

Envirotest, Ltd.



# Enviro-Times

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About  
Envirotest, Ltd.

We are a full service environmental consulting company founded in 1987. From our Houston headquarters, the Envirotest group of companies provides a comprehensive suite of environmental services worldwide. Our diverse client base includes many Fortune 500 Commercial and Industrial firms.

## The USS Oriskany To Become an Artificial Reef

By Bob Copus, Vice President of Business Development & Training Services

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Envirotest is currently providing environmental consulting and sampling services on the USS Oriskany, a US Naval Aircraft Carrier that is going to be deliberately sunk and made into an artificial reef. The Oriskany was used during the Korean and Vietnam wars from 1950 to 1976. It will be the largest ship, nearly 900' in length, to be deliberately sunk as an artificial reef, according to the Maritime Administration. In January 2004 the Oriskany was towed out of a reserve fleet in Beaumont, Texas and pulled to the Corpus Christi ship channel where it was docked at the Texas Docks & Rail Company. Resolve Marine Services and EscoMarine were awarded a U.S. Navy contract to remove hazardous materials from hundreds of tanks and bilge compartments on the ship. Cleaning the Oriskany is expensive because the ship has



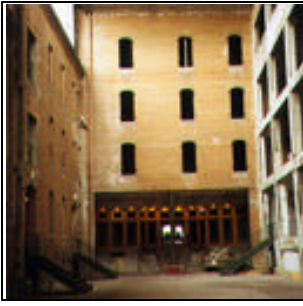
*"The Oriskany was used during the Korean and Vietnam wars from 1950 to 1976."*



*Continued on page 3*

## LANDMARK AWARDS: HOUSTON BUSINESS JOURNAL

By Bob Copus, Vice President of Business Development & Training Services  
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*“Best Rehabilitation / Renovation – Residential”:  
**The Alexan Lofts.**”*

The Houston Business Journal’s Landmark Awards recognize commercial/residential real estate deals and developments that will make significant impressions on the Houston landscape, often becoming legacies in their own time. Several developments are nominated each year in categories such as “Best Community Impact” and “Best Rehabilitation / Renovation–Residential”.

Envirotest, Ltd. is proud to have provided environmental consulting services for the following 2004 Landmark Awards

Finalists:

*“Best Community Impact”:  
 The Alexan Lofts*

*“Best Rehabilitation / Renovation – Residential”:  
 The Alexan Lofts*

*“Best Retail Development”:  
 Memorial City Mall*

*“Best Multifamily Development”:  
 The Alexan Lofts*

The environmental services provided by Envirotest on the Alexan Lofts project were detailed

in an article in the previous EnviroTimes newsletter. Memorial City Mall has undergone a massive renovation over the last few years, including the installation of a professional ice skating rink. Envirotest provided asbestos inspection, monitoring, and consulting services during the renovation project.

Envirotest is very proud to have participated in the revitalization of both of these award finalists.

## Envirotest Donation to Houston Community College System



Envirotest recently donated over \$21,000.00 of lab equipment to the Houston Community College System (HCC) to assist in the education of undergraduate students. Donated items included over 500 pieces of laboratory glassware such as funnels, flasks, pipets, crucibles, burets, and other laboratory

glassware. Donated items also included a Dohrmann TOX Analyzer, (2) Perkin Elmer UV/VIS Spectrophotometers, a Fisher Scientific Centrifuge, an Environmental Express TCLP Rotator, and (4) Environmental Express Zero Headspace Extractors, and additional lab equipment. Dr. John

Galiotos and Lawrence Markey of the Houston Community College System received the donation. Both gentlemen were extremely thankful for the donated equipment and feel that it will make a strong contribution in the education of HCC students.

## The USS Oriskany continued from page 1

chemicals and substances that are regulated by the federal government for special disposal, such as polychlorinated biphenyls, mercury, lead based paint and asbestos. The Navy and U.S. Maritime Administration are evaluating applications from five states for four sites – three in the Gulf of Mexico and one off the Atlantic Coast – to decide where it will be sunk. Envirotest conducted air-monitoring services during the removal of asbestos-containing materials and lead based paint.



## The Tower Hotel: Medical Center Landmark Demolished

By Bob Copus

The Tower Hotel, a Houston landmark located at 2130 West Holcombe near the Houston Medical Center, has recently been demolished. Constructed during the 1950's and vacant since the early 1980's, this property had become a major eyesore to neighboring homeowners and building tenants and an attraction for vagrants. Prior to its demolition, Envirotest conducted an asbestos inspection of the subject property, a requirement of State and Federal asbestos regulations.

Envirotest identified, located, and quantified asbestos materials in the interior and on the exterior of the building. Asbestos materials present included sheetrock joint compound, floor tile, pipe insulation, HVAC duct mastic, and fireproofing on the underside of the roof top swimming pool. A third party asbestos abatement contractor was then contracted to remove the asbestos materials. Envirotest provided asbestos consulting, project management, and air monitoring services

during the removal of the asbestos materials. Envirotest also managed the identification and disposal of labeled and unlabeled drums and containers on the property. Sheridan Hills Development of Ontario, Canada owns the property. Envirotest was employed directly by Sheridan Hills Development to provide environmental consulting services. A new medical office building is planned for the site.



*The Tower Hotel*

## Certified Municipal Setting Designations – Boom or Bust for the Consulting Industry?

By Dan Hannah, PG

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 Governor Perry created quite a stir in the environmental consulting community when he signed HB 3152 into law. Commonly referred to as the “Municipal Setting Designations” rule, or MSD rule, HB 3152 immediately evoked feelings of elation amongst owners/operators of contaminated property and feelings of uncertainty amongst environmental professionals.

So, exactly what are Municipal Setting Designations? A Certified Municipal Setting Designation is defined as follows: *a designation issued for property by the executive director to a person or a local government for specific contaminated groundwater beneath the property that is prohibited, in the interest of public health and welfare, by ordinance or restrictive covenant from use as potable water.*

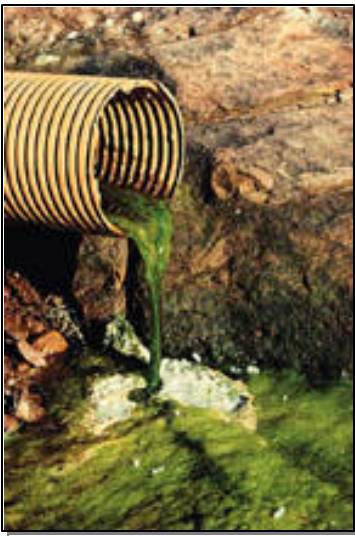
Theoretically, heavily developed and/or industrialized portions of large municipal areas such as downtown Houston, Dallas-Fort Worth, San Antonio, etc. could qualify for such designations. If a contaminated property site is located entirely within the boundary of an MSD, and the extent of the

contamination has been defined, it is possible that remedial actions on behalf of the property owner relating to contaminated groundwater would become unnecessary. In other words, if certain groundwater zones are known to be heavily contaminated from multiple sources over a period of many years, such groundwater underlying a particular property could be “written off” as an environmental clean-up concern, provided that the groundwater is not considered a potable resource and the property owner can prove that there is no risk of direct human exposure to such groundwater.

Potentially, the need for long-term groundwater corrective action activities at sites within MSDs would be greatly reduced or eliminated, thus saving property owners thousands, or even hundreds of thousands of dollars in remediation costs. However, affected property owners should be aware that an MSD certification is not meant to supersede or alter any requirements of federally authorized environmental programs administered by the State of Texas, such as the underground storage tank program, hazardous waste program, wastewater

program, etc. Additionally, an MSD certification will not alter or supercede any obligation on part of an affected property owner to conduct necessary assessments in accordance with other applicable state regulations.

Currently, proposed MSD rules are in the review and comment stage. The Texas Commission on Environmental Quality (TCEQ) is expected to finalize MSD rules early in 2005. Environmental consulting firms should expect a barrage of inquiries from clients in the coming months. It is important for clients to understand that MSD certifications might not necessarily be easy to obtain, as contaminated sites will be evaluated on a case-by-case basis. Additional costs to the client could be incurred from MSD requirements relating to the proper identification of potable water supply sources, groundwater receptor surveys, and state reporting obligations. Such costs could potentially offset the savings realized by reduced long-term remediation costs. It is currently too early to tell how MSD rules will affect the environmental consulting industry – will it be boom or bust? Only time and experience will reveal.



*“contaminated sites will be evaluated on a case-by-case basis.”*

## Envirotest New Employees:

### Mark Simmons: Regional Manager – Envirotest Beaumont Office

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Mark Simmons, CIE, has recently joined the Envirotest, Ltd. Team in the Beaumont area. Mark has more than fifteen years experience in industrial hygiene, environmental, and indoor air quality services. He has experience in heavy

industry/construction and manufacturing/commercial environments. Mark is a Certified Indoor Environmentalist and is licensed/accredited to provide certain asbestos consulting services in both Texas and Louisiana. Mark is

also an approved Asbestos Course Instructor for the Texas Department of Health and the Louisiana Department of Environmental Quality.



*Mark Simmons*

### Paul Hailey: Envirotest Houston Office

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Paul Hailey has recently joined the Envirotest Team. Paul brings to the company seven years of experience working with a leading environmental services company in the United Kingdom, during which he coordinated

the asbestos inspections and asbestos management for a FTSE 100 company building portfolio. Paul has broad experience involving asbestos abatement, inspection, and analytical work.

Paul is licensed by the TDH as an Asbestos Inspector, Project Manager and Air Monitoring Technician. Paul attended Loughborough University, U.K.



*Paul Hailey*

### Nathan Rodriguez: Envirotest Corpus Christi Office

Envirotest is pleased to announce that Nathan Rodriguez has joined the Envirotest Corpus Christi team. Nathan will be performing industrial hygiene

monitoring for Envirotest. He is a graduate of Madison High School in San Antonio and has lived in Corpus Christi the last two years.

We are very happy to have Nathan join our team in Corpus Christi.



*Nathan Rodriguez*

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## Asbestos Negative Exposure Assessment – Is It Worth The Risk?

In March 2004 Envirotest employees Thomas W. Adams & Robert P. Copus worked together in the compilation of a white paper titled "Asbestos Negative Exposure Assessment – Is It Worth

The Risk?" This paper presents factual data showing that continuous third party air monitoring provides definitive evidence of non-exposure, a power defense tool against asbestos

exposure lawsuits. Below is the Abstract from the white paper. You may visit our web site at [www.envirotestltd.com](http://www.envirotestltd.com) to view the white paper in its entirety.

### ABSTRACT

As a short term cost-cutting measure, many industrial, commercial, and institutional facility owners and asbestos abatement contractors are utilizing the Negative Exposure Assessment (NEA) method instead of actual third-party independent air monitoring to document compliance with OSHA's asbestos exposure regulations during asbestos abatement projects. This decision exposes these facility owners and contractors to the very real risk of a worker exposure lawsuit. These suits are rapidly increasing in number and have a multi-million dollar settlement as the typical best possible outcome for the defendant. Jury awards are typically significantly higher.

In this paper, Envirotest, Ltd. presents factual data showing that continuous third party air monitoring provides definitive evidence of non-exposure. Actual air monitoring data provides a powerful defense tool that gives facility owners and contractors a much higher chance of a successful outcome. In a nutshell, while the NEA does comply with OSHA regulations, it does not protect owners against the real, and greater, threat of employee and worker exposure lawsuits. Continuous third-party air monitoring does.

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*To view this white paper in its entirety, please visit our web site at [www.envirotestltd.com](http://www.envirotestltd.com).*

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We're on the Web! See us at:  
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