

Zilker Neighbors of Goodrich Place (2126 Goodrich),

Carol Gibbs of the Neighborhood Assistance Center has spoken with the Aus-Tex Building Consultants contact at 512-909-4663. Aus-Tex reports that the initial asbestos inspection for Goodrich Place found asbestos only in the glue holding up the mirrors in each unit--none in the flooring or insulation or elsewhere. The Housing Authority, however, has contracted for full abatement procedures as a precaution, before any demolition of the structures actually begins. (See the email from Greg Griffith of Atlantic Pacific.)

Aus-Tex reports that a couple of the neighbors have visited the site, and the company hopes their concerns were put to rest. The Aus-Tex rep (John) is happy to talk to anyone else who wants to call him. Carol says he was very polite.

Demolition and construction at the site will continue for several more months. At least at this point, the contractors seem to be complying with City requirements. Being neighborly, though, sometimes requires direct personal conversation, and that may be up to those who are directly affected to initiate with the contractors and workers onsite. Carol encourages neighbors to communicate concerns to the appropriate authority identified on the site or on the permits, and to remain informed on the project's progress.

Here are links to some of the plans and permits on this site:

The Site Plan, recently approved, for the 120-unit apartment complex that will replace the existing 40 duplex and fourplex units:

https://abc.austintexas.gov/web/permit/public-search-other?t_detail=1&t_selected_folderrsn=11835264&t_selected_propertyrsn=5470951

The Environmental Inspection plan, whereby the Inspector will visit the site monthly, and possibly more often, as required:

https://abc.austintexas.gov/web/permit/public-search-other?t_detail=1&t_selected_folderrsn=11995800&t_selected_propertyrsn=5470951

You can also go to "AB+C", the permit database online at <https://abc.austintexas.gov>, and search for more permits by the address, 2126 Goodrich.

ZNA will be posting updates from the contractor on the ZNA web site, zilkerneighborhood.org.

From Ann Gass, Director of Strategic Housing Initiatives (512-767-7719), Housing Authority of the City of Austin (HACA)

Sent: Monday, August 6, 2018

Subject: URGENT: Goodrich Place issue (asbestos)

Goodrich Place Neighbors:

Please see the email below from Greg Griffith of Atlantic Pacific, HACA's partner in the redevelopment of Goodrich Place, regarding your concerns about the asbestos abatement taking place at Goodrich. Please let me know if you have any questions after reading his email.

We are still working on a communications plan for this project. A permanent superintendent/project manager has not been assigned and we would like to include that individual in those discussions. We understand your desire for information and appreciate your patience as we figure out the best way to disseminate project information.

Until we have a permanent point of contact, please feel free to contact me with any questions.

From Greg Griffith, Vice President, Atlantic Pacific:

I have read Mrs. Goldberger's email and reviewed with Troy from Jenkins Environmental Consulting who is overseeing the abatement. I'd like to assure you we take her concerns very seriously.

The process of asbestos abatement, which is required prior to demolishing the existing buildings, is regulated by the Federal EPA and the Texas Department of State Health Services (DSHS). Jenkins Environmental Consulting has been on site to document compliance and to collect and analyze air samples both inside and outside of the buildings throughout the process. In addition the project has been visited by the EPA/DSHS inspector and was documented to be in full compliance with applicable Regulations and will continue to be until the abatement is finished at the end of the month.

We regret the impact our work has had on our neighbors. We are using a "Low Odor" solvent but recognize it does have a strong odor, especially in this heat. The product is approved for this application and is being used in accordance with the manufacturer's recommendations. In addition the air that is exhausted from Jenkins containments is HEPA filtered to remove all particulates >0.3 microns in size and is tested at the point of exhaust. Unfortunately, these HEPA filters do not remove the solvent odors.

We take these concerns seriously and wish to minimize any impacts to our neighbors. To minimize the impact of the odors Jenkin's will redirect the HEPA filtered containment exhaust away from the residences. We believe these measures will reduce the odors going forward. We appreciate your patience while we work through this process.

As for timing, we have finished the abatement of the building that abuts Mrs. Goldberger's home and will be focusing on abating the buildings on the other side of the street in anticipation of beginning demolition on Thursday. After that side of Rabb Glen is complete we will be finishing the abatement on the other with completion anticipated by the end of the month. I believe this should address Mrs. Goldberger's concerns but if there is anything else we can do please let us know.

Thank you,

Greg Griffith

Vice President

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