

City of Baytown
Hospital Remediation Project at Goose Creek

Project:

This Project involves demolition and cleanup of the former San Jacinto Hospital located at 1105 Decker Drive and 1 Price Street in Baytown, Harris County, Texas ("the Property"). The Property is located adjacent to Goose Creek and Goose Creek Park. The Property is located in a low-to-moderate income area. The buildings at the Property are abandoned and contain asbestos, lead, and mold. The buildings have become dilapidated and pose threats to both human health and the environment. Exposure to asbestos increases the risk of lung cancer, mesothelioma, and asbestosis, which is a serious, progressive, long-term lung disease that can be fatal. Exposure to lead can cause peripheral neuropathy, seizures, nausea, anemia, hypertension, and learning and behavior disorders in children. Many molds produce airborne toxins that can cause illness such as allergies, asthma, weakened immune systems, and infection.

An abandoned asphalt parking lot is also located at the Property. Asphalt parking lots are sealed with asphalt emulsion and/or coal tar emulsion to enhance appearance and protect the surface. These sealants must be maintained and reapplied over time. The parking lot has not been maintained and has become dilapidated. During rain events, water runs off from the distressed asphalt and carries polycyclic aromatic hydrocarbons ("PAHs") from the deteriorating sealants. PAHs have a detrimental effect on aquatic organisms such as amphibians, fish, macroinvertebrates, and benthic phytoplankton.

Specifically, the SEP Offset Amount will be used to demolish the existing building and parking surfaces, which will remove the source of asbestos, lead, mold, and runoff. SEP Funds will be awarded after the City of Baytown (the "City") acquires title to the Property. The City shall provide proof of property ownership as set forth in the Special Conditions of this Agreement before TCEQ may allocate SEP Fund contributions to this Project.

The City shall hire a contractor, via competitive procurement practices, to perform an asbestos survey of the buildings, take and evaluate samples, and write a scope of work for demolition contractors.

The City shall also award a contract, via competitive procurement practices, for demolition of the buildings and parking areas at the Property and removal and disposal and/or recycling of the concrete and debris from the buildings, including materials containing lead paint, asbestos, and mold. All demolition materials will be disposed of in accordance with Texas laws and TCEQ regulations.

All dollars contributed will be used solely for the direct cost of the Project and no portion will be spent on administrative costs. The SEP will be performed in accordance with all federal, state, and local environmental laws and regulations.

Respondent's signature affixed to this Agreed Order certifies that it has no prior commitment to make this contribution and that it is being contributed solely in an effort to settle this enforcement action.

Environmental Benefits:

This Project will result in the removal of a multi-story building containing lead paint, asbestos, and mold, as well as the distressed asphalt parking lot. This will provide an immediate benefit to the environment and human health by removing hazardous chemicals from the air and mitigating runoff into Goose Creek, which is located adjacent to the Property.

County:

This project may receive contributions from the following:

Anderson, Archer, Chambers, Clay, Collin, Cooke, Dallas, Denton, Ellis, Fannin, Fort Bend, Freestone, Grayson, Grimes, Hardin, Harris, Henderson, Hill, Hood, Houston, Hunt, Jack, Jefferson, Johnson, Kaufman, Leon, Liberty, Limestone, Madison, Montague, Montgomery, Navarro, Parker, Polk, San Jacinto, Trinity, Van Zandt, Walker, Waller, Wise, and Young Counties

Minimum Contribution:

\$5,000