

Region 6 - Enforcement & Compliance Assurance Division

INSPECTION REPORT

Inspection Date(s):	01/29/2020	
Media	Water	
Regulatory Program(s)	NPDES	
Company Name:	The Wright Group	
Facility Name:	Tru by Hilton	
Facility Physical Location:	4949 Jefferson NE	
(city, state, zip code)	Albuquerque, New Mexico 87109	
Mailing address:	Post Office Box 91720	
(city, state, zip code)	Albuquerque, New Mexico 87199	
County/Parish:	Bernalillo	
Facility Phone Number	505-419-9958	
Facility Contact:	Ken Moore	Project Superintendent
	ken@wrighthospitality.com	
FRS Number:	110070546366	
Identification/Permit Number:	NMR10021J	
Media Identifier Number:	NA	
NAICS:	236220	
SIC:	1542	
Personnel participating in inspection:		
Ken Moore	The Wright Group	Project Superintendent
Chip Martin	Inspections Plus	Consultant
Cassandra Durkin	Inspections Plus	Consultant
Timothy Sims	City of Albuquerque (CABQ)	Stormwater Inspector
David Esparza, PE	US EPA/ECDWM	Environmental Engineer
EPA Lead Inspector Signature/Date	<div style="display: flex; align-items: center;"> <div style="flex: 1;"> <p style="font-size: 2em; font-weight: bold; margin: 0;">DAVID ESPARZA</p> <p>David Esparza</p> </div> <div style="flex: 1; font-size: 0.8em; margin-left: 10px;"> <p>Digitally signed by DAVID ESPARZA DN: c=US, o=U.S. Government, ou=Environmental Protection Agency, cn=DAVID ESPARZA, 0.9.2342.19200300.100.1.1=68001003655879 Date: 2020.02.28 08:12:26 -07'00'</p> </div> </div>	
		Date
Supervisor Signature/Date		
	Carol Peters	Date

Section I – INTRODUCTION

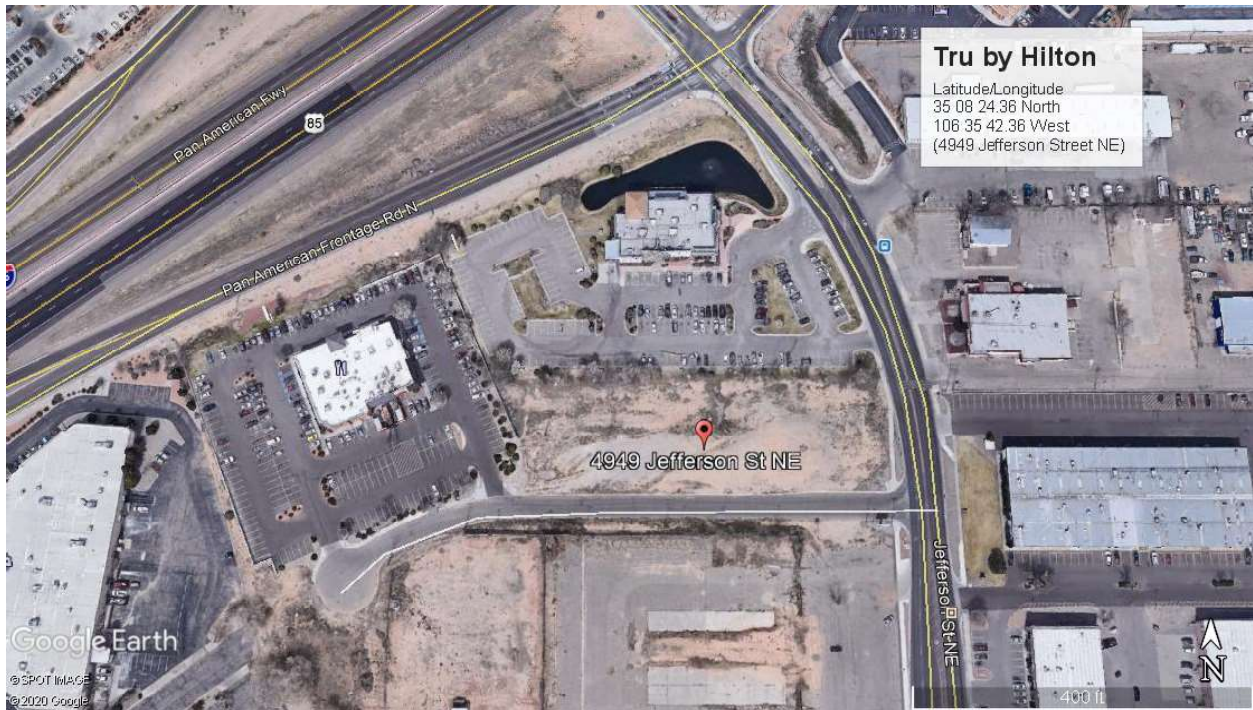
PURPOSE OF THE INSPECTION

EPA Region 6 inspector David Esparza, PE and Mr. Tim Sims, City of Albuquerque (CABQ) Stormwater Inspector arrived at 4949 Jefferson NE (Tru by Hilton) (hereinafter referred to as Tru) at approximately 10:30 AM on January 29, 2020, for an unannounced compliance inspection. We met with Mr. Ken Moore, The Wright Group, and Mr. Chip Martin and Ms. Cassandra Durkin, Inspections Plus (consultants for The Wright Group) at the opening conference. I presented my credentials to Mr. Moore and informed him that this was an EPA inspection to ascertain Tru's compliance with the Clean Water Act (CWA). The generation of this report is based on information supplied by Tru representatives, observations made by the United States Environmental Protection Agency (US EPA) inspector, and records and reports maintained by the permittee, and the US EPA. This Compliance Evaluation Inspection (CEI) was conducted under the authority of the National Pollutant Discharge Elimination System (NPDES) permit program, in accordance with the CWA. Before leaving Tru, an exit briefing was held with Mr. Moore and the above identified persons to explain areas of concern and/or observations noted at the time of the inspection.

FACILITY DESCRIPTION

The following project description was paraphrased from the information provided to me during the onsite inspection, and CABQ. The construction (project) of the new commercial 4 story hotel building, comprised of 82-suites, is located approximately along the southeast corner of Interstate-25 (I-25) (aka Pan American Highway) and Jefferson Street (also described as, "at the location of the former Landry's Seafood restaurant") within the City of Albuquerque, Bernalillo County, New Mexico (denoted in Aerial Image #1 below). Approximate coordinates to the project site are: Latitude 35°08'24.36" North, Longitude 106°35'42.36" West. Site hours are unknown. The overall project site equates to approximately 2.80-acres, inclusive of paved parking areas. Project activities will include but not be limited to the following:

- Site Preparation: Installation of chain link-type fencing along the boundaries of the area of disturbance to prevent vagrant debris from leaving the site and to delineate the construction boundary. Clearing and grubbing (vegetation removal), and rough grading of project area to the extent necessary to complete the associated construction activities, and appropriate signage.
- Proposed improvements: The stated project is the construction of a new commercial 4-story hotel building comprised of 82 suites, inclusive of all appurtenant utilities, and paved parking areas. The redevelopment of this parcel of land formerly occupied by a restaurant, included demolition/removal of the former building and grading/drainage improvements.



Aerial Image #1: Overall view of the 4949 Jefferson Street NE, Albuquerque, New Mexico. Aerial from Google Earth Maps.

Section II - OBSERVATIONS

The following is a brief summary of what I observed at the project location, was provided via email and conveyed in conversation.

- **Project Site Documentation-** I was informed the project is under the control and direction of Mr. Sam Patel, Hanuman Corporation (owner-NMR10021K) and Veecon LLC (operator-NMR10021J). The Stormwater Pollution Prevention Plan (SWPPP) dated October 8, 2018 onsite stated the estimated project start date of December 01, 2018 (beginning of project-BOP) and project completion date of December 01, 2019 (end of project-EOP). The signature pages contained therein indicated a (BOP or EOP?) date of December 27, 2018. Additionally, an “as built” site plan sheet indicating locations of best management practices (BMP) structures, SWPPP ancillary appurtenances and/or associated construction activity facilities inconsistent with recognized industry protocol was observed, i.e. none of the handwritten notations were initialed or dated (Appendix 1 Photograph #1 through Photograph #3).

- **Overall View of Site** –Perimeter fencing was in place and in serviceable condition, though several openings within the fence were observed. The drop drain located at the approximate northeast corner of the site entrance gate and lighting stanchion had black cloth fabric-type material installed beneath the steel grate negating drainage but allowing consolidation of earthen debris (Appendix 1 Photograph #4 and Photograph #5). This drop drain traverses in an approximate northwest direction to holding pond, thence to an in-ground wattle lined structure located at the approximate southwest corner of the building and outside the concrete curb and gutter. Accumulated flows from this in-ground drain exit the

project location via a high-density polyethylene (HDPE) corrugated pipe into an unlined arroyo adjacent to I-25 and the off ramp to Jefferson Street (Appendix 1 Photograph #6 through Photograph #8). Additionally, several locations were noted and discussed during the on-site walk through with respect to accumulated debris, various amounts (heights) of earthen material against existing silt fencing, potential run-off conduits (exiting construction site beneath silt fence), and potential run-on locations from adjacent up-gradient property (Appendix 1 photograph #9 through Photograph #13).

- The following will update the -CABQ three (3) previous violation notices:

Observations with respect to CABQ Drainage Ordinance (14-5-2-1), issued on October 24, 2019 (Violation 1, inclusive of warning).

1. **Stormwater controls need repair (silt fence)** - This issue had been addressed for the most part, though several locations were noted as requiring correction and/or additional storm water structures.
2. **Sediment in the street**- The adjacent roadway located along the south side of the project location exhibited debris from previous local storm events, so it was difficult to ascertain the origin of the sediment.

Observations with respect to CABQ Drainage Ordinance (14-5-2-1), issued on January 2, 2020 (Violation 2, CABQ assessed facility a \$500.00 penalty).

1. **Styrofoam rasping not controlled and waste not in acceptable container**- Issue addressed.
2. **Concrete, stucco, and/or paint wash water not in acceptable container**- The concrete and stucco are now placed in roll-off containers that is transported offsite for disposal (Western Disposal Services). Collapsible paint wash-out bins were placed along the north side of the building, though the condition of the (observed) bins was marginal and the paint contractor is reluctant to use them when their work activity is on the south side.
3. **Self-inspection reports were not available when requested**. – These reports were observed with respect to the on-site SWPPP.

Observations with respect to CABQ Drainage Ordinance (14-5-2-1), issued on January 10, 2020 (Violation 3, CABQ assessed facility a \$3,500.00 penalty).

1. **Styrofoam rasping not controlled and waste not in acceptable container**- Issue addressed.
2. **Concrete, stucco, and/or paint wash water not in acceptable container**- The concrete and stucco are now placed in roll-off containers that is transported offsite for disposal. Collapsible paint wash-out bins were placed along the north side of the building, though the condition of the (observed) bins was marginal and the paint contractor is reluctant to use them when their work activity is on the south side.

Section III – AREAS OF CONCERN

The following areas of concern (AOCs) were observed onsite or noted from reviewing the SWPPP.

- **Project Site Documentation-** I was informed the project is under the control and direction of Mr. Sam Patel, Hanuman Corporation (owner-NMR10021K) and Veecon LLC (operator-NMR10021J). The SWPPP, dated October 8, 2018 onsite, stated the estimated project dates of December 01, 2018 BOP and project completion date of December 01/ 2019 EOP. The signature pages contained therein indicated a date of December 27, 2018. Additionally, an “as built” site plan sheet indicating locations of best management practices (BMP) structures, SWPPP ancillary appurtenances and/or associated construction activity facilities inconsistent with recognized industry protocol was observed, i.e. none of the hand-written notations were initialed or dated (Appendix 1 Photograph #1 through #3).
- **Overall View of Site –** Project activities commenced approximately in October 2018. The Project Completion Date noted on the cover of the on-site SWPPP was scheduled for December 2019. Perimeter fencing was in place and in serviceable condition, though several openings within the fence were observed. The drop drain located at the approximate northeast corner of the site entrance gate and lighting stanchion had black cloth fabric type material installed beneath the steel grate negating drainage but allowing consolidation of earthen debris (Appendix 1 Photograph #4 and Photograph #5). This drop drain traverses in an approximate northwest direction to holding pond, thence to an in-ground wattle lined structure located at the approximate southwest corner of the building and outside the concrete curb and gutter. Accumulated flows from this in-ground drain exit the project location via a high-density polyethylene (HDPE) corrugated pipe into an unlined arroyo adjacent to I-25 and the off ramp to Jefferson Street (Appendix 1 Photograph #6 through Photograph #8). Additionally, several locations were noted and discussed during the on-site walk through with respect to accumulated debris, various amounts (heights) of earthen material against existing silt fencing, potential run-off conduits (exiting construction site beneath silt fence), and potential run-on locations from adjacent up gradient property (Appendix 1 Photograph #9 through Photograph #13).

Section IV – FOLLOW UP

The following information was received by EPA after exiting the Facility on January 29, 2020 from Inspections Plus:

- An updated and revised (electronic) copy of the Tru by Hilton SWPPP prepared on January 30, 2020. However, some confusion arises as it states the revised SWPPP was prepared for Veecon, LLC. (Sam Patel) (Revised SWPPP page 2 of 651) and on another Wright Hospitality (Douglas

Wright) (revised SWPPP page 9 of 651). Additionally, the revised BOP and EOP dates are listed as December 1, 2019 and May 31, 2020, respectfully. Furthermore, on page 14 of 651 the revised SWPPP lists Veecon, LLC. as the owner and Wright Hospitality as the operator and then on page 15 of 651 (Table 1.2) the plan cites Veecon as the president and Wright Hospitality as owner/operator. Inspections Plus submitted photographs delineating efforts to address/correct the locations noted and discussed during the on-site walk through with respect to accumulated debris, various amounts (heights) of earthen material against existing silt fencing, potential run-off conduits (exiting construction site beneath silt fence), and potential run-on locations from adjacent up gradient property.

Section V – LIST OF APPENDICES

Appendix 1 – Photo Log – 13 photos taken 01/29/2020