

~~AIRPORT ENVIRON. ASSESSMENT~~

Kurt Horn
~~Joe Johnson~~ 972-248-7733 X ~~105~~ 104
(Fax 972-248-2416)

Project # 74100

Brandon — Kurt's "assistant"
Griesel

CASCADE
CASCADE
CASCADE



LETTER OF TRANSMITTAL

Public Works / Engineering
16801 Westgrove • P.O. Box 9010
Addison, Texas 75001-9010
Telephone: [972] 450-2871 • Fax: [972] 450-2837

DATE	5-8-01	JOB NO.
ATTENTION		
RE:	Addison Airport	

TO Dave Pearce
Washington/Staubach

GENTLEMAN:

WE ARE SENDING YOU

- Shop Drawings
- Copy of letter

Attached

Prints

Change order

Under separate cover via _____ the following items:

Plans

Samples

Specifications

COPIES	DATE	NO.	DESCRIPTION
1	2/98		Phase I Environmental Assessment for Addison Airport prepared by CDM
1	2/98		Appendix J, Site Photographs (Separate binder)

THESE ARE TRANSMITTED as checked below:

For approval

Approved as submitted

Resubmit _____ copies for approval

For your use

Approved as noted

Submit _____ copies for distribution

As requested

Returned for corrections

Return _____ corrected prints

For review and comment

FOR BIDS DUE _____ 19____

PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO Mark Acevedo

SIGNED: J Pearce

If enclosures are not as noted, please notify us at once.



LETTER OF TRANSMITTAL

Public Works / Engineering

16801 Westgrove • P.O. Box 144
Addison, Texas 75001
Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE	5-22-98	JOB NO.
ATTENTION		
RE:	Addison Airport Environmental	

TO Ron Hartline
CDM

GENTLEMAN:

WE ARE SENDING YOU

- | | | |
|---|--|---|
| <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Under separate cover via _____ the following items: |
| <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Prints | <input type="checkbox"/> Plans <input type="checkbox"/> Samples <input type="checkbox"/> Specifications |
| | <input type="checkbox"/> Change order | <input type="checkbox"/> _____ |

COPIES	DATE	NO.	DESCRIPTION
1	5/19/98		Addison Airport Action Plan prepared by AATI

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input checked="" type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | |
| <input type="checkbox"/> FOR BIDS DUE _____ 19____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS Ron - Please review & comment.
Do we have some budget left from
the EA? Please call

COPY TO _____

SIGNED: Jim

If enclosures are not as noted, please notify us at once.

Bob Owens, Brandon, John, Jeff.

4-3-98

Goal: In compliance with TNKCC

Fuel Farm

Spill Plans

Tenants trained to handle their own

Haz Wastes -

Fuelers have a license from The Town -

Stained Soils

Old Stained areas with new tenants

Town needs to clean out & remove

Is this operations or (AATI)

Maintenance - (Town)

Industrial/Commercial Risk Based Closure
acceptable.

City is req'd to maintain THEIR facilities

Common areas are Town

AATI puts the budget together -

20 to 50k we would amend budget

do a mid year amendment June or July

Tenant Meeting

April 2, 1998

Agenda

- 1) Introduction and History
Brandon Griesel, Addison Airport of Texas, Inc.
- 2) Description of Camp Dresser and
McKee Report and Storm Water
Pollution Prevention Plan
Bob Owens, Environmental Innovations
- 3) Town's comments on the Camp
Dresser and McKee Report
John Baumgartner / Jim Pierce, Town of Addison

4) Comments and Questions

Driving Factors: Storm Water Permit
Env. Site Assessment
Emergency Spill Response Plan - working on....
completed end April

*Nov, 1990 - Storm water Regulated, Nov 93 Group Permits established
Airport must have a permit. '93 Multi Sector Permit - SWPPP's req'd,
elim non-stormwater discharges. Tenants will be co-permittees
Air Craft Washing excluded from storm sewer*

4-2-98

Aircraft Wash rack needed to wash
airplanes - One commercial and one private
would be best. Sky Harbor in
Phoenix had a good one
Soil staining

Fueler should be responsible for fueling spills
Who responsible for previous leak holders contamination
Emergency Response Plan

Fuelers - one case

Shops - another case

Environmental Consultants

Applied Earth Sciences
Carrollton
972-416-7171

Delta Environmental Consultants
Carrollton
972-4186202

EA Engineering, Science and Technology *AATI using for sampling*
Carrollton
972-484-1420

Environmental Associates, Inc/Leak-Tek Corporation
Arlington
817-572-0347

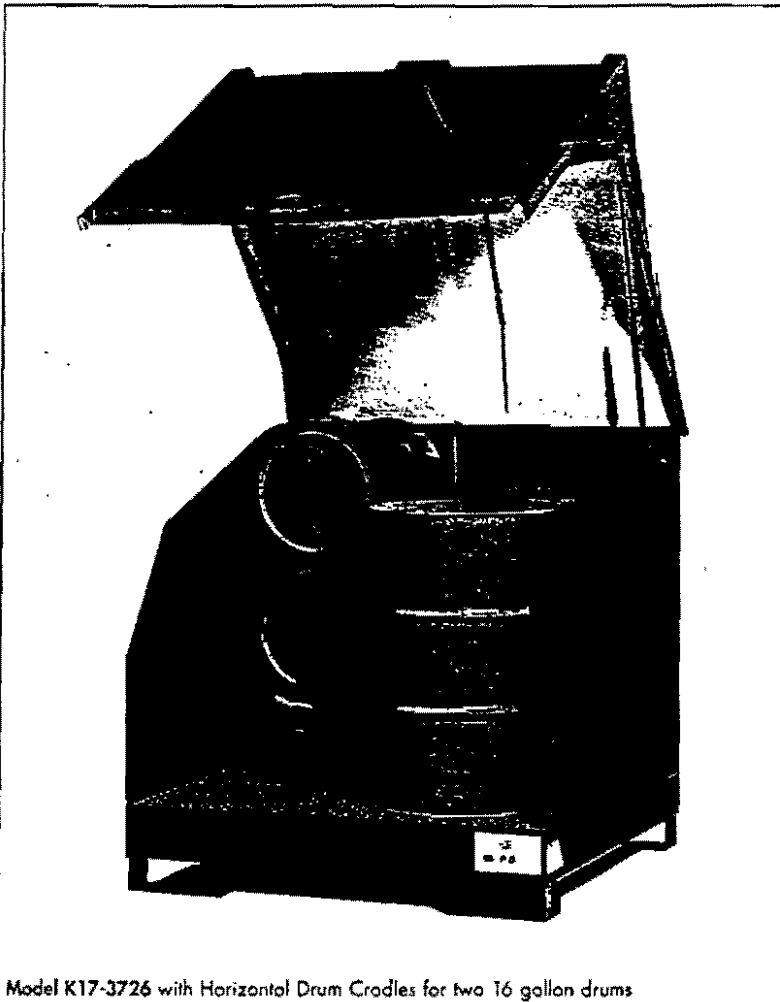
KEI Consultants
Carrollton
972-484-4197

LH Environmental Consulting
Carrollton
972-245-0919

Maxim Engineers
Dallas
972-247-7575

Woodbine Environmental Services
Arlington
817-860-0274

Call Texas Natural Resource Conservation Commission at 817-469-6750 for a listing of environmental consultants.

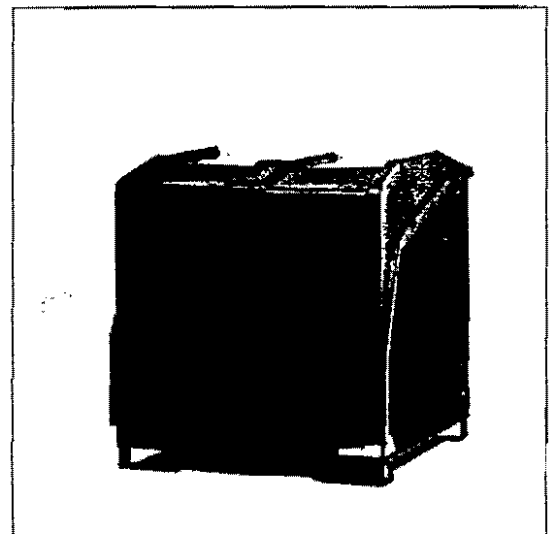


Model K17-3726 with Horizontal Drum Cradles for two 16 gallon drums

The HazMat Station's Hinged, Fiberglass Lid design offers full access to all drums. Supported by Heavy Duty Gas Cylinders, the fiberglass lid opens quickly and effortlessly.



- Lockable, fiberglass lid has keyed entry
- Sump and sides are constructed of durable steel for rugged industrial use
- Sump and sides are coated with a corrosion and weather resistant finish
- Easily removable, galvanized steel grating
- Four-way forkliftable



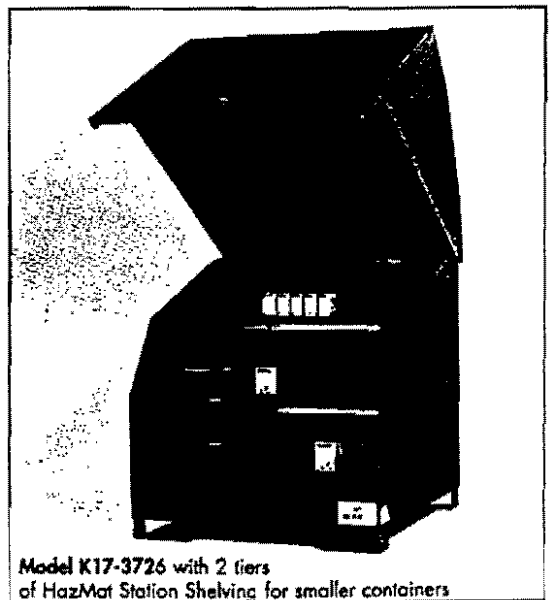
NFPA 30 Section 4-6.3.5 Spill or Leakage Control

Lockers shall include a spill containment system to prevent the flow of liquids from the structure under emergency conditions. The containment system shall have sufficient capacity to contain 10 percent of the volume of containers allowed or the volume of the largest container, whichever is greater.

FOR AVAILABLE OPTIONS
See Page 32



MODEL		K17-3706	K17-3726
Outside Dimensions	L x D (in)	54 x 36	54 x 53
Overall Height	(in)	60	60
Inside Height	(in)	42	42
Shipping Weight	(lbs)	452	714
Sump Volume	(gal)	66	66
Load Capacity	(lbs)	1200	2400
Storage Capacity	(55 gal. drums)	2	4



Model K17-3726 with 2 tiers of HazMat Station Shelving for smaller containers

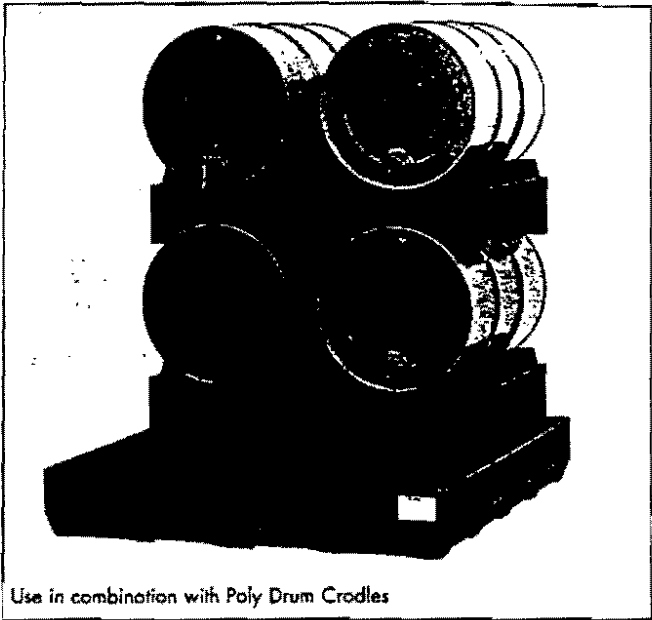
4 Drum Low Profile - Poly Safe Pallet

The rugged double-walled construction provides strength necessary for high specific gravity corrosives, while the low profile design allows for safer transport and access to the tops of all drums.



- 62 gallon sump volume exceeds EPA requirements
- Sturdy HDPE construction is UV stabilized
- Easily removable, galvanized steel grating
- Use in combination with Poly Drum Cradles
- Low-Profile for easy mobility of drums
- Forkliftable

**FOR MORE
AVAILABLE
OPTIONS
See Page 32**



Use in combination with Poly Drum Cradles

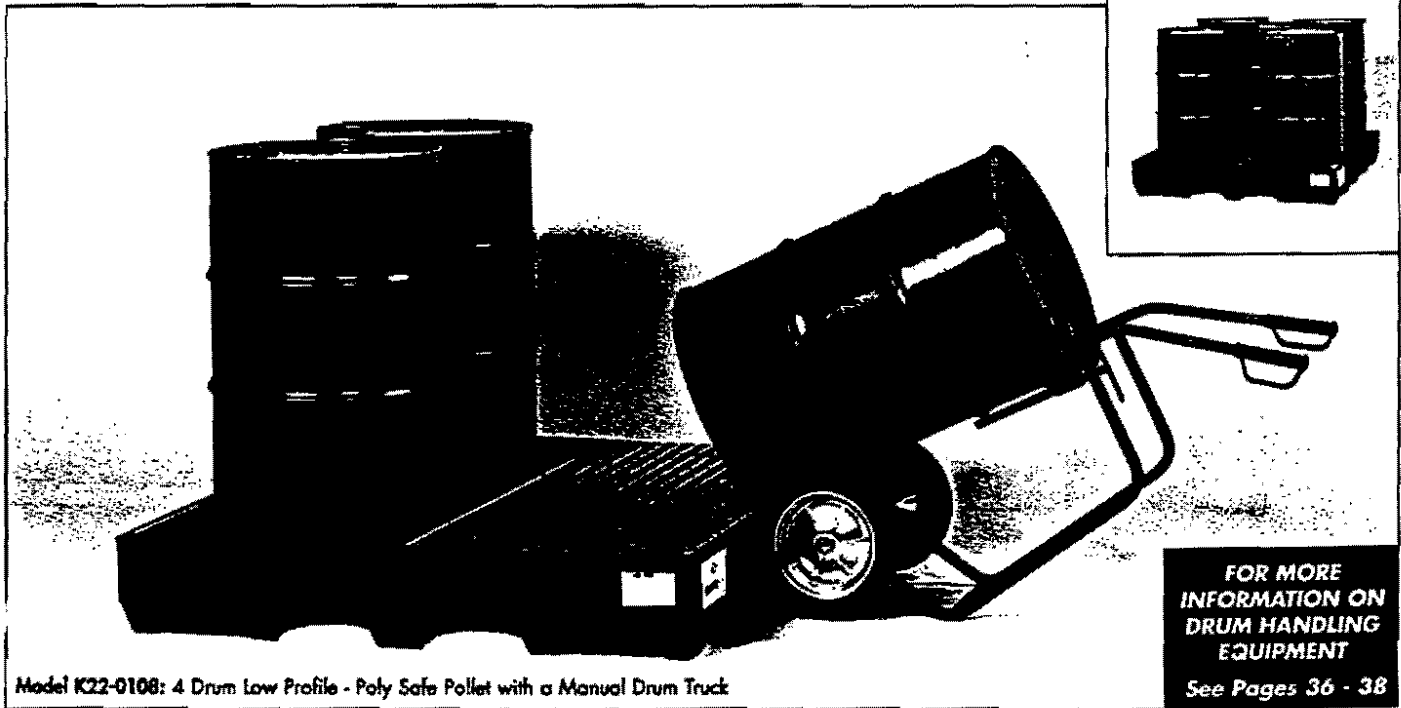


Fiberglass grating also available

EPA - 40 CFR 264.175
(3) The containment system must have sufficient capacity to contain 10% of the volume of the containers or the volume of the largest container, whichever is greater. ...

MODEL	K22-0108	
Outside Dimensions L x D (in)	61 x 54	
Overall Height (in)	9	
Sump Volume (gal)	62	
Load Capacity (lbs)	2400	
Storage Capacity (55 gal. drums)	4	

UFC - 8003.1.3.4 Containment Pallet
(3) Exposed surfaces shall be compatible with the material stored.



Model K22-0108: 4 Drum Low Profile - Poly Safe Pallet with a Manual Drum Truck

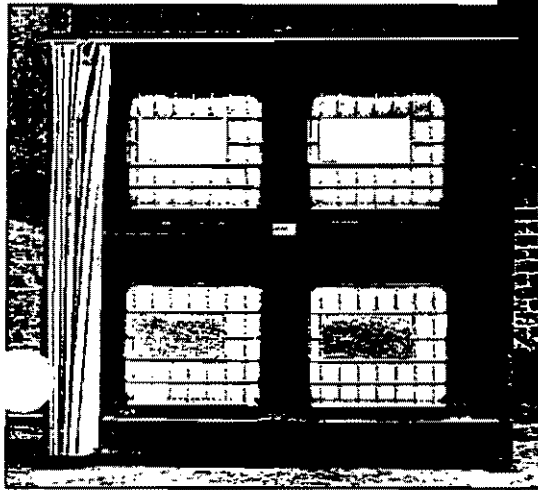
**FOR MORE
INFORMATION ON
DRUM HANDLING
EQUIPMENT
See Pages 36 - 38**

For Exterior Tank Storage

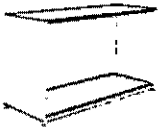
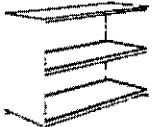


NON-OCCUPANCY - ENCLOSED SYSTEMS FOR IBC'S

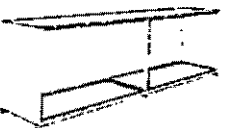
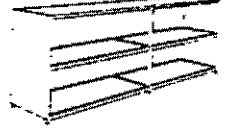


Imp of heavy gauge steel for extended life

- Sump welds are 100% inspected with a low viscous test to insure leaktightness
- Sump volumes meet EPA & NFPA requirements
- Removable, galvanized steel grating
- Extra strength, tubular steel construction
- Rugged galvanized steel sides & roof
- Coated with a durable, corrosion and weather resistant finish



These Storage Systems have been specially designed for Intermediate Bulk Containers (IBCs). The sump volume exceeds mandatory Federal Regulations which provides full compliance while storing Hazardous Materials. Full-face opening doors provide access to all IBCs stored without the need to physically enter the structure.

14' LONG						
5' Deep Units offer One Sided Access 9' Deep Units offer Two Sided Access						
MODEL			L36-3102	L36-3105	L36-3108	L36-3111
Nominal Dimensions	L x D	(ft)	14' x 5'	14' x 5'	14' x 9'	14' x 9'
Nominal Height		(ft)	9'	12'	9'	12'
Inside Dimensions		(ft)	13' x 4'2"	13' x 4'2"	13' x 8'6"	13' x 8'6"
Inside Height		(ft)	7'	2 x 5'1"	7'3"	2 x 5'2"
Sump Volume		(gal)	390	390	520	520
Load Capacity		(lbs)	350 psf	350 psf	350 psf	350 psf
Storage Capacity	(350 gal. IBCs)		3	6	6	12

27' LONG						
5' Deep Units offer One Sided Access 10' Deep Units offer Two Sided Access						
MODEL			L36-3142	L36-3145	L36-3148	L36-3151
Nominal Dimensions	L x D	(ft)	27' x 5'	27' x 5'	27' x 10'	27' x 10'
Height		(ft)	9'	12'	9'	12'
Dimensions		(ft)	26' x 4'2"	26' x 4'2"	26' x 8'6"	26' x 8'6"
Inside Height		(ft)	7'3"	2 x 5'2"	2 x 7'3"	2 x 5'2"
Sump Volume		(gal)	490	490	905	905
Load Capacity		(lbs)	350 psf	350 psf	350 psf	350 psf
Storage Capacity	(350 gal. IBCs)		6	12	12	24

Standard Door Configurations: (All Units are available with PVC Sliding Curtains or without Doors) • Sliding Doors are standard on 27' Long Units • Hinged Doors are standard on 14' Long Units



Phone: 1-800-214-7774 • Fax: 1-502-833-1540 • E-Mail: kwemata@bellouth.net

Telcom
Ron Hartline

3-26-98

Communications
Thru...

Bob Owens

Env. Innovations

↓
EA is their Subcontractor
— Meet them @ Site —

Agenda

Historical ES-2

Figure 4-1

4-2

4-3

6-1

Blow up of

most important

Dwgs -

Discuss Executive
Summary -

De-Emphasis?

Emphasis?



HOTEL ADOLPHUS

A NOBLE HOUSE HOTEL

1321 COMMERCE, DALLAS, TEXAS 75202

(214) 742-8200

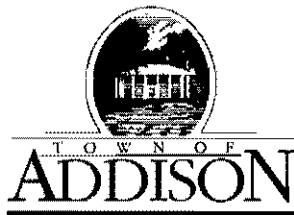
Airport Env. Assessment
Distribution of Report Copies

3-23-98 John took 2 more copies

3-26-98 Sent 1 Appendix J to Catherine Tucker
Gave one copy to Brandon/Bob Owens

4/1/98 Gave 5 copies to John

4-28-98 Gave remaining copies to John (3)



LETTER OF TRANSMITTAL

Public Works / Engineering
 16801 Westgrove • P.O. Box 144
 Addison, Texas 75001
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE	3-16-98	JOB NO.
ATTENTION		
RE:	Addison Airport	

TO Chris Terry

GENTLEMAN:

- WE ARE SENDING YOU**
- Attached
 - Under separate cover via _____ the following items:
 - Shop Drawings
 - Prints
 - Plans
 - Samples
 - Specifications
 - Copy of letter
 - Change order
 - _____

COPIES	DATE	NO.	DESCRIPTION
12			Addison Airport Phase I Environmental Assessment Report
12			Appendix J to the Report (Site Photos)

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS Chris - I have 12 copies of each left for distribution. Appendix J is expensive to reproduce. So any way to "conserve" the # of copies we have would be good. However, if you need more copies, please let me know.

COPY TO

P.S. John took one copy today - for the press?

SIGNED: Jan Heller

If enclosures are not as noted, please notify us at once.

consulting
engineering
construction
operations

TRANSMITTAL SHEET

Date 3/9/98

Job Addison Airport
Phase I ECA

To Town of Addison

Att. Mr. Jim Pierce

we are sending

- herewith
- under separate cover
- by messenger

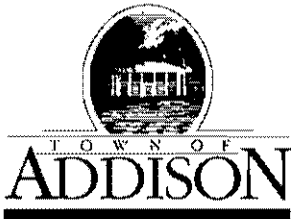
25 print(s) each of the following Cover pages for Appendix J.

which are

- approved
- approved as noted
- returned to you for correction/resubmittal
- for your information
-

If you have any questions or need any additional information, please give me a call.

By Ron [Signature]



LETTER OF TRANSMITTAL

Public Works / Engineering

16801 Westgrove • P.O. Box 144
Addison, Texas 75001
Telephone: [214] 450-2871 • Fax: [214] 931-6643

DATE	3-2-98	JOB NO.
ATTENTION		
RE:	Airport Environmental Assessment	

TO Ken Dippel
Cowles & Thompson

GENTLEMAN:

WE ARE SENDING YOU

- Shop Drawings
- Copy of letter

- Attached
- Prints
- Change order

- Under separate cover via _____ the following items:
- Plans Samples Specifications
- _____

COPIES	DATE	NO.	DESCRIPTION
1			CDM Letter of Transmittal - FYI
1			Pages ES-2, 2-4, 2-5, 4-5, & 7-2
1			Chart for section 4

THESE ARE TRANSMITTED as checked below:

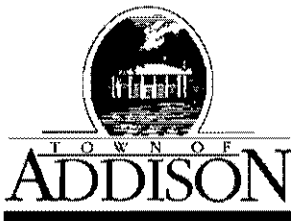
- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Please replace the report
pages with those noted above

COPY TO _____

SIGNED: Jim Leier

If enclosures are not as noted, please notify us at once.



LETTER OF TRANSMITTAL

Public Works / Engineering

16801 Westgrove • P.O. Box 144
 Addison, Texas 75001
 Telephone: (214) 450-2871 • Fax: (214) 931-6643

DATE	3-2-98	JOB NO.
ATTENTION		
RE:	Airport Phase 1 Environmental Assessment	

TO Mr. Sam Stuart
AATI

GENTLEMAN:

WE ARE SENDING YOU

- Shop Drawings
- Copy of letter

- Attached
- Prints
- Change order

- Under separate cover via _____ the following items:
- Plans Samples Specifications
- _____

COPIES	DATE	NO.	DESCRIPTION
1			Pages ES-2, 2-4, 2-5, 4-5, 7-2
1			Chart for section 4

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE _____ 19____
- Approved as submitted
- Approved as noted
- Returned for corrections
- _____
- Resubmit _____ copies for approval
- Submit _____ copies for distribution
- Return _____ corrected prints
- PRINTS RETURNED AFTER LOAN TO US

REMARKS

Please replace the pages in your report with those noted above

COPY TO _____

SIGNED: Jim Lewis

If enclosures are not as noted, please notify us at once.

consulting
engineering
construction
operations

TRANSMITTAL SHEET

Date 2/27/98

Job Addison Airport Phase I

Environmental Site Assessment

To Mr. Jim Piece, P.E.

Att. _____

we are sending

- herewith
- under separate cover
- by messenger

30 print(s) each of the following Final Phase I ESA Report (Excluding Appendices)

which are

- approved
- approved as noted
- returned to you for correction/resubmittal
- for your information
-

I have also included five copies of the revised report pages that need to be inserted into the reports previously submitted to the Town of Addison. I removed references to Ed Morales's name on these pages. Please make sure these pages get inserted into the reports. If you have any questions, please give me a call.

By Ronald Hart

copy of
removed
pages

Bldg. No.	Building Description	Fuel Storage	LRST Site	Spill Incidents	Stained Soils/ Asphalt	Chemical Storage	Waste Storage	Floor Drains	Summary of Other Potential Environmental Concerns
21	TOWN OF ADDISON FIRE STATION								1) This site is a listed LPST site with the TNRCC. Quarterly groundwater monitoring is ongoing and site closure has not yet been achieved. See Section 5 for further details.
22	TOWN OF ADDISON POLICE STATION								1) A small 50-100 gallon aboveground diesel storage tank was observed near the west end of this building.
23	ARI-BEN AVIATOR FLIGHT SCHOOL	At AATI Fuel Farm							1) Fuel trucks are parked on the ramp. 2) UST's are leased at the AATI fuel farm. 3) USTs are present at the Beltway Service Center which they lease. The tenant indicated that this is not part of the airport property and the tanks are not currently in use.
24	CENTER LINE AVIATION HANGER AND MAINTENANCE SHOP								1) A steel pipe was observed in the ground on the north side of this building. This pipe could possibly be a vent pipe or fill port for a UST. 2) Stained soils and distressed vegetation were observed in the grassy area along the north side of this building and between the Omniflight apron and Centerline tiedown areas. 3) Aircraft are washed on the ramp. 4) Waste/chemicals in 55-gallon drums are stored outside this facility on its eastern side.
25	CLASSIC AVIATION FLIGHT SCHOOL HANGER, MAINTENANCE SHOP AND AUTOMOTIVE SHOP								1) Airplanes are washed on the ramp. 2) Stained soil was observed in the drainage ditch adjacent to the north end of the building. A floor drain and sink in the automotive shop discharge directly into this drainage ditch.
26	OPEN AIR HANGER								No concerns were identified.
27	OPEN AIR HANGER								No concerns were identified.
28	CONCOURSE PLAZA OFFICE BUILDING AND HANGER								1) A plane was observed leaking fuel from a wing fuel tank.
29	WALTER FULLER AIRCRAFT SALES HANGER AND MAINTENANCE SHOP								1) A waste oil AST is located outside on the north end of this building. Stains were observed in the soils located beneath this tank and at a separate location along the north side of the building. 2) Septic tanks were previously used at this facility. 3) The Owner indicated that a Texas Instruments test facility was previously located in this building. 4) A hydraulic lift was observed outside near the NW corner of this hanger. 5) Stained soil was observed in the grassy area south of this building and petroleum staining was observed in a nearby drainage ditch. 6) Aircraft are washed on the ramp. 7) An exterior waste/chemical storage area was observed outside along the south end of the hanger. 8) A sediment/grease trap may be located along the east end of this building.
30	JET 10 HANGER								1) Soil staining was observed between this hanger and the adjacent All American Aviation hanger. 2) Airplanes are washed on the ramp.
31	ALL AMERICAN AVIATION HANGER AND MAINTENANCE SHOP								1) Soil staining was observed between this hanger and the adjacent Jet 10 hanger. An exterior waste/chemical storage area was also observed between the buildings.
32	SERIES 600 HANGER A								1) Floor drains were observed in all hangers. These drains may be connected to a septic tank system based on discussions with Mr. Edward Morales. 2) Stained soil was observed at the NW corner of the building and in the open area between the two hanger buildings.
33	SERIES 600 HANGER B								1) Floor drains were observed in all hangers. These drains may be connected to a septic tank system based on discussions with Mr. Edward Morales.

Fuel Farm Area

Seven fuel farms are located near the southeast corner of the airport and include 29 USTs, most of which have been located in this area for a long period of time. Numerous fuel spills and leaking petroleum storage tank (LPST) sites have been documented in this area. An eighth fuel farm system has been removed from this area and contaminated soil and groundwater were identified during removal activities.

As further described in Section 5 of this report, many of these tank systems also lack spill/overflow protection on the tanks, and none of the systems have spill/overflow/containment in the transport loading areas where transport trucks load and offload fuel. Most of the tank systems have not been upgraded and are not currently in compliance with Texas Natural Resource Conservation Commission (TNRCC) regulations. Some of the most significant environmental problems identified in the fuel farm area are discussed below.

- Based on discussions with Mr. Edward Morales, a former AATI employee, several large surface spills of aviation gasoline and jet fuel attributed to tank overflowing have occurred in the fuel farm area through the years. He has seen the fuel farm areas covered in jet fuel during several of the release events, and he has also mentioned that the small drainage channel west of the AATI, Millionaire and the R. Stern fuel farms has been flowing with jet fuel several times.

During the historical research and regulatory file review, CDM verified numerous large historical fuel spills in the fuel farm area.

- CDM witnessed one overflow (approximately 500 gallons) at the Addison Aircraft Storage fuel farm and a second overflow occurred at the same fuel farm as CDM was completing field activities.
- Five LPST sites have been identified in the fuel farm area. These sites include the AATI, Millionaire, Jet-Way (currently R. Stern), Addison Aircraft Storage and the former Texas Pro Air fuel farms. Closure has not been granted for any of these sites and investigation and/or remedial activities are ongoing.
- Inconsistencies in the ownership, operational status, substance stored and tank capacities have been identified between what was observed in the field and what is currently on the TNRCC databases and facility files. It appears that many tank owners may not be in full compliance with TNRCC registration requirements.
- All of the fuel farm tank systems need to be fully upgraded to meet all TNRCC release detection, spill/overflow and corrosion protection requirements. Based on discussions with Mr. Lonnie Gilly, the TNRCC case coordinator assigned to the recent Addison Aircraft Storage fuel spills, a full

Exterior Aircraft Washing

Numerous tenants were observed washing aircraft on their apron areas during this project and Skytech was observed washing and degreasing parts on their apron. Many tenants use DAX or Just Plane Clean to wash aircraft but these companies also wash most aircraft on the tenants' ramps and the water eventually ends up in stormwater drainage ditches. No exterior aircraft washing areas designed to contain and direct washwater to the sanitary sewer system were observed on site during this project.

Exterior Waste/Chemical Storage Areas

Numerous exterior waste/chemical storage areas were also observed during visual site inspection activities. The areas identified consisted of waste oil and/or jet fuel stored in small aboveground storage tanks and/or 55 gallon drums located outside maintenance shops. Most areas lacked proper cover to prevent stormwater runoff/runoff and also did not have secondary spill/overflow containment devices in use. The location of each chemical/waste storage area identified is discussed in Table 4-1 and is graphically shown in Figure 4-2.

Floor Drains

Floor drains were observed in many of the hangers and maintenance shops inspected. It appears that many tenants do not know if the floor drains present in their hanger/shop areas drain into the sanitary sewer or the stormwater collection systems. Three documented cases of drains connecting to stormwater drainage areas were confirmed during field activities and include the Skytech and Av Group hangers which previously discharged into the drainage ditch behind the Cragin facility, the drain in the automotive shop area at Classic Aviation which drains into the adjacent drainage ditch, and the drain in the AATI maintenance shop located in the 800 series T-hangers which discharges into a nearby stormsewer pipe. Impacted soil is suspected in the drainage ditch behind Cragin based on discussions with Mr. Edward Morales and stained soils were observed in the drainage swale adjacent to Classic Aviation during field work.

Since three documented cases of drains connected to the stormsewer were documented during field activities, it is possible that other facilities' floor drains are connected to the stormwater swales and drainage ditches within the airport property, and eventually discharge into the main drainage channels located along the west and south ends of the airport. Since maintenance activities are performed in almost all airport hangers, this could pose potential environmental concern to the soils, surface water and groundwater located in these drainage areas.

Drainage Swales

Large stormwater drainage channels were identified at Addison Airport near the North and South ends of the property. Smaller drainage ditches were also observed along aircraft taxiways near the hangers and maintenance shops. Since

of the AATI exterior waste oil accumulation tanks was previously located in this area.

- A fuel truck spilled approximately 500 gallons of Jet A on the ramp between the Interjet, E.U.A. and Redman Investments hangers with some fuel draining into the grassy areas northeast of the Interjet hanger. Mr. Morales was driving the refueler truck at the time of this spill. He indicated that Martha Britton was the TNRCC contact for this release and that she had originally assigned an LPST number to this spill. No information was found concerning this release event during regulatory database search activities.
- A Millionaire fuel truck ran off their ramp into the drainage channel located north of their FBO facility on two occasions, once about 5-6 years ago and again about one year ago. Mr. Morales estimated that 500 gallons of fuel was released in the first spill. Fire department records indicate that about 155 gallons of Avgas were released during the most recent spill.
- Numerous small fuel spills have occurred on the Addison Aircraft Storage ramp over the years from the Lear jets they operate. Some spills have been as large as 100 gallons. Numerous spills have also occurred on and adjacent to the concrete fuel truck parking area that was previously located off their ramp. This concrete parking area was recently removed to make way for a new hanger. At least one 200 gallon spill and numerous smaller spills have occurred over the years adjacent to the fuel truck parking area. Spills in this area were also documented during discussions with Mr. William Ozanus, a pilot who manages the adjacent hanger and ramp area.
- Stained soils are located near a waste storage tank located along the north side of the Six hanger.
- Floor drains in the former Collins hangers (currently Skytech and Av Group) used to drain directly into the drainage ditch located behind the Cragin facility. These are some of the oldest buildings on the airport property and maintenance activities have been performed in these hangers for many years. Mr. Morales indicated that the soils in the drainage ditch were very stained and were probably contaminated. AATI recently installed a sediment/grease trap between these hangers and connected the sediment/grease trap to the floor drains and to the sanitary sewer system. New soil was placed over this area after the lines were redirected but no remedial activities were performed.
- Septic tanks are currently in place at the 600 series T-hangers. He indicated that the tanks are located on the east side of the hangers.

Based on interviews with other site tenants, CDM confirmed that septic tanks were also used at the Air Traffic Control Tower, the Cragin Hanger

2.3 Interviews with Town/AATI Staff and Tenants

Site Ownership and Operation

Based on discussions with Mr. Kurt Horn, the current Assistant Airport Manager, Addison Airport was originally owned and operated by Addison Airport, Inc. Opening day ceremonies were held at the airport on October 18, 1957. The Airport was sold to the Town of Addison in 1976 and the Town continues to hold ownership of the property today. According to Mr. Horn, operation of the Airport was later transferred to Addison Airport of Texas, Inc., who will continue to operate and manage the Airport for the Town through the year 2000.

Mr. Henry Stuart one of the founders of the airport also noted that the fuel storage areas at the airport have always been located in the current fuel farm area located near the southeast corner of the property.

Historical Spills and Other Environmental Concerns

Based on discussions with Mr. Edward Morales, a former AATI employee, numerous historical spills have occurred at the airport. Information concerning these spills and other environmental concerns are described below.

- Several large surface spills of Avgas and jet fuel attributed to tank overfilling have occurred in the fuel farm area through the years. Mr. Morales indicated that tank overfills have occurred during the offloading and loading of fuel to and from transport trucks at all of the present fuel farm locations. Most locations have been overfilled numerous times according to Mr. Morales. He indicated that he has seen the fuel farm areas covered in jet fuel during several of the release events. He also mentioned that the small drainage channel west of the AATI, Millionaire and R. Stern fuel farms has been flowing with jet fuel several times during previous releases.
- A significant fuel release occurred at the AATI fuel farm, operated at the time by Aviall, in approximately 1984. A fuel truck loaded with fuel caught fire and burned to the ground adjacent to this fuel farm and approximately 1,000 gallons of fuel was released onto the ground. According to information acquired during this project, fuel was flowing into Addison Road during the incident.
- The underground jet fuel tanks at the Millionaire fuel farm were overfilled by a transport operator and a significant amount of jet fuel was released onto the ground in the area. Fuel was observed flowing into Addison Road during the incident.
- Potentially contaminated soil was found between the A and B yellow and green COOP hangers. Mr. Morales indicated that he was previously excavating dirt in this area and very black soil was encountered at 2'. One

Summary of Findings

Figures ES-1, ES-2 and ES-3 graphically illustrate the areas of significant environmental concern identified at Addison Airport during this project. Information concerning each of these environmental concerns are further discussed below.

Underground and Aboveground Storage Tanks

There are 36 underground petroleum storage tanks (USTs) and two aboveground petroleum storage tanks (ASTs) in use at Addison Airport. Significant fuel spills and product overfilling incidents have been documented at several of the tank systems as further discussed in Sections 2, 4 and 5. Most of these spills have occurred in the fuel farm area or are associated with spills from the delivery trucks. The most significant UST and AST areas of environmental concern are discussed further below.

Fuel Farm Area

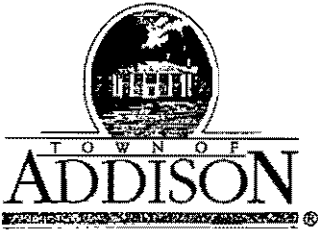
Seven fuel farms are located near the southeast corner of the airport and include 29 USTs, most of which have been located in this area for a long period of time. Numerous fuel spills and leaking petroleum storage tank (LPST) sites have been documented in this area. An eighth fuel farm system has been removed from this area and contaminated soil and groundwater were identified during removal activities.

As further described in Section 5 of this report, many of these tank systems also lack spill/overfill protection on the tanks, and none of the systems have spill/overfill/containment in the transport loading areas where transport trucks load and offload fuel. Most of the tank systems have not been upgraded and are not currently in compliance with Texas Natural Resource Conservation Commission (TNRCC) regulations. Some of the most significant environmental problems identified in the fuel farm area are discussed below.

- Based on discussions with Mr. Edward Morales, a former AATI employee, several large surface spills of aviation gasoline and jet fuel attributed to tank overfilling have occurred in the fuel farm area through the years. He has seen the fuel farm areas covered in jet fuel during several of the release events, and he has also mentioned that the small drainage channel west of the AATI, Millionaire and the R. Stern fuel farms has been flowing with jet fuel several times.

During the historical research and regulatory file review, CDM verified numerous large historical fuel spills in the fuel farm area.

- CDM witnessed one overfill (approximately 500 gallons) at the Addison Aircraft Storage fuel farm and a second overfill occurred at the same fuel farm as CDM was completing field activities.



PUBLIC WORKS DEPARTMENT

Post Office Box 144 Addison, Texas 75001

(972) 450-2871

16801 Westgrove

February 25, 1998

Mr. Sam Stuart
AATI
4505 Claire Chenault
Addison, TX 75248

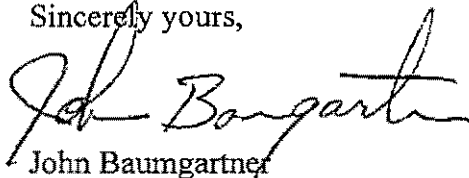
RE: Addison Airport Phase I Environmental Site Assessment 1998

Dear Sam:

Attached is AATI's copy of the environmental site assessment and site photographs prepared by Camp Dresser and McKee, requested by Kurt Horn.

Please call me if you have any questions or need additional information.

Sincerely yours,



John Baumgartner

Attachments: Addison Airport Phase I Environmental Site Assessment

Cc: Mr. Kurt Horn (no attachments)
Mr. Jim Pierce (no attachments)
Mr. Chris Terry (no attachments)

consulting
engineering
construction
operations

TRANSMITTAL SHEET

Date 2/24/98

Job Addison Airport

Phase I ESA

To Mr. Jim Pierce, P.E.

Town of Addison

Att. _____

we are sending

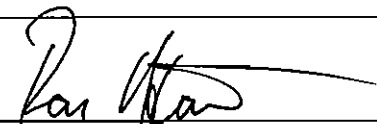
- herewith
- under separate cover
- by messenger

5 print(s) each of the following Final Phase I Environmental Site Assessment for Addison Airport. Remove all previous sections up to Appendix A and insert these revised reports.

which are

- approved
- approved as noted
- returned to you for correction/resubmittal
- for your information
-

Please insert the report information provided into the 5 draft reports previously submitted to your attention. CDM will deliver the final 30 copies of this report on Friday. If you have any questions, please give me a call at 214-346-2800.

By 

consulting
engineering
construction
operations

TRANSMITTAL SHEET

John ✓
Mike ✓
Ken Dippel ✓

Date 2/24/98

Job Addison Airport

Phase I ESA

To Mr. ~~John~~ Pierce, P.E.

Town of Addison

Att. _____

we are sending

- herewith
- under separate cover
- by messenger

15 print(s) each of the following Final Phase I Environmental Site Assessment for Addison Airport. Remove all previous sections up to Appendix A and insert there revised reports.

which are

- approved
- approved as noted
- returned to you for correction/resubmittal
- for your information
-

Please insert the report information provided into the 5 draft reports previously submitted to your attention. CDM will deliver the final 30 copies of this report on Friday. If you have any questions, please give me a call at 214-346-2800.

By Jan [Signature]

Meeting with Ron Hartline
John, Jim 2-20-98
Groundwater Issues —

JEP will make sure changes go
into our 5 Books

Copies:

JEP	- 2
John	- 1
Mike	- 1
Dippel	- 1

March - Make presentation to 2001
Committee.

Staff - adopt resolution &
pursue remediation issues
with the operator...

JEP - get one copy of report from
John & send to AATI

Copies Needed:

	Executive Summary
9	Council
7	Board
7	Committee
<u>7</u>	
23	

30 copies Sections 1 thru 7



**ADDISON AIRPORT
FAX COVER SHEET**

DATE: 10:10 AM

TIME: Feb 16, 98

TO: Jim

FAX NO: _____

FROM: Kurt

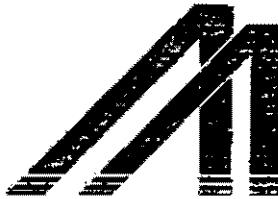
NUMBER OF PAGES (including this cover): 2

Thank you,
Kurt
Fax Operator

**PLEASE NOTIFY US IMMEDIATELY IF NOT PROPERLY RECEIVED BY
CALLING OUR OFFICE AT (972) 248-7733.**

NOTES: _____

[Handwritten signature]



ADDISON AIRPORT

February 16, 1998

Mr. Jim Pierce
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: The draft of the Phase I Environmental Study

Dear Jim:

Per our discussion, it is necessary that we are able to review the Phase I Environmental Study as soon as possible. It is my understanding that the study has been in a draft form for some time. We are trying to understand the depth and magnitude of the problem. We have also retained some environmental specialists that are seeking the information. *AATI will only share the draft document with our environmental consultants.*

It is our understanding that the TNRCC is going to visit the Airport in the near future. It is in both our interests to provide us with the rough draft so we are able to answer any questions that may arise. The facts of the study shouldn't change, even though the narrative might. We are only seeking the facts and findings. This is our second request.

If you can assist us in anyway please forward the information to my office or call me at (972) 248-7733, ext. 104 and I will be happy to come get the information.

Sincerely,

A handwritten signature in black ink that reads "Kurt Horn".

Kurt Horn
Assistant Airport Manager
Addison Airport of Texas, Inc.

TOWN OF
ADDISON

PUBLIC WORKS

To: Chris

From: Alyssa

Company: _____

Phone: 972/ 2871
FAX: 972/450-2837

FAX #: _____

Date: 2/16/98

16801 Westgrove
P.O. Box 144
Addison, TX 75001

of pages (including cover): 3

Original in mail

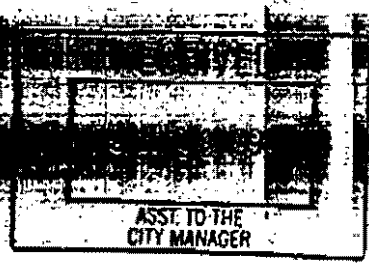
Per your request

FYI

Call me

Comments:

January 26, 1998



Mr. Chris Terry
Assistant to the City Manager
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Request for the *Camp Dresser and McKee* (CDM) Phase I Environmental Study

Dear Chris:

During a discussion with Ron Heartline earlier today, he stated that he had completed the Phase I environmental study. We would like a copy of the study as soon as possible.

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Sincerely,

Kurt Horn
Addison Airport of Texas, Inc.

Meeting 2/4

Recommendations

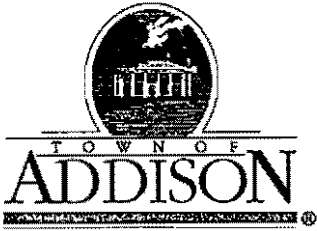
1 Week

Draft Report to Staff

Draft Report to 2001 Committee -

Final Report =

A
Upper B
Draft
Report



CITY MANAGER'S DEPARTMENT

(972) 450-7000 • FAX (972) 450-7043

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

February 3, 1998

Mr. Kurt Horn
Assistant Airport Manager
Addison Airport of Texas, Inc.
4505 Claire Chennault
Dallas, Texas 75248

Re: *Request for Camp Dresser and McKee (CDM) Phase I Environmental Study*

Dear Kurt:

I have visited with Public Works Director John Baumgartner regarding your request for a copy of the Phase I Environmental Study on Addison Airport. Mr. Baumgartner has explained to me that the study is in fact unfinished and not presently available to be released. We expect to receive a "Final Draft" of the study from CDM in mid-February. We plan to release the "Final Draft" for review at such time as it is submitted to the 2001 Committee for their review and comment and we will send you a copy of the report on the same day that we send it to the 2001 Committee.

I understand from your January 26, 1998 letter that you have had the opportunity to provide input to CDM on the environmental study. We look forward to receiving further input from AATI on this important study when it is released for review and comment.

If you have any questions please call me at 972/450-7010.

Sincerely,

Chris Terry
Assistant to the City Manager

cc: John Baumgartner



ADDISON AIRPORT

February 16, 1998

Mr. Jim Pierce
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: The draft of the Phase I Environmental Study

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Sincerely,

A handwritten signature in cursive script that reads "Kurt Horn".

Kurt Horn
Assistant Airport Manager
Addison Airport of Texas, Inc.

TOWN OF
ADDISON

PUBLIC WORKS

To: Chris

From: Alyssa

Company: _____

Phone: 972/ 2871

FAX: 972/450-2837

FAX #: _____

Date: 2/16/98

16801 Westgrove
P.O. Box 144
Addison, TX 75001

of pages (including cover): 3

Original in mail

Per your request

FYI

Call me

Comments:



ADDISON AIRPORT FAX COVER SHEET

DATE: 10:10 AM

TIME: Feb 16, 98

TO: Jim

FAX NO: _____

FROM: Kurt

NUMBER OF PAGES (including this cover): 2

Thank you,
Kurt
Fax Operator

**PLEASE NOTIFY US IMMEDIATELY IF NOT PROPERLY RECEIVED BY
CALLING OUR OFFICE AT (972) 248-7733.**

NOTES: _____



FEB 16 '98 10:07AM DALLAS, TEXAS

P.2/2



February 16, 1998

Mr. Jim Pierce
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: The draft of the Phase I Environmental Study

Dear Jim:

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Sincerely,



Kurt Horn
Assistant Airport Manager
Addison Airport of Texas, Inc.

CDM Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

One Glen Lakes
8140 Walnut Hill Lane, Suite 1000
Dallas, Texas 75231
Tel: 214 346-2800 Fax: 214 987-2017

February 13, 1998

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001-0144

Re: Addison Airport Phase I Environmental Site Assessment
Draft Report Submission

Dear Mr. Pierce:

Attached are five draft copies of the Phase I Environmental Site Assessment Report completed for Addison Airport. These reports are being provided for your review and comment prior to submission of the final project reports. Please review these documents at your convenience and phone me after you have completed your review. CDM will then pick up the reports, make any necessary revisions and return the final project reports to your attention.

If you have any questions regarding the information provided in the reports, please phone me at 214-346-2800.

Sincerely,

CAMP DRESSER & McKEE INC.



Ron Hartline, P.E.
Project Manager

Airport En. - Assessment

Meeting with Dan Viscardi, Ron Hartline
Lonnie Gilley
TNRCC

2-6-98

John, Jr.

Will come out soon ---

Dec 2000 - AATI lead effires

General Recommendations for discussion
TNRCC - we need a plan - action
items to offer TNRCC

Create a new special fund - start
the ball rolling + help to force
AATI to clean up -

Clean up issues -

John's goal - use property for
aviation museum
T hangars
Office space

We should "drive" the cleanup so
we get the clean-up level we need.
We clean up & charge AATI for
the clean-up.
Go thru responsive party drill

We need to be involved to get the level of clean-up - even to extent of splitting

Management Decisions -

See above ground vault storage - Raleigh NC - a good example -

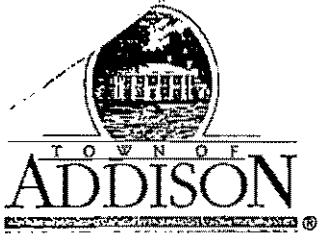
Town - we will move fuel farm - meet with TNKCC proactively - tell them our plans

USTs Registration Issue

Do a real inventory of tanks & straighten out the registrations
CDM should do that -

What's Next?

1. meet w agency
2. Tank inventory
3. Drum Disposal
4. Stairs lowest
5. Const. Debris - control it in future



CITY MANAGER'S DEPARTMENT

(972) 450-7000 • FAX (972) 450-7043

Post Office Box 144 Addison, Texas 75001-0144

5300 Belt Line Road

February 3, 1998

Mr. Kurt Horn
Assistant Airport Manager
Addison Airport of Texas, Inc.
4505 Claire Chennault
Dallas, Texas 75248

Re: Request for Camp Dresser and McKee (CDM) Phase I Environmental Study

Dear Kurt:

I have visited with Public Works Director John Baumgartner regarding your request for a copy of the Phase I Environmental Study on Addison Airport. Mr. Baumgartner has explained to me that the study is in fact unfinished and not presently available to be released. We expect to receive a "Final Draft" of the study from CDM in mid-February. We plan to release the "Final Draft" for review at such time as it is submitted to the 2001 Committee for their review and comment and we will send you a copy of the report on the same day that we send it to the 2001 Committee.

I understand from your January 26, 1998 letter that you have had the opportunity to provide input to CDM on the environmental study. We look forward to receiving further input from AATI on this important study when it is released for review and comment.

If you have any questions please call me at 972/450-7010.

Sincerely,

Chris Terry
Assistant to the City Manager

cc: John Baumgartner

TOWN OF
ADDISON

*cc John ✓
Mike ✓*
PUBLIC WORKS

To: Chris Terry

From: James C. Pierce, Jr., P.E., DEE

Company: Town Hall

Assistant City Engineer

Phone: 972/450-2879

FAX: 972/450-2837

FAX #: _____

Date: 1-29-98

16801 Westgrove

P.O. Box 144

Re: Airport Phase I
Environmental Assessment

of pages (including cover): 1

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Chris - Our schedule regarding the
report is:

Feb 6th - Meet with CDM - receive rough
draft report & discuss

Feb 13th Receive Draft report for
Staff review

Feb 27th Receive "Final" Draft Report
& Submit to 2001 Committee
for review & comment

March 13th Receive 2001 Committee
comments

March 27th Receive Final Report
for Distribution

Re Kurt Horns letter of 1-26-98 - I would
tell him the report will be available about
April 1st.
Jim

MODE = TRANSMISSION

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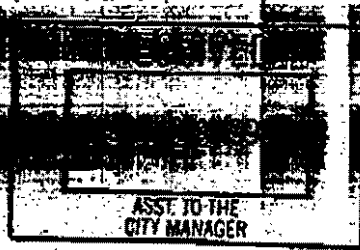
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NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
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001	OK	2	7043	001
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-Addison Svc Ctr -Upstairs-

January 26, 1998



Mr. Chris Terry
Assistant to the City Manager
Town of Addison
P.O. Box 144
Addison, Texas 75001

RE: Request for the *Camp Dresser and McKee* (CDM) Phase I Environmental Study

Dear Chris:

During a discussion with Ron Heartline earlier today, he stated that he had completed the Phase I environmental study. We would like a copy of the study as soon as possible.

If you have any questions please contact me at 248-7733, extension 104.

Sincerely,

Kurt Horn
Addison Airport of Texas, Inc.

Meeting 2/4

Recommendations

Draft Report to Staff -

1 Week

Draft Report to 2001 committee -

Final Report =

3
copies to
Draft
report

CDM Camp Dresser & McKee Inc.**Dallas****TO:** Mr. Jim Pierre, P.E.**DATE:** 1/19/98**COMPANY:** Town of Addison**FROM:** Ron Hartline**JOB NO./DESCRIPTION:** 10551-22271-RT. TSK 5**REMARKS:**

A contract extension letter is attached for your review and approval. If you have any questions, give me a call.

Also, I wanted to let you know that the meeting we scheduled on 2/6/98 at 1:30 PM is confirmed. I spoke to Dan Viscardi and he is available to attend the meeting.

NUMBER OF PAGES
(Including cover sheet):

2

FAX NUMBER: 972-450-2837

CAMP DRESSER & MCKEE INC.

One Glen Lakes

8140 Walnut Hill Lane

Suite 1000

Dallas, Texas 75231

Phone: 214/346-2800 Fax: 214/987-2017

NOTE: If there are any problems with this fax transmission, please call.

FACSIMILE

CDM Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

One Glen Lakes
8140 Walnut Hill Lane, Suite 1000
Dallas, Texas 75231
Tel: 214 346-2800 Fax: 214 987-2017

Post-it® Fax Note	7671	Date	1-19-98	# of pages	1
To	Ron Hartline	From	Jim Pierce		
Co./Dept.	CDM	Co.			
Phone #		Phone #	972-450-2879		
Fax #	214-987-2017	Fax #			

January 19, 1998

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas

Re: Request for Contract Extension
Addison Airport
Phase I Environmental Site Assessment

Dear Mr. Pierce:

Due to difficulties encountered in obtaining access to individual T-hangers, Camp Dresser & McKee Inc. (CDM) requests that an additional 21 days be added to our current Phase I Environmental Assessment contract to allow completion of the final project report. CDM originally assumed that all field activities would be completed by December 3, 1997. However, due to access problems encountered during field activities, thirty T-hangers remain to be inspected as of this date.

Since these T-hanger tenants have not responded to previous access request letters distributed by Addison Airport of Texas, Inc. (AATI), the locks on most of these hangers will have to be cut to gain access. Prior to cutting the locks, AATI will distribute notification letters indicating their intent, which will take about one week. We hope to be able to inspect these hangers by 1/26/98.

Due to the delay in acquiring access to these hangers, the completion of the final project report and subsequent review activities have also been delayed. CDM estimates that overall, the access issues discussed have delayed the project by a total of 21 days. With the addition of the requested 21 days, the new contract completion date is now March 6, 1998.

Please let me know if this schedule extension is acceptable to the Town of Addison. If you have any questions regarding this request or need any additional information, please phone me at 214-346-2800.

Sincerely,

CAMP DRESSER & MCKEE INC.

Ron Hartline

Ron Hartline, P.E.
Project Manager

OK
Jim Pierce
1-19-98

MODE = TRANSMISSION

START=01-19 03:56PM

END=01-19 03:56PM

NO.	CDM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	#	92149872017	001

-Addison Svc Ctr -Upstairs-

- John -
Env Assessment

you come into the airport
to meet @ 2000 meeting 1-9-98

Hangers: 45 left

20 next week

25 - Different -

Recommendation
Redouble efforts for entry
then cut locks when
that fails

Keep calm, drag out in time

or

cut locks -

or

do not inspect

Brandon wants the info on spills

OK to release - ?? -

Needed as part of their SWAPP

called
Ron &
gave OK
1-14-98

Airport Env. assessment
Telecon from Ron Hartline

1-7-98

T hanger problems:
45 left

Trouble getting in touch w/owners
will try one more time - BUT
May not be feasible to go into all of
them.

cut locks?? Make this -
call -

Majority not locked @ are the newest

Has been ^{all} around the outside - Nothing obvious

Contract says ^{CDM} ~~the~~ goes into everything -
OK on budget

Potential to delay schedule

Would need a schedule delay

Jep: cut locks on any hanger w/o concrete floor.
replace with similar (combo or key) lock.

Call Curt - Jack up effort

1-8-98 Spoke to Curt. Over 300
spaces have been inspected
only about 35 left. Some people have
not responded, possibly because of
the holidays!

I asked Curt to re-double his
efforts to get in and inspect
all the "hangars". He agreed.

Then, with those left that
seem to be impossible we can
consider cutting the locks

Curt would want the City
to pay for replacing the locks.

Also spoke to Ron Hartline and
discussed above. I told Ron we
would accept a delay in completion
date to get the inspections completed.

jo

1-7-98

Martin Rincen 972-776-0130
asst Dir Indust Safety

Omni Helicopter -

Flight

4650 Airport Pk,
75248

Washing of aircraft

Omni has 1 train ~~3 trains~~

M Ramp -

Open to Gravity Line -

Millie Air has 2 also
there may be more ---

did a die test & confirmed

Would like to receive notification
of any meetings, reports or data
that becomes available. Would like
to see a copy of the report.

would like to provide input.

Airport Env. Assess

11-19-97

Go thru Hangers next week -

Kurt at Ron H

- Sam - best source -

Follow up on letter with Kurt -

Go thru History -

70 Bldg

40 Boxes

30 T hangers -

Go thru Map

Bldg by Bldg - what was
history of each?



Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

12770 Coit Road, Suite 800
Dallas, Texas 75251
Tel: 972 308-9000 Fax: 972 960-2313



November 18, 1997

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001-0144

Re: Addison Airport Phase I Environmental Site Assessment
Request for Tenant Information

Dear Mr. Pierce:

In accordance with Task 2 of our contract, Camp Dresser & McKee Inc. (CDM) is providing the Town of Addison (Town) with a list of typical site and tenant operational use categories that are commonly associated with environmental concerns at airports. This list of use categories is being provided so that the Town can assemble a list of past and present tenants who may have performed similar activities at Addison Airport using Town and Addison Airport of Texas (AATI) records. Once this list is completed, CDM will review the list to identify potential tenants and site operations that may require more in-depth historical research during this project.

The tenant and operational uses categories that we have found are commonly associated with environmental concerns at airports are provided below for your review.

- 1) Fire Training/Burn Pits
- 2) Aircraft Maintenance/Service Facilities
- 3) Cargo Handling Areas
- 4) Cargo Equipment Maintenance/Service Areas
- 5) Aircraft Washing Areas
- 6) Aircraft Painting and Striping
- 7) Aircraft De-icing Application Areas and De-icing Chemical Storage Areas
- 8) Aircraft Fuel Storage Areas (Fuel Farms)
- 9) Aircraft Fueling Areas
- 10) Chemical Storage Areas
- 11) Pesticide/Herbicide Application (Crop Dusters)
- 12) Industrial/Manufacturing Areas

If you have any questions regarding this request or need any additional information concerning the operational use categories presented above, please phone me at 972-308-9000.

Sincerely,

CAMP DRESSER & McKEE INC.

Ron Hartline, P.E.
Project Manager

TOWN OF
ADDISON

PUBLIC WORKS

To: Liz Olphardt

From: Jim Pierce
Asst. City Engineer

Company: _____

Phone: 972/ 450-2879

FAX: 972/450-2837

FAX #: 214-979-0045

Date: 11-18-97

16801 Westgrove

P.O. Box 144

Addison, TX 75001

of pages (including cover): 11

Original in mail

Per your request

FYI

Call me

Comments:

IMPORTANT MESSAGE

FOR Jim
DATE 11/10 TIME 2:56 A.M. P.M.
M Marty Riccon
OF Omni Flight
PHONE 776-0130
AREA CODE NUMBER EXTENSION
 FAX X232
 MOBILE X232
AREA CODE NUMBER TIME TO CALL

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
RETURNED YOUR CALL	<input type="checkbox"/>	WILL FAX TO YOU	<input type="checkbox"/>

MESSAGE Cant make mtg
Would like to talk to
you about it
Omni Nov 17th return on 23rd
SIGNED A Call & Set up

TOPS FORM 4009 MADE IN U.S.A. a meeting -

TOWN OF ADDISON

ADDISON AIRPORT PHASE I ENVIRONMENTAL SITE ASSESSMENT
TOWN / AATI / TENANT KICK-OFF MEETING

Addison Conference and Theatre Center
15650 Addison Road
Addison, Texas
November 19, 1997
10:00 a.m.

Agenda

- | | | | |
|----|--|--|---------|
| 1. | Welcome/Introduction | John Baumgartner, P.E./
James Pierce, Jr., P.E.
Town of Addison | 10 Min. |
| | ■ Sign-in Sheet | | |
| | ■ Meeting Length | | |
| | ■ Purpose of Meeting | | |
| | ■ Introduction of Key Town and AATI Staff | | |
| | ■ Review Responsibilities | | |
| 2. | Description and Purpose of the Project | Ron Hartline, P.E., Project Manager
Camp Dresser & McKee Inc. (CDM) | 5 Min. |
| | ■ Introduction of the CDM Team | | |
| | ■ Highlights of the Project | | |
| | ■ Purpose of the Site Assessment | | |
| 3. | Project Details | Dan Viscardi, Technical Director
CDM | 15 Min. |
| | ■ Project Elements | | |
| | ▶ Data Gathering | | |
| | ▶ Interviews | | |
| | ▶ Site Inspections | | |
| | ▶ Exit Interviews | | |
| | ▶ Report Development | | |
| | ■ Project Schedule | | |
| 4. | Tenant Responsibilities | Dan Viscardi | 10 Min. |
| | ■ Interview/Site Visit Assistance | | |
| | ■ Follow-up Information | | |
| | ■ Long-Term Operational/Environmental Issues | | |
| 5. | AATI/Town Responsibilities | John Baumgartner, P.E./
James Pierce, Jr., P.E.
Kurt Horn | 10 Min. |
| | ■ Tenant Coordination Assistance | | |
| | ■ Provide Access to Files and Data | | |
| | ■ Interview/Site Visit Assistance | | |
| | ■ Training and Assistance | | |
| 6. | Discussion and Questions | Ron Hartline, P.E. | 5 Min. |
| | ■ Question and Answer Session | | |
| | ■ Calendar for Interviews | | |
| | ■ Tenant Schedule Sign-up | | |

For further information call:

James Pierce, Jr., P.E., Project Manager - Town of Addison (972) 450-2879
Ron Hartline, P.E., Project Manager - Camp Dresser & McKee Inc. (972) 308-9000

CDM Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

12770 Coit Road, Suite 800
Dallas, Texas 75251
Tel: 972 308-9000 Fax: 972 960-2313



November 7, 1997

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001-0144

Re: Addison Airport Phase I Environmental Site Assessment
Final Presentation Documents for Tenant Meeting

Dear Mr. Pierce:

A copy of the presentation materials to be discussed and distributed at the Addison Airport Phase I Environmental Site Assessment Tenant Meeting are attached for your records. These documents were revised to include your recommended changes and are now ready for distribution at the meeting. I have also included copies of the Sign-in Sheet and Site Visit Schedule that we will use at the meeting. If you have any questions regarding this information, please phone me at 972-308-9000.

Sincerely,

CAMP DRESSER & MCKEE INC.

Ron L. Hartline, P.E.
Project Manager

RLH:kar

cc: Mr. Kurt Horn - Addison Airport of Texas

*John - the latest
from CDM. Please
note you are on
the agenda. Are
you scheduled to be
there? - YES
Jim
10/10/97*

*Addison Airport
Environmental Site
Assessment*

Kickoff Meeting

November 19, 1997

*Town of Addison
Camp Dresser & McKee Inc.*

Agenda

- ✈ Introduction*
- ✈ Description of the Project*
- ✈ Purpose of the Project*
- ✈ Tenant Responsibilities*
- ✈ Town / AATI Responsibilities Role*
- ✈ Discussion and Questions*

Town of Addison

Introduction

- ✈ *Logistics*
 - ✈ *Sign-In Sheet*
 - ✈ *Meeting Length*
- ✈ *Purpose of the Meeting*
 - ✈ *Environmental Site Assessment (ESA)*
 - ✈ *Evaluate the Conditions of a Site to Determine if There Have Been Impacts to Soil, Surface Water or Groundwater as a Result of Current or Previous Activities*
 - ✈ *Used to Identify Areas That May Affect Use, Development, or Airport Management and Decision Making*

Town of Addison

Introduction

- ✈ *Purpose of the Meeting (continued)*
 - ✈ *Describe the Environmental Site Assessment Process*
 - ✈ *Introduce the Project Team*
 - ✈ *Town of Addison*
 - ✈ *Addison Airport of Texas, Inc. (AATI)*
 - ✈ *Review ~~Responsibilities~~ Work Plan*

Town of Addison

Description and Purpose of the Project

- ✈ *Introduction of the CDM Team*
- ✈ *Key Elements of the Project*
 - ✈ *Site Interviews*
 - ✈ *Site Assessment*
 - ✈ *Review of Background Data*
 - ✈ *Development of Report*

Town of Addison

Description and Purpose of the Project

- ✈ *Identify Any Areas of Environmental Concern That May Be Present on the Property*
- ✈ *Assess Impact of Findings on Future Airport Management Plans*
- ✈ *Develop Remedies to Meet Future Airport Management Plans*
- ✈ *Assess and Improve Operations to Reduce Environmental Liabilities*

Town of Addison

Project Elements

- ✈ *Background Data Collection*
 - ✈ *Town and AATI Files*
 - ✈ *Tenant Files, if Available*
 - ✈ *Computerized Search of Regulators' Files*
 - ✈ *Aerial Photographs to Determine Development Patterns and Areas of Potential Concern*
 - ✈ *Discussions With Long-Term Employees*

Town of Addison

Project Elements (continued)

- ✈ *On-Site Interviews*
 - ✈ *About 30 Minutes to 1 Hour*
 - ✈ *Complete Site Inspection Form*
 - ✈ *Additional Questions to Confirm Activities*
 - ✈ *Field Visit Schedule Sheet*
 - ✈ *Set up Schedule in 4-Hour Blocks*
 - ✈ *Need to Fill in a Time Slot*

Town of Addison

Project Elements (continued)

- ✈ *Site Assessment*
 - ✈ *Tour of Facility*
 - ✈ *Evaluate Potential Impacts to the Environment*
 - *Stains, Spills, Leaks, Oily Sheens, UST'S*
 - ✈ *Evaluate Activities for Consistency With Regulations*

Town of Addison

Project Elements (continued)

- ✈ *Exit Interview*
 - ✈ *Review Results of Site Assessment*
 - ✈ *Discuss Any Areas of Concern*
 - ✈ *Answer Questions*

Town of Addison

Project Elements (continued)

- ✈ *Develop Site Assessment Report*
 - ✈ *Description of the Process*
 - ✈ *Description of the Results*
 - ✈ *Recommendation for Improvements*

Town of Addison

Project Schedule

- ✈ *Begin Data Collection*
- ✈ *Begin Field Visits*
- ✈ *Complete Field Visits*
- ✈ *Develop Draft Report*
- ✈ *Presentation of Findings*

Town of Addison

~~Cooperation~~

~~Activities~~

Role

~~Assistance~~

Tenant Responsibilities

- Available for Interview/Site Assessment
 - Assist CDM With Completing Site Inspection Form While on Site
 - Provide Access to the Facility(s)
 - Provide Accurate Information

Town of Addison

Role

~~Assistance~~

Tenant Responsibilities (continued)

- Provide Follow-up Information
 - May Need to Confirm or Recheck Information
- Long-Term
 - Reduce or Eliminate Liability
 - Minimize Future Liabilities

Town of Addison

Role
Town/ AATI Responsibilities

- ✈ *Provide Assistance with Tenant Coordination*
- ✈ *Provide Access to Files and Data*
- ✈ *Similar to Tenants for Own Facilities*
 - ✈ *Assist CDM With Completing Site Inspection Form*
 - ✈ *Available for Interviews and Site Assessment*
 - ✈ *Long-term Reduction of Liabilities*

Town of Addison

Discussion and Questions

- ✈ *General Discussion*
- ✈ *Question and Answer Session*
- ✈ *Tenant Schedule Signup*

Town of Addison

CDM Camp Dresser & McKee Inc.

DALLAS

TO: Jim Pierce, P.E.

Date 11/12/97

COMPANY Town of Addison

FROM Ron Hartline

JOB NO./DESCRIPTION 10551-22271-RT, JK3

REMARKS:

Jim
Attached is a copy of the revised final meeting
agenda. I will also forward a copy to Kurt
Horus attention. If you have any questions,
please give me a call.

Ron Hartline

Number of Pages

(Including cover sheet):

2

FAX NUMBER:

972-450-2837

CAMP DRESSER & MCKEE INC.

Banner Place

12770 Coll Road, Suite 800

Dallas, Texas 75251

(972) 308-9000 FAX: (972) 960-2313

NOTE: If there are any problems with this fax transmission, please call

Check Here if Originals can be discarded

Facsimile

TOWN OF ADDISON

**ADDISON AIRPORT PHASE I ENVIRONMENTAL SITE ASSESSMENT
TOWN / AATI / TENANT KICK-OFF MEETING**

**Addison Conference and Theatre Center
15650 Addison Road
Addison, Texas
November 19, 1997
10:00 a.m.**

Agenda

- | | | | |
|----|---|---|---------|
| 1. | Welcome/Introduction
■ Sign-in Sheet
■ Meeting Length
■ Purpose of Meeting
■ Introduction of Key Town and AATI Staff
■ Review Responsibilities | John Baumgartner, P.E./
James Pierce, Jr., P.E.
Town of Addison | 10 Min. |
| 2. | Description and Purpose of the Project
■ Introduction of the CDM Team
■ Highlights of the Project
■ Purpose of the Site Assessment | Ron Hartline, P.E., Project Manager
Camp Dresser & McKee Inc. (CDM) | 5 Min. |
| 3. | Project Details
■ Project Elements <ul style="list-style-type: none"> ▸ Data Gathering ▸ Interviews ▸ Site Inspections ▸ Exit Interviews ▸ Report Development ■ Project Schedule | Dan Viscardi, Technical Director
CDM | 15 Min. |
| 4. | Tenant Responsibilities
■ Interview/Site Visit Assistance
■ Follow-up Information
■ Long-Term Operational/Environmental Issues | Dan Viscardi | 10 Min. |
| 5. | AATI/Town Responsibilities
■ Tenant Coordination Assistance
■ Provide Access to Files and Data
■ Interview/Site Visit Assistance
■ Training and Assistance | John Baumgartner, P.E./
James Pierce, Jr., P.E.
Town of Addison
Kurt Horn (AATI) | 10 Min. |
| 6. | Discussion and Questions
■ Question and Answer Session
■ Calendar for Interviews
■ Tenant Schedule Sign-up | Ron Hartline, P.E. | 5 Min. |

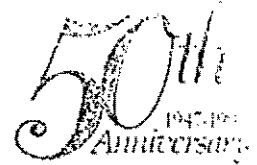
For further information call:

James Pierce, Jr., P.E., Project Manager - Town of Addison (972) 450-2879
 Ron Hartline, P.E., Project Manager - Camp Dresser & McKee Inc. (972) 308-9000

CDM Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

12770 Coit Road, Suite 800
Dallas, Texas 75251
Tel: 972 308-9000 Fax: 972 960-2313



November 7, 1997

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001-0144

Re: Addison Airport Phase I Environmental Site Assessment
Final Presentation Documents for Tenant Meeting

Dear Mr. Pierce:

A copy of the presentation materials to be discussed and distributed at the Addison Airport Phase I Environmental Site Assessment Tenant Meeting are attached for your records. These documents were revised to include your recommended changes and are now ready for distribution at the meeting. I have also included copies of the Sign-in Sheet and Site Visit Schedule that we will use at the meeting. If you have any questions regarding this information, please phone me at 972-308-9000.

Sincerely,

CAMP DRESSER & McKEE INC.

Ron L. Hartline, P.E.
Project Manager

RLH:kar

cc: Mr. Kurt Horn - Addison Airport of Texas

*John - the latest
from CDM. Please
note you are on
the agenda. Are
you scheduled to be
there?*

*Jim
10/10/97*

CDM Camp Dresser & McKee Inc.

consulting
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12770 Coit Road, Suite 800
Dallas, Texas 75251
Tel: 972 308-9000 Fax: 972 960-2313



November 7, 1997

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001-0144

Re: Addison Airport Phase I Environmental Site Assessment
Final Presentation Documents for Tenant Meeting

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Sincerely,

CAMP DRESSER & MCKEE INC.

A handwritten signature in cursive script, appearing to read 'Ron Hartline', with a long horizontal line extending to the right.

Ron L. Hartline, P.E.
Project Manager

RLH:kar

cc: Mr. Kurt Horn - Addison Airport of Texas

TOWN OF ADDISON

ADDISON AIRPORT PHASE I ENVIRONMENTAL SITE ASSESSMENT
TOWN / AATI / TENANT KICK-OFF MEETING

Addison Conference and Theatre Center
15650 Addison Road
Addison, Texas
November 19, 1997
10:00 a.m.

Agenda

- | | | | |
|----|--|--|---------|
| 1. | Welcome/Introduction <ul style="list-style-type: none">■ Sign-in Sheet■ Meeting Length■ Purpose of Meeting■ Introduction of Key Town and AATI Staff■ Review Responsibilities | John Baumgartner, P.E./
James Pierce, Jr., P.E.
Town of Addison | 10 Min. |
| 2. | Description and Purpose of the Project <ul style="list-style-type: none">■ Introduction of the CDM Team■ Highlights of the Project■ Purpose of the Site Assessment | Ron Hartline, P.E., Project Manager
Camp Dresser & McKee Inc. (CDM) | 5 Min. |
| 3. | Project Details <ul style="list-style-type: none">■ Project Elements<ul style="list-style-type: none">▸ Data Gathering▸ Interviews▸ Site Inspections▸ Exit Interviews▸ Report Development■ Project Schedule | Dan Viscardi, Technical Director
CDM | 15 Min. |
| 4. | Tenant Responsibilities <ul style="list-style-type: none">■ Interview/Site Visit Assistance■ Follow-up Information■ Long-Term Operational/Environmental Issues | Dan Viscardi | 10 Min. |
| 5. | AATI/Town Responsibilities <ul style="list-style-type: none">■ Tenant Coordination Assistance■ Provide Access to Files and Data■ Interview/Site Visit Assistance■ Training and Assistance | John Baumgartner, P.E./
James Pierce, Jr., P.E.
<i>Kurt Horn</i> | 10 Min. |
| 6. | Discussion and Questions <ul style="list-style-type: none">■ Question and Answer Session■ Calendar for Interviews■ Tenant Schedule Sign-up | Ron Hartline, P.E. | 5 Min. |

For further information call:

James Pierce, Jr., P.E., Project Manager - Town of Addison (972) 450-2879
Ron Hartline, P.E., Project Manager - Camp Dresser & McKee Inc. (972) 308-9000

*Addison Airport
Environmental Site
Assessment*

Kickoff Meeting

November 19, 1997

*Town of Addison
Camp Dresser & McKee Inc.*

Agenda

- ✈ Introduction*
- ✈ Description of the Project*
- ✈ Purpose of the Project*
- ✈ Tenant Responsibilities*
- ✈ Town / AATI Responsibilities*
- ✈ Discussion and Questions*

Town of Addison

Introduction

- ✈ *Logistics*
 - ✈ *Sign-In Sheet*
 - ✈ *Meeting Length*
- ✈ *Purpose of the Meeting*
 - ✈ *Environmental Site Assessment (ESA)*
 - ✈ *Evaluate the Conditions of a Site to Determine if There Have Been Impacts to Soil, Surface Water or Groundwater as a Result of Current or Previous Activities*
 - ✈ *Used to Identify Areas That May Affect Use, Development, or Airport Management and Decision Making*

Town of Addison

Introduction

- ✈ *Purpose of the Meeting (continued)*
 - ✈ *Describe the Environmental Site Assessment Process*
 - ✈ *Introduce the Project Team*
 - ✈ *Town of Addison*
 - ✈ *Addison Airport of Texas, Inc. (AATI)*
 - ✈ *Review Responsibilities*

Town of Addison

Description and Purpose of the Project

- ✈ *Introduction of the CDM Team*
- ✈ *Key Elements of the Project*
 - ✈ *Site Interviews*
 - ✈ *Site Assessment*
 - ✈ *Review of Background Data*
 - ✈ *Development of Report*

Town of Addison

Description and Purpose of the Project

- ✈ *Identify Any Areas of Environmental Concern That May Be Present on the Property*
- ✈ *Assess Impact of Findings on Future Airport Management Plans*
- ✈ *Develop Remedies to Meet Future Airport Management Plans*
- ✈ *Assess and Improve Operations to Reduce Environmental Liabilities*

Town of Addison

Project Elements

- ✦ *Background Data Collection*
 - ✦ *Town and AATI Files*
 - ✦ *Tenant Files, if Available*
 - ✦ *Computerized Search of Regulators' Files*
 - ✦ *Aerial Photographs to Determine Development Patterns and Areas of Potential Concern*
 - ✦ *Discussions With Long-Term Employees*

Town of Addison

Project Elements (continued)

- ✦ *On-Site Interviews*
 - ✦ *About 30 Minutes to 1 Hour*
 - ✦ *Complete Site Inspection Form*
 - ✦ *Additional Questions to Confirm Activities*
 - ✦ *Field Visit Schedule Sheet*
 - ✦ *Set up Schedule in 4-Hour Blocks*
 - ✦ *Need to Fill in a Time Slot*

Town of Addison

Project Elements (continued)

- ✈ *Site Assessment*
 - ✈ *Tour of Facility*
 - ✈ *Evaluate Potential Impacts to the Environment*
 - *Stains, Spills, Leaks, Oily Sheens, UST'S*
 - ✈ *Evaluate Activities for Consistency With Regulations*

Town of Addison

Project Elements (continued)

- ✈ *Exit Interview*
 - ✈ *Review Results of Site Assessment*
 - ✈ *Discuss Any Areas of Concern*
 - ✈ *Answer Questions*

Town of Addison

Project Elements (continued)

- ✈ *Develop Site Assessment Report*
 - ✈ *Description of the Process*
 - ✈ *Description of the Results*
 - ✈ *Recommendation for Improvements*

Town of Addison

Project Schedule

- ✈ *Begin Data Collection*
- ✈ *Begin Field Visits*
- ✈ *Complete Field Visits*
- ✈ *Develop Draft Report*
- ✈ *Presentation of Findings*

Town of Addison

Tenant Responsibilities

- ✈ *Available for Interview/Site Assessment*
 - ✈ *Assist CDM With Completing Site Inspection Form While on Site*
 - ✈ *Provide Access to the Facility(s)*
 - ✈ *Provide Accurate Information*

Town of Addison

Tenant Responsibilities (continued)

- ✈ *Provide Follow-up Information*
 - ✈ *May Need to Confirm or Recheck Information*
- ✈ *Long-Term*
 - ✈ *Reduce or Eliminate Liability*
 - ✈ *Minimize Future Liabilities*

Town of Addison

Town/ AATI Responsibilities

- ✈ *Provide Assistance with Tenant Coordination*
- ✈ *Provide Access to Files and Data*
- ✈ *Similar to Tenants for Own Facilities*
 - ✈ *Assist CDM With Completing Site Inspection Form*
 - ✈ *Available for Interviews and Site Assessment*
 - ✈ *Long-term Reduction of Liabilities*

Town of Addison

Discussion and Questions

- ✈ *General Discussion*
- ✈ *Question and Answer Session*
- ✈ *Tenant Schedule Signup*

Town of Addison

Town of Addison Project Application

Project Name (Maximum 30 characters) Airport Phase I ENV Assessmt

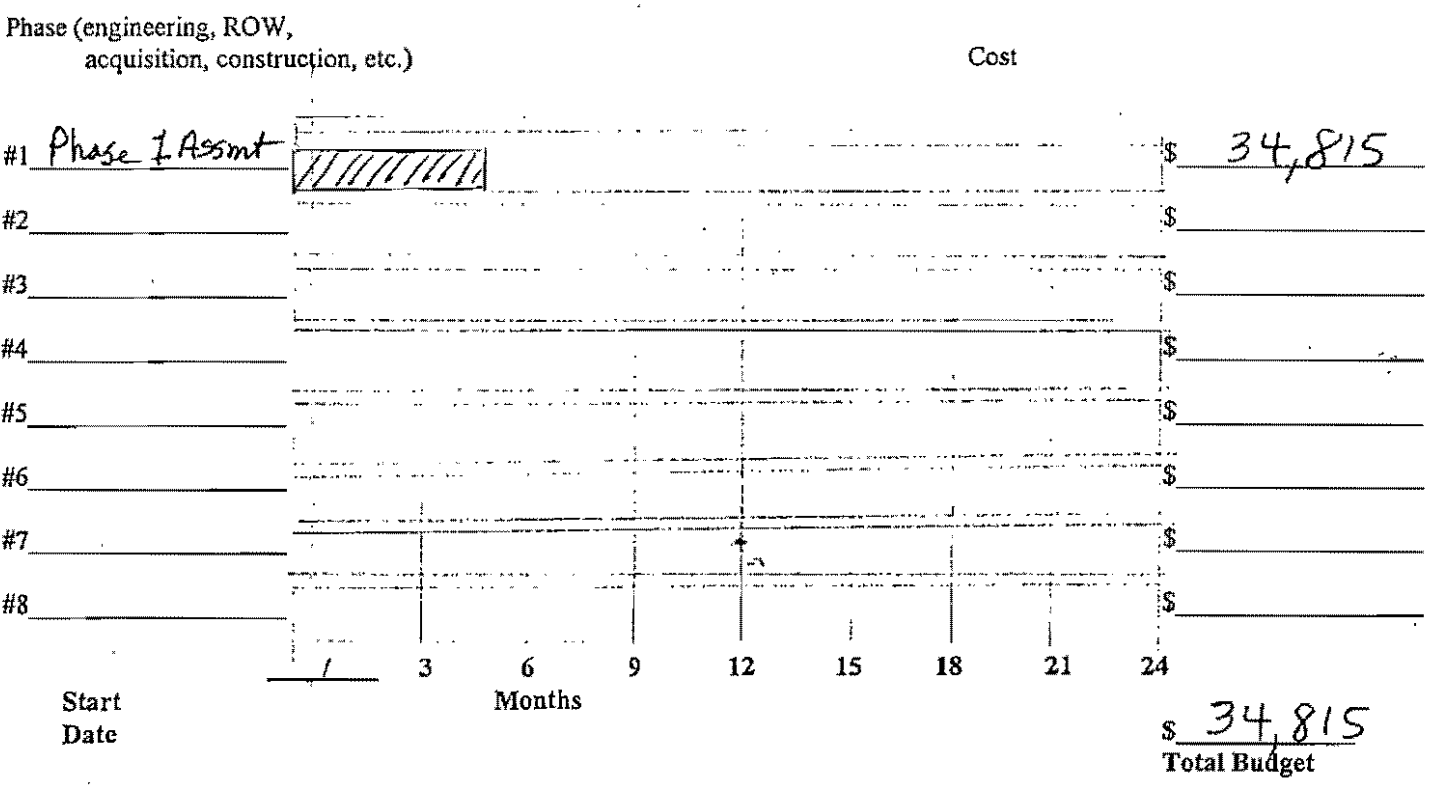
Project Description
Phase I Environmental Assessment of the Airport property to include regulatory data base search; compiling existing historical information; visual site survey, site data collection and tenant interviews; mapping, and report.

Project Type: Operating/Unique Operating/Recurring Capital Special Event

Time to Complete (In months) 4 months

Located in Planning Sector: 1 2 3 4 5 6 N/A

Project Timeline



Finance Department Use
 Project # 7 4 1 0 0
 Year Sector Type Free Seq.



October 28, 1997

Post-it® Fax Note 7671		Date 10/29/97	# of pages 2
To Ron Hartline	From Jim Pierce		
Co./Dept. CDM	Co.		
Phone #	Phone # 972-450-2879		
Fax # 972-960-2313	Fax #		

Mr. Jim Pierce, P.E.
Town of Addison
P.O. Box 144
Addison, Texas 75001-0144

Re: Addison Airport Phase I Environmental Site Assessment
Request for Project Schedule Extension

Dear Mr. Pierce:

As you are currently aware, the initial tenant kickoff meeting for the Phase I Environmental Site Assessment of Addison Airport is now scheduled for November 19, 1997. As shown in our original project schedule, Camp Dresser & McKee Inc. (CDM) had originally estimated that the tenant kickoff meeting would be completed within 14 days after receipt of notice to proceed. Based on the current meeting schedule, it will now take a total of 37 days to complete this meeting.

This extended scheduling process was implemented into the project to allow more lead time for tenants to arrange their schedules so that they can attend the meeting and will also likely assist in assuring a better turnout. However, this meeting date will also affect CDM's overall completion schedule for the project. Since CDM has already completed the regulatory database and records search as indicated in our initial schedule, no further major project work can be performed until the site visits are discussed and scheduled with the tenants at this meeting.

Therefore, based on the new meeting date approved by the Town of Addison, Addison Airport of Texas and CDM, CDM requests a schedule extension of 23 days to the previously submitted project work schedule. An updated project schedule including the requested 23 days is attached for your review and approval and was developed around the current tenant meeting date of November 19, 1997. No additional costs are requested as part of this schedule extension.

Please let me know if this schedule extension is acceptable to the Town of Addison. If you have any questions regarding this request or need any additional information, please phone me at 972-308-9000.

Sincerely,

CAMP DRESSER & MCKEE INC.

Ron Hartline

Ron Hartline, P.E.
Project Manager


*Approved
Jim Pierce
10-29-97*

**Addison Airport
Limited Phase I Environmental Assessment
Estimated Project Schedule (Revised 10/27/97)**

ID	Task Name	Duration	Start	Finish	September	October	November	December	January	February
1	Signed Agreement Delivered to CDM	1d	Mon 9/29/97	Mon 9/29/97						
2	Schedule Town of Addison/AATI/Tenant Planning Meeting	37d	Mon 9/29/97	Tue 11/18/97						
3	Town of Addison/AATI/Tenant Planning Meeting	1d	Wed 11/19/97	Wed 11/19/97						
4	Arrange Site Visits	5d	Wed 11/19/97	Tue 11/25/97						
5	Regulatory Database and Records Search	10d	Mon 9/29/97	Fri 10/10/97						
6	Compile Existing Historical Information	30d	Fri 11/14/97	Thu 12/25/97						
7	Visual Site Survey & Town of Addison/AATI/Tenant Interviews	5d	Thu 11/27/97	Wed 12/3/97						
8	Meeting with Town of Addison Concerning Initial Findings	1d	Wed 12/10/97	Wed 12/10/97						
9	Data Management/Facility Mapping	15d	Wed 12/3/97	Tue 12/23/97						
10	Develop Draft Report	30d	Wed 12/3/97	Tue 1/13/98						
11	Review of Draft Report by Town of Addison	15d	Tue 1/13/98	Mon 2/2/98						
12	Develop Final Report	10d	Mon 2/2/98	Fri 2/13/98						
13	Contract Completion Date	0d	Fri 2/13/98	Fri 2/13/98						

◆ 2/13

Project: Addison.pro
Date: Sat 10/25/97

Task		Summary	
Progress		Rolled Up Task	
Milestone	◆	Rolled Up Milestone	◇

TOWN OF
ADDISON

PUBLIC WORKS

To: Joe Johnson

From: James C. Pierce, Jr., P.E., DEE
Assistant City Engineer
Phone: 972/450-2879
FAX: 972/450-2837

Company: AATI

FAX #: 972-248-2416

Date: 10-29-97

16801 Westgrove
P.O. Box 144

Re: Airport Environ. Assess.

of pages (including cover): 2

Addison, TX 75001

Original in mail

Per your request

FYI

Call me

Comments:

Revised project schedule attached
for your info.

Jim

MODE = TRANSMISSION

START=10-29 02:49PM

END=10-29 02:50PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
001	OK	2	99722482416	002

Joe Johnson

-Addison Svc Ctr -Upstairs-

MODE = TRANSMISSION

START=10-29 02:40PM

END=10-29 02:41PM

NO.	COM	SPEED NO	STATION NAME/ TELEPHONE NO.	PAGES
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Run Hotline

001	DK	2	99729602313	002
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-Addison Svc Ctr -Upstairs-

73 sent out
Oct 23rd...
~~##~~ went to all
major tenants -
cannot get a
copy of mail list.
as per Joe Johnson
10-28-97

October 23, 1997

Dear Addison Airport Tenant:

The Town of Addison is in the process of developing a business plan to assist in optimizing the management and operation of Addison Airport beyond the year 2000. As part of this process, the Town needs to determine the current environmental condition of the airport so that environmental liabilities, if any, can be addressed during the planning process. In order to define the current environmental conditions of the Addison Airport site, the Town has selected Camp Dresser & McKee Inc. (CDM), to conduct a Phase I Environmental Site Assessment (ESA).

The purpose of the ESA will be to assist in identifying, documenting and accurately describing environmental concerns and liabilities that might be present. CDM will accomplish this through a series of personal interviews, historical record searches, regulatory records searches, and an on-site inspection of all site facilities and tenant operations.

To kickoff the ESA, the Town is hosting a meeting for Addison Airport tenants on November 19, 1997, at 10:00 a.m. The meeting will be held at the Addison Conference and Theatre Center located at 15650 Addison Road in Addison, Texas. We invite and encourage you to attend the meeting. You may also wish to invite other personnel from your staff whom you feel would benefit from attending the meeting. On November 19, 1997 you will receive information regarding:

- Description and Purpose of the ESA.
- Project Coordination between the Town/AATI, CDM and Tenants.
- Opportunities for Tenant Involvement.
- Tenant and Town Responsibilities.
- Project Schedule.

I look forward to seeing you at the first ESA meeting. If you have any questions, please call me at (972) 450-2879.

Sincerely,

James C. Pierce, Jr., P.E

TO: Jim Pierce, P.E. Date 10/24/97

COMPANY Town of Addison

FROM Ron Hartline

JOB NO./DESCRIPTION 10551-22271-RT, TSK3

REMARKS:

A copy of the tenant invitation letter is attached.
I spoke to Joe Johnson earlier today and he
indicated that all invitation letters have been
mailed out. If you have any questions or
need any additional information, please give me
a call.

Ron Hartline

Number of Pages (Including cover sheet): 2 FAX NUMBER: 972-430-2837

CAMP DRESSER & MCKEE INC.
Banner Place
12770 Coll Road, Suite 800
Dallas, Texas 75251
(972) 308-9000 FAX: (972) 950-2313

NOTE: If there are any problems with this fax transmission, please call

Check Here if Originals can be discarded

Facsimile

From the desk of

Elaine Difiglia, CTA, RTA

Tax Assessor-Collector

Town of Addison
5350 Belt Line Road
P. O. Box 699
Addison, Texas 75001
(214) 450-7080
(214) 386-0938 FAX

To: Jim Pearce -

Katherine at Town Hall
requested this list to be
sent to you. This is the
list of businesses on
and around the Airport.

We can also print labels if
you need to do a mailing.
Let me know.

This was not
like the
attached

Elaine
X 7080

ADDISON AIR CENTER
4511 EDDIE RICKENSACKER DR
ADDISON, TX 75248-3203
214-934-2722
AIRPORT/AIRCRAFT SERVICING *alt*

ADDISON AIR TRAINING
4500 CLAIRE CHENNAULT DR 101
ADDISON, TX 75248-3221
214-250-0600
AIRCRAFT FLIGHT INSTRUMENTS
Al Watkins, Pres. & CEO.

ADDISON AIRPORT OF TEXAS INC
4505 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3222
214-248-7733
AIRPORT/AIRCRAFT SERVICING

000305
ADDISON AVIATION SERVICES
4584 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-248-1707
AIRCRAFT DEALER

000346
ADDISONS HELICOPTERS INC
4500 CLAIRE CHENNAULT DR 103
ADDISON, TX 75248-3221
214-931-1051
AIRPORT/AIRCRAFT SERVICING

002266
AEROPLEX SALES
4132 BILLY MITCHELL DR A
ADDISON, TX 75244-2315
972-458-8785
AIRCRAFT FLIGHT INSTRUMENTS

000385
AIR COLUMBIA
16051 ADDISON RD
ADDISON, TX 75248-3209
214-386-9267
AIRCRAFT FLIGHT INSTRUMENTS

000360
AIRBORN INC
4321 AIRBORN DR
ADDISON, TX 75248-6991
214-931-3200
AIRCRAFT MANUFACTURING

000784
AIRCRAFT INTERIORS
4500 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-931-3585
AIRPORT/AIRCRAFT SERVICING

000358
AIRCRAFT TECHNOLOGY CORP
4500 RATLIFF LN 105
ADDISON, TX 75248-2472
14-931-3570
AIRCRAFT ENGINES & PARTS

000361
AIRCRAFT WELDING & SHEET METAL
4550 KELLER SPRINGS RD 6
ADDISON, TX 75248-2439
214-239-6676
AIRCRAFT MANUFACTURING

000362
AIRPORT ASSOCIATES
4584 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-248-1707
AIRCRAFT MANUFACTURING

000363
IRSYSTEMS
5528 WESTGROVE RD
ADDISON, TX 75248-1860
14-931-0711
AIRCRAFT MANUFACTURING

000393
AMERICAN FLYERS
16151 ADDISON RD
ADDISON, TX 75248-2469
972-407-0295
AIRCRAFT FLIGHT INSTRUMENTS

000197
ARI BEN AVIATOR INC
15800 OOCLEY RD
ADDISON, TX 75244-2103
972-239-8034
AIRCRAFT FLIGHT INSTRUMENTS

000402
ARI BEN AVIATOR INC
4651 AIRPORT PKWY
ADDISON, TX 75248-3205
214-980-4822
AIRCRAFT FLIGHT INSTRUMENTS

001053
AVIATION MANAGEMENT
4702 GEORGE HADDAWAY DR
ADDISON, TX 75248-3225
214-980-9339
AIRPORT/AIRCRAFT SERVICING

000687
AVIATOR INC
15800 OOCLEY RD 100
ADDISON, TX 75244-2103
214-239-8034
AIRPORT/AIRCRAFT SERVICING

001894
AVIATOR INC FLIGHT SCHOOL
4651 AIRPORT PKWY 250
ADDISON, TX 75244-2103
214-980-4822
AIRCRAFT FLIGHT INSTRUMENTS

000423
AVIONICS INTERNATIONAL SUPPLY
4389 WESTGROVE RD
ADDISON, TX 75248-2446
214-243-2233
AIRCRAFT ENGINES & PARTS

000796
AZAIR INC
4540 GLENN CURTISS DR
ADDISON, TX 75248-2445
214-443-4083
AIRCRAFT FLIGHT INSTRUMENTS

000474

000970

000930

Don Hartline

214-248-1442
AIRCRAFT ENGINES & PARTS

000490
CAVANAUGH FLIGHT MUSEUM
4572 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-931-2214
AIRCRAFT FLIGHT INSTRUMENTS

002076
CLASSIC AVIATION
4511 EDDIE RICKENBACKER DR
ADDISON, TX 75248-3203
214-661-8086
AIRCRAFT DEALER

000879
DETAILS AIRCRAFT CLEANING & SU
4500 CLAIRE CHENNAULT DR 160
ADDISON, TX 75248-3221
972-931-3336
AIRPORT/AIRCRAFT SERVICING

000936
EUA AIR SUPPORT INC
4500 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3222
972-733-4725
AIRPORT/AIRCRAFT SERVICING

000353
FLIGHT LABS INC
4551 GLENN CURTISS DR
ADDISON, TX 75248-2444
214-931-8663
AIRPORT/AIRCRAFT SERVICING

002311
FRIENDLY AVIATION
4758 FRANK LUKE DR
ADDISON, TX 75248-2401
214-931-9685
AIRPORT/AIRCRAFT SERVICING

000584
HEDRICK BEECHCRAFT OF DALLAS
4400 GLENN CURTISS DR
ADDISON, TX 75248-2454

75248-2104
214 931-8400

214-453-9217
AIRPORT/AIRCRAFT SERVICING

000499
CENTERLINE AVIATION
4545 EDDIE RICKENBACKER DR
ADDISON, TX 75248-3297
214-490-7045
AIRCRAFT DEALER

000849
CROSSROADS AVIATION
15810 ADDISON RD
ADDISON, TX 75248-3213
214-239-0263
AIRPORT/AIRCRAFT SERVICING

000727
OPW INSTRUMENTS INC
4300 WESTGROVE RD
ADDISON, TX 75248-2444
214-250-6970
AIRPORT/AIRCRAFT SERVICING

000932
EXECUTIVE AVIATION OF LOUISIAN
5025 ARAPAHO RD 390
ADDISON, TX 75248-4655
214-991-4081
AIRCRAFT DEALER

001014
FLITE ELECTRONICS
4736 AIRPORT PKWY
ADDISON, TX 75248-3322
214-239-3791
AIRCRAFT FLIGHT INSTRUMENTS

001032
FRITO LAY AVIATION
4570 WESTGROVE RD 170
ADDISON, TX 75248-2424
214-242-3990
AIRCRAFT FLIGHT INSTRUMENTS

001180
HENLEYS AIRCRAFT SERVICES
15842 ADDISON RD
ADDISON, TX 75248-3213

75248-3213
214 931-0875

214-248-2610
AIRCRAFT ENGINES & PARTS

000504
CHERRY AIR INC
4534 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-248-1707
AIRCRAFT DEALER

001371
CULWELL & SON
15770 HIGHWAY RD
ADDISON, TX 75244-2100
214-239-3301
AIRCRAFT DEALER

000890
DOBRAVSKY INVESTMENTS INC
4545 EDDIE RICKENBACKER DR
ADDISON, TX 75248-3203
214-991-1530
AIRPORT/AIRCRAFT SERVICING

000510
EXECUTIVE INSTRUMENTS
4141 LINDBERG DR
ADDISON, TX 75244-2326
214-239-0231
AIRCRAFT FLIGHT INSTRUMENTS

001031
FOSTER EDWARDS AIRCRAFT COMPAN
4553 GLENN CURTISS DR
ADDISON, TX 75248-2444
214-931-0933
AIRCRAFT ENGINES & PARTS

001898
GREAT ESCAPE AVIATION INC
4700 AIRPORT PKWY
ADDISON, TX 75248-3363
214-584-7163
AIRCRAFT FLIGHT INSTRUMENTS

001150
INSTRUMENT TECH CORP
15060 SELTWOOD PKWY
ADDISON, TX 75244-2719

75244-2715
214 458-8285

002152
INSTRUMENT TECH CORP
4551 GLENN CURTISS DR
ADDISON, TX 75248-2444
214-931-8668
AIRCRAFT ENGINES & PARTS

001250
J-W OPERATING
15508 WRIGHT BROTHERS DR
ADDISON, TX 75244-2137
214-233-8191
AIRPORT/AIRCRAFT SERVICING

001297
KEITH PRODUCTS INC
4554 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-407-1234
AIRCRAFT ENGINES & PARTS

002207
MERCURY AIR CENTER-AGS
4400 GLENN CURTISS DR
ADDISON, TX 75248-2413
214-930-0216
AIRPORT/AIRCRAFT SERVICING

003235
HITSUBISHI HEAVY INC AMERI INC
15303 OALLAS PKWY 685
ADDISON, TX 75248-4645
214-930-5001
AIRCRAFT ENGINES & PARTS

001542
NORTH TEXAS TURBINES
4553 KELLER SPRINGS RD
ADDISON, TX 75248-2439
214-490-4354
AIRCRAFT ENGINES & PARTS

000775
OMNIFLIGHT HELICOPTERS INC
4650 AIRPORT PKWY
ADDISON, TX 75248-3206
214-233-6464
AIRPORT/AIRCRAFT SERVICING

001161
INTERJET INCORPORATED
4575 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3296
214-961-8839
AIRCRAFT DEALER

001271
JET WAY
4553 KELLER SPRINGS RD
ADDISON, TX 75248-2438
214-387-4443
AIRCRAFT DEALER

000039
KING AEROSPACE
4644 WESTGROVE RD 250
ADDISON, TX 75248-2400
214-248-4836
AIRPORT/AIRCRAFT SERVICING

000057
METROPLEX AVIATION
4576 CLAIRE CHENNAULT DR 213
ADDISON, TX 75248-3221
214-250-2342
AIRCRAFT DEALER

015010
MONARCH AIR
4590 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3221
214-931-0345
AIRCRAFT FLIGHT INSTRUMENTS

001543
NORTHWEST AIRLINES
5030 SPECTRUM DR 103
ADDISON, TX, TX 75248-6403
214-490-5988
AIRPORT/AIRCRAFT SERVICING

000774
OMNIFLIGHT HELICOPTERS INC
15509 ADDISON RD
ADDISON, TX 75248-3212
214-233-6464
AIRPORT/AIRCRAFT SERVICING

001162
INTERNATIONAL AVIONICS INC
3782 REALTY RO
ADDISON, TX 75244-2211
214-247-7498
AIRCRAFT MANUFACTURING

000838
JDE CRAGIN AVIATION SERVICES
4701 ROSCOE TURNER DR
ADDISON, TX 75248-3230
214-239-8503
AIRPORT/AIRCRAFT SERVICING

001434
MCMOY & ASSOCIATES INC
4570 WESTGROVE RD 200
ADDISON, TX 75248-2424
214-407-9099
AIRCRAFT DEALER

001603
MILLION AIR
4300 WESTGROVE RD
ADDISON, TX 75248-2486
214-248-1600
AIRCRAFT DEALER

001541
NORTH TEXAS AIRCRAFT SERV INC
4680 GLENN CURTISS DR
ADDISON, TX 75248-2443
214-713-6163
AIRPORT/AIRCRAFT SERVICING

001606
NORTHWEST JET SALES
4444 WESTGROVE RD 355
ADDISON, TX 75248-2408
214-732-9555
AIRCRAFT DEALER

001572
P&WC AIRCRAFT SERVICES INC
16445 ADDISON RD BLDG 1
ADDISON, TX 75248-2410
214-732-6601
AIRPORT/AIRCRAFT SERVICING

001518
PERSONAL WAY AVIATION INC
16321 ADDISON RD
ADDISON, TX 75248-2409
214-715-7594
AIRCRAFT DEALER

002257
R STERN FBO LIMITED PARTNERSH
4553 KELLER SPRINGS RD
ADDISON, TX 75248-2438
972-980-2833
AIRCRAFT DEALER

001827
RAYTHEON BEECHCRAFT
4400 GLENN CURTISS DR
ADDISON, TX 75245-2418
214-931-8400
AIRCRAFT DEALER

001929
SIMS AVIATION INC
4300 WESTGROVE RD
ADDISON, TX 75248-2420
214-733-3828
AIRCRAFT ENGINES & PARTS

001932
SKY WORKS AVIATION
4701 KELLER SPRINGS RD
ADDISON, TX 75248-5922
214-980-2640
AIRCRAFT DEALER

002112
SKYTECH POWER GENERATION SUPPO
4726 GEORGE HADDAWAY DR
ADDISON, TX 75248-3225
214-386-4966
AIRCRAFT ENGINES & PARTS

001985
SYNAPTIC AVIATION INC
4550 KELLER SPRINGS RD A
ADDISON, TX 75248-2439
214-392-7555
AIRCRAFT ENGINES & PARTS

001850
TEX AIR PARTS INC
4500 RATLIFF LN 109
ADDISON, TX 75248-2472
214-931-9896
AIRCRAFT ENGINES & PARTS

000716
TSI TURBINE SOURCE INTNATL INC
4575 CLAIRE CHENNAULT DR
ADDISON, TX 75248-3222
214-732-6330
AIRPORT/AIRCRAFT SERVICING

001149
UNDERWOOD INSTRUMENT SERVICES
4453 GLENN CURTISS DR
ADDISON, TX 75248-2455
214-931-8525
AIRCRAFT FLIGHT INSTRUMENTS

001041
WALTER FULLER AIRCRAFT
4550 KELLER SPRINGS RD
ADDISON, TX 75248-2439
214-233-2945
AIRCRAFT DEALER

001990
WATKINS AVIATION INC
15770 MIDWAY RD 6
ADDISON, TX 75244-2100
214-934-0033
AIRCRAFT ENGINES & PARTS

002014
WINDSTAR AVIATION INC
4575 CLAIRE CHENNAULT DR 102
ADDISON, TX 75248-3296
214-931-8989
AIRPORT/AIRCRAFT SERVICING