations except for a Barium concentration of 1,000 mg/Kg in soil boring SB-5 at a depth of 24-26 feet bgs. Terracon requested a second and deeper soil sample from soil boring SB-5 at a depth of 32-34 feet bgs be analyzed for Barium. The soil sample from soil boring SB-5 at a depth of 32-34 feet bgs was below TCEQ TRRP Tier 1 Residential Soil PCLs for a 0.5-acre source area or TSBC Concentrations.
- Based on the LSI results, no further assessment is warranted at this time. However, if in the future the 20,000-gallon diesel UST is removed from service, the responsible party is required to conduct an additional assessment per TCEQ Regulatory Guidance Document RG-411 “Investigating and Reporting Releases from Petroleum Storage Tanks (PSTs)” independent from Terracon’s LSI. The results of the additional assessment may result in additional investigations at the VTC facility, including regulatory compliance reporting to the TCEQ.

  In addition, during the course of any development at the project site, any building structures as part of the development should not be located over the former location of the gas well as a precaution against any future oil and gas issues with the former location of the gas well.

APPENDIX A

Figure 1 – Topographic Map
Figure 2 – Site Plan

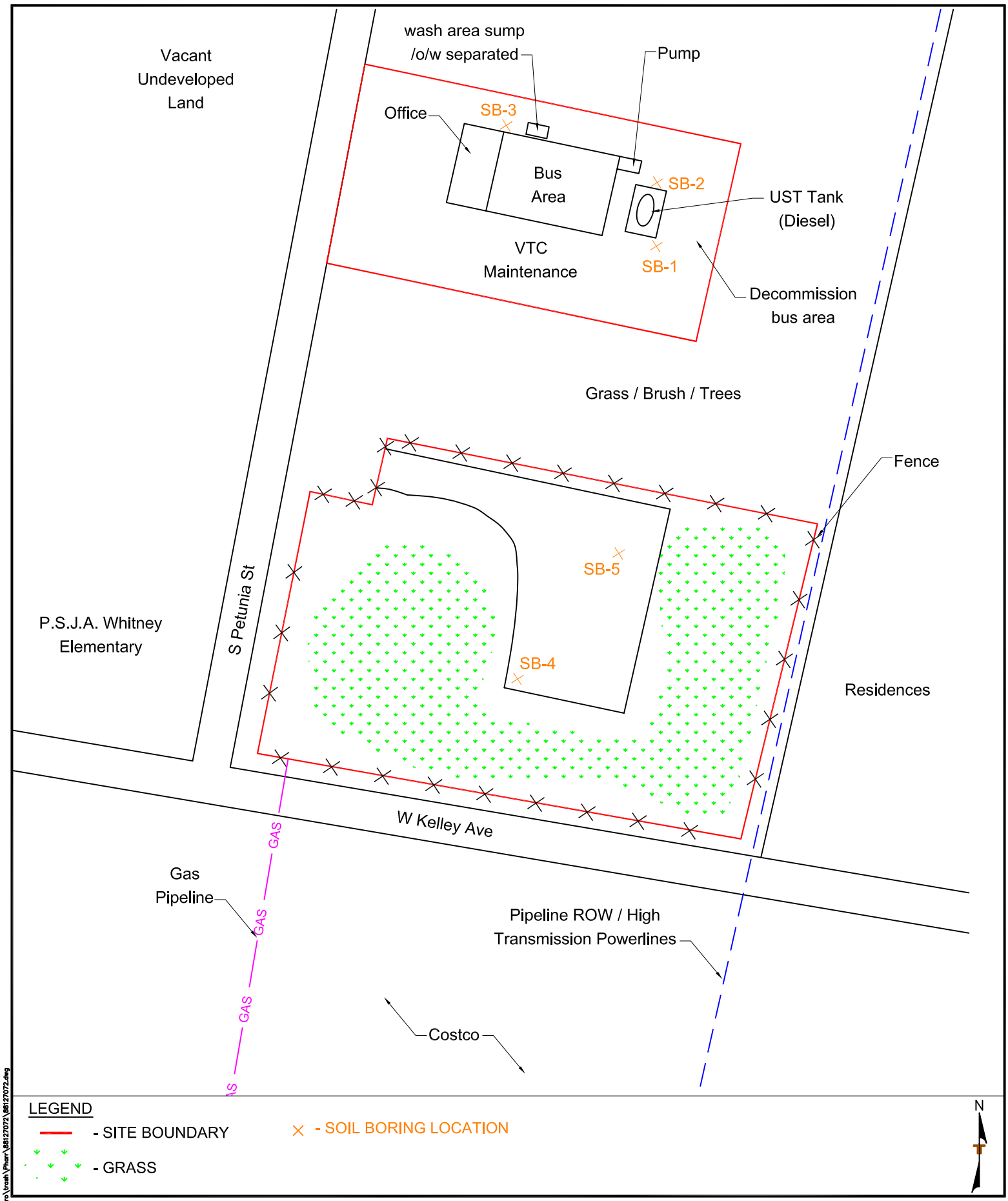


LEGEND

- SITE BOUNDARY

N

Project Mngr: EP	Project No. 88127072	Terracon Consulting Engineers and Scientists	2010 TOPOGRAPHIC MAP	FIG. No.
Drawn By: LS(90)	Scale: 1" = 2000'	1506 Mid-Cities Drive Pharr, TX 78577	Approximately 20 - Acre Tract of Land - LSI	1
Checked By: EP	File No. 88127072	PH. (956) 283-8254 FAX. (956) 283-8279	Kelly Avenue and Petunia Street (NEC)	
Approved By: JF	Date: 06-18-12		Pharr, Hidalgo County, Texas	



LEGEND

- SITE BOUNDARY
- GRASS
- SOIL BORING LOCATION

Project Mngr: EP	Project No. 88127072	Terracon Consulting Engineers and Scientists	SITE DIAGRAM
Drawn By: LS(90)	Scale: N.T.S.	1506 Mid-Cities Drive Pharr, TX 78577	Approximately 20 - Acre Tract of Land - LSI
Checked By: EP	File No. 88127072	PH. (956) 283-8254 FAX. (956) 283-8279	Kelly Avenue and Petunia Street (NEC)
Approved By: JF	Date: 06-18-12		Pharr, Hidalgo County, Texas

FIG. No. 2

OSiero, Jr., Leslie A.C. \Users\lsiero\trash\Pharr\88127072\88127072.dwg

Pharr San Juan Alamo Independent School District

A/C

Project: OLD WHINTEY ELEMENTARY
Contractor: N/A
Architect: N/A

District Inspector: Frank Marroquin
Inspection Date: 8/10/2012
Submission Date: 8/10/2012

PRE-DEMO/NON-STOCK PILE SALVAGABLE ITEMS

ITEM NUMBER	LOCATION	DESCRIPTION OF CORRECTIVE ITEMS
	FOR: RENE MOLINA	
1	INET ROUTER	
2	INET PCU CONTROLLER	(THESE ARE CONTROLS)
3	CARRIER ROUTER	
	FOR: HVAC DEPARTMENT	
4	3 each 7-1/2 TON A/C UNITS	
	ON ROOF	
5	1 each 5 TON A/C UNIT	
6	5 each T-STATS	
7	A/C unit from Annex Building	Need CRANE to remove A/C units from roof and
		ground.

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District Inspector Signature

Sheet _____!____ of _____!____ Sheets

Pharr San Juan Alamo Independent School District

ELECTRICAL

Project: OLD WHINTEY ELEMENTARY
Contractor: N/A
Architect: N/A

District Inspector: Joe Vega
Inspection Date: 8/10/2012
Submission Date: 8/10/2012

PRE-DEMO/NON-STOCK PILE SALVAGABLE ITEMS

ITEM NUMBER	LOCATION	DESCRIPTION OF CORRECTIVE ITEMS
1	Room #47	Two (2) Ceiling Fans
2	Room #40	Two (2) Ceiling Fans
3	Room #45	Two(2) Ceiling Fans
4	Room #42	Two (2) Ceiling Fans
5	Room #43	Two (2) Ceiling Fans
6	Room #44	Two (2) Ceiling Fans
7	Room #41	Two (2) Ceiling Fans
8	Room #46	Two (2) Ceiling Fans
9	Mechanical Room on the north side	Three (3) Electrical Panels & Breakers
	of Annex Bldg.	
10	Annex Bldg.	Four (4) Wallpack fixtures & three (3) canopy fixtures
11	Office Northside	One (1) Exterior Wallpack
12	Office -east corridor	Three (3) canopy lights
13	Outside of Room #9	One (1) Wallpack
14	Outside of Room #10	One (1) Wallpack
15	Outside of Room #22	One (1) Wallpack
16	Outside of Room #25	One (1) Wallpack
17	Front of Room #27	One (1) Wallpack
18	Outside of Room #29	One (1) Wallpack
19	Back of Rooms #22 thru #25 eastside	Two (2) Wallpacks
20	Gym 3	Fixtures outside of gym
21	Wiring	Throughout Building

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District Inspector Signature

Sheet _____!____ of _____!____ Sheets

Pharr San Juan Alamo Independent School District

Plumbing

Project:	OLD WHINTEY ELEMENTARY	District Inspector:	Sebastian Vaquera
Contractor:	N/A	Inspection Date:	8/10/2012
Architect:	N/A	Submission Date:	8/10/2012

PRE-DEMO/NON-STOCK PILE SALVAGABLE ITEMS

ITEM NUMBER	LOCATION	DESCRIPTION OF CORRECTIVE ITEMS
	Seven (7)	Drinking fountains
	One (1)	40 gallon Electrical Water Heater
	One (1)	A/C Heater-wall mount
	Eighteen (18)	Lavatories
	Twenty three (23)	Water Closets
	Four (4)	Urinals
	Twenty three (23)	Flush Valves

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District Inspector Signature

Sheet _____!____ of _____!____ Sheets

Pharr San Juan Alamo Independent School District

GROUNDS

Project: **OLD WHINTEY ELEMENTARY**
Contractor: N/A
Architect: N/A

District Inspector: General
Inspection Date: 8/10/2012
Submission Date: 8/10/2012

PRE-DEMO/NON-STOCK PILE SALVAGABLE ITEMS

ITEM NUMBER	LOCATION	DESCRIPTION OF CORRECTIVE ITEMS
1	GROUNDS	Playground Equipment
2	GROUNDS	Fencing
3	BUILDING	Canopy Decking (newer)

Pharr San Juan Alamo Independent School District

Technology Department

Project: **OLD WHINTEY ELEMENTARY**
Contractor: N/A
Architect: N/A

District Inspector: General
Inspection Date: 8/10/2012
Submission Date: 8/10/2012

PRE-DEMO/NON-STOCK PILE SALVAGABLE ITEMS

ITEM NUMBER	LOCATION	DESCRIPTION OF CORRECTIVE ITEMS
1	Cisco Router	1 count
2	Cisco 4506	1 count
3	HP Server	1 count
4	APC Netschelter Racks	3 count
5	Cisco Switches	21 count
6	Rack Mount Cabinet	2 count
7	Cisco Switches	5 count
8	Cisco Access Points	15 count
9	Cisco Wireless Bridge	1 count
10	Telecor Intercom system Chassis	1 count
11	Intercrom Speakers	40 count
12	Intercrom Call Buttons	40 count
13	Intercom Console Phone	2 count

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District Inspector Signature

Sheet _____!____ of _____!____ Sheets

Pharr San Juan Alamo Independent School District

Construction

Project: **OLD WHINTEY ELEMENTARY**
Contractor: N/A
Architect: N/A

District Inspector: General
Inspection Date: 8/10/2012
Submission Date: 8/10/2012

PRE-DEMO/NON-STOCK PILE SALVAGABLE ITEMS

ITEM NUMBER	LOCATION	DESCRIPTION OF CORRECTIVE ITEMS
1	Downspout and gutters	new wing
2	Millwork	new wing
3	Parking lot pole lights	only if they can be reused.
4	Wheel stops	
5	clocks	
6	Fire Extinguishers	
7	Gym backstops and motors	

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District Inspector Signature

Sheet _____!____ of _____!____ Sheets