



KANSAS BROWNFIELDS ASSESSMENT DECISION
Kansas Department of Health and Environment
Bureau of Environmental Remediation

SITE NAME: Udall Community Building BTA
ADDRESS: 102 East 1st Street
CITY /COUNTY: Udall/Cowley County
REFER TO REPORT DATED: April 18, 2011
REPORT TYPE: Phase II Brownfields Targeted Assessment (BTA)
REPORT DEVELOPED BY: Terracon

BER SCANNED
MAY 20 2011

DECISION DISCUSSION AND RATIONALE




The Kansas Department of Health and Environment (KDHE) conducted a Phase II Brownfields Targeted Assessment (BTA) at the Udall Community Building property in Udall, Cowley County, Kansas. The BTA was conducted for the City of Udall to evaluate an existing community center building that is planned to be rehabilitated. The proposed project cost is \$498,044. The City will receive funding from the Kansas Department of Commerce's KanStep™ Program in the amount of \$300,000.

Recognized Environmental Conditions (RECs) were initially identified in the Phase I report as: potential petroleum and hazardous substances associated with a former historic gas station adjacent southwest and a former machine shop located immediately north of the property. Due to the aforesaid RECs, Phase II activities were conducted on the property. The Phase II consisted of collecting soil and groundwater samples from three locations on the property. Based on the analytical data, petroleum constituents were detected on the property above KDHE Risk-Based Standards (RSKs). Total Petroleum Hydrocarbon (TPH) Diesel Range Organics (DRO) were detected in GP-3 at a concentration of 0.76 mg/L. However, the TPH DRO laboratory result for the associated duplicate water sample was ND (laboratory reporting limit 0.44 mg/L). The laboratory indicated that the actual duplicate result was 0.29 mg/L (a J flag value), but the report listed only results above the laboratory reporting limit of 0.44 mg/L, hence the ND result listed in the laboratory report. Per the Phase II report, the field technician indicated difficulty in obtaining sufficient water for sample collection and that the probe was permitted to recharge several times in order to collect an adequate quantity of groundwater for the primary TPH DRO sample and the duplicate TPH DRO sample, which accounts for the disparity in the TPH-DRO results. The TPH DRO detections, since not confirmed in the duplicate, are not considered significant and do not pose a concern to the redevelopment objectives.

Arsenic (dissolved) was detected in the groundwater in GP-3 at 46.6 µg/L, which exceeded the RSK of 10 µg/L. The duplicate verified the arsenic at a concentration of 45.9 µg/L. Location GP-3 is considered an upgradient location to the community building. Since arsenic was not

detected in GP-1 or GP-2 (both downgradient from the community building), the source appears to be originating from an upgradient location. It is recommended that the arsenic detection be referred to Site Assessment for further assessment. The aforesaid arsenic detections are not located within the proposed construction activity and do not pose a concern to the building renovation. The Udall CDBG project is hereby cleared for the rehabilitation and reuse as a community center for the City of Udall.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

 _____ Rick L. Bean Remedial Section Chief	Date	<u>4/19/11</u>
 _____ Doug Doubek State Response Unit Manager	Date	<u>4-17-11</u>
 _____ Ryan Welsch Brownfields Coordinator	Date	<u>4/18/11</u>

The conclusions and recommendations provided herein are based exclusively on the conditions identified through the Brownfields Assessment. Future contaminant releases on the subject property and/or future discovery of additional environmental impacts may warrant subsequent response not discussed in the BTA report or this document.