

**From:** Schultz, Josie M - DNR  
**Sent:** Monday, May 24, 2021 4:20 PM  
**To:** Welch, Tim  
**Cc:** qefli neziri; Buc, Edmund A  
**Subject:** RE: #02-05-217270 OHM-Green Bay  
**Attachments:** Highlighted Vapor Table and Map.pdf

Hi Tim,

Thank you for discussing the scope of work with me on the phone today. As discussed, I have the following comments for the SSDS modifications & Supplemental Site Investigation Workplan that was submitted on May 13th:

1. DNR met with Terracon, USEPA, and SWAT on-site on March 10 (report says March 20)
2. USEPA only collected one ambient air sample from the basement of Jim's music. The other sample was 24-hr from 1216 St Agnes
3. Recommend obtaining samples from Jim's Music north basement, south basement, and main floor where vapor concentrations were previously detected above the small commercial vapor action level (VAL)
  - a. Also obtain 8-hour indoor air samples from within former Edward Jones and William's Tae-Kwon-Do. These aren't currently occupied, but they previously had vapor concentrations above the small commercial VAL.
  - b. Figure with locations and data is attached.
4. Reconsider depth of screened interval for MW-7R and MW-4R if other wells are screened shallower.
  - a. I will let you know if DNR is able to find well construction logs for the wells on-site.
5. Commissioning of the system should include additional pressure field extension monitoring points; particularly within the One Hour Martinizing space.
6. After the SSDS is updated, an updated/new interim action report needs to be submitted.
  - a. Include a separate OM&M plan – separate from the interim action report as opposed to a section within it (Appendix E of RR-800).
    - i. DNR will assign continuing obligation at time of completion, which will include the requirement for an annual inspection of the VMS beginning following installation.
    - ii. The example inspection log in Appendix G of RR-800 was replaced in Oct 2020 with [Form 4400-321](#) for VMSs.
  - b. If the operating hours for the blower fan for the slab-on-grade portion of the building is modified, it will need to be documented in the report.

If you have any questions about the comments above, please feel to reach out to me via email or phone at 920-366-5685.

Thank you,  
Josie

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Josie M. Schultz

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**From:** Schultz, Josie M - DNR

**Sent:** Thursday, May 13, 2021 4:08 PM

**To:** Welch, Tim <[Tim.Welch@terracon.com](mailto:Tim.Welch@terracon.com)>

**Cc:** qefli neziri <[gefnez@yahoo.com](mailto:gefnez@yahoo.com)>; Buc, Edmund A <[Edmund.Buc@terracon.com](mailto:Edmund.Buc@terracon.com)>

**Subject:** RE: #02-05-217270 OHM-Green Bay

Hi Tim,

Thank you for sending this over. I will be on vacation starting at noon tomorrow, and will not be back in the office until next Wednesday, but will find time to review next week.

Josie

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Josie M. Schultz

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**From:** Welch, Tim <[Tim.Welch@terracon.com](mailto:Tim.Welch@terracon.com)>

**Sent:** Thursday, May 13, 2021 3:20 PM

**To:** Schultz, Josie M - DNR <[josie.schultz@wisconsin.gov](mailto:josie.schultz@wisconsin.gov)>

**Cc:** qefli neziri <[gefnez@yahoo.com](mailto:gefnez@yahoo.com)>; Buc, Edmund A <[Edmund.Buc@terracon.com](mailto:Edmund.Buc@terracon.com)>

**Subject:** #02-05-217270 OHM-Green Bay

Hi Josie,

The Work Plan for the OHM-Green Bay site is attached for Department review/approval. Innovative Properties retained SWAT Environmental for SSDS modifications. Terracon will schedule SWAT for SSDS modifications presented in the Work Plan, and let you know when scheduled.

In the interim, please let us know if the SSDS modifications are adequate.  
Please call with questions, and let me know if the Work Plan needs to be uploaded to WDNR portal.  
Regards,

**Timothy P. Welch, P.G.**  
**Senior Project Manager | Environmental Services**

**Terracon**

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Pink = Immediate Action Level exceedance (3x VAL)

Blue = VAL exceedance in Indoor Air

Yellow = VRSL exceedance sub-slab

**March 4, 2020 sampling results**

Sample ID	Location	Floor (1 <sup>st</sup> or Basement)	TCE (ug/m3)	PCE (ug/m3)
			SC VAL = 8.8 ug/m3 SC VRSL = 290 ug/m3	SC VAL = 180 ug/m3 SC VRSL = 6,000 ug/m3
AA1	Jim's Music Retail (Front/West)	1st	1.41	338
AA2	Jim's Music Retail (Back/East)	1 <sup>st</sup>	1.93	411
AA3	Jim's Music Lesson	1st	6.23	827 / 983
AA4	Jim's Music Retail	B	2.18	382
AA5	Jim's Music Lesson	B	15.2	807 / 909
AA6	Edward Jones Financial	1st	ND	292
AA7	Outdoor Near Vent	Outside	ND	23.0
AA8	Former William's Taekwondo	1 <sup>st</sup>	ND	1420 / 2270
SSV1	OHM	1 <sup>st</sup>	79.5	6,350
SSV2	Jim's Music Retail (Front/West)	1 <sup>st</sup>	ND	99.0
SSV3	Edward Jones Financial	1st	ND	306
SSV4	Jim's Music Retail (Instrument Repair)	B	Unable to obtain sample	Unable to obtain sample
SSV5	Jim's Music Lesson (South Wall)	B	ND	384,000
SSV6	Former William's Taekwondo	1 <sup>st</sup>	ND	6,220
Sump-1	Jim's Music Retail (NW Sump)	B	559	96,300
Sump-2	Jim's Music Retail (E Sump)	B	1.82	429
Sump-3	Jim's Music Lesson (Ejector Pit)	B	171	1,410
Sump-4	Jim's Music Lesson (Sump)	B	28.4	1,670

Ambient Air Sample Locations



Vapor Action Level (VAL) Exceedance

Immediate Action Level (IAL) Exceedance

Sub-Slab Vapor Sample Locations



Vapor Risk Screening Level (VRSL) Exceedance