

9/7/16

Attending: Keith, Tim, Shawn, John, Wink, Mike, Joe, Ron, Marty and Jim Blazek.
Three members of the public.

Start at 11:50 am.

Keith provided update on Susan Guidry meeting yesterday, attended also by Jim and Mary. She confirmed LFNO would not need a Conditional Use Permit for the project. Susan is very supportive of the project and is aware of general community support. In connection with prior neighborhood meetings, this is a good precedent for city planning meeting. Ron will take lead setting up with city planning, joined by Keith and Mike or other members if possible. They will confirm that CUP not needed and we can proceed with design. Try to do in next two weeks.

Jim Blazek explained there are two regulations applicable re: contaminated soil. RECAP standards cover risk-based closure and screening levels. There is also a lead-based paint regulation. Typically RECAP applies for other direct contamination conditions (e.g., leaking batteries, gasoline etc.). Clearance levels are different and different divisions of DEQ. Applicable levels are 400 ppm for bare soil and 1200 ppm for non-bare soil. Leaf did two sets of tests, the second one on the entire site. (Note re: Audubon has exterior paint and higher background conditions.) We can request written confirmation from DEQ to support our approach.

Keith also noted that DEQ confirmed the regs apply for students aged 6 and younger (“child-occupied facility”), which is not part of LFNO’s plan.

Jim noted that the asbestos quantities have been estimated and the lead-based paint conditions inside the building. Plan is to remove asbestos. Re: lead-based paint there are two options: abatement (DEQ) vs. RRP (renovation repaired and painting – covered by EPA Dallas). Could be done by the general contractor. Leaf will test window caulking for asbestos prior to creating bid scope for asbestos and hazmat removal.

Jim is working on proposal for bid scope to remove asbestos and hazardous material; wait on lead-paint until we have more info from SHPO. Separate scope for bidding purposes related to gym, request different prices for gym and main building in event of separate mobilization. Leaf’s proposal would include bid management and air monitoring during the roof demolition.

Ron discussed Part 1 tax credit application. Need name of school – should be same as name on school. Federal application will assume extension of Oak St. cultural district. Can meet with SHPO on-site.

Joe discussed survey – proposal for \$2,500 for topographic scope.

Mike discussed board action on Monday. Board could approve Leaf Environmental’s forthcoming proposal (this week) to manage the bid process and authorize the school to do a public bid for the remediation work, subject to subsequent review and approval of the contract by the board.

Public comment:

Request for actual soil contamination levels. Jim: max of 290 around the perimeter of the building and max of 250 away from the building. Total of 20 samples were taken, which was above the number required. The levels are below the average levels in the city.

Next meeting Wed Sep 21 at 757 St. Charles Ave at 11:46 am.

Adjourn at 1:10 pm.