

From: Schultz, Josie M - DNR
Sent: Wednesday, April 12, 2023 4:42 PM
To: Welch, Tim
Cc: bbrand@kellybrandlaw.com; 'qefnez@yahoo.com'
Subject: DNR follow-up to 3/22/23 site visit - One Hour Martinizing 02-05-217270

Good Afternoon Tim,

Thank you for the conversation this morning to discuss DNR's walkthrough of the on-site building and recommendations for the vapor mitigation system. DNR observed a number of concerns with the system as well as additional *potential* points of entry for vapor intrusion.

DNR noted that the building may be under negative pressure as there were visual and audible leaks in the cover for the south sump that is vented in the basement of Jim's Music. When a building is under negative pressure, this can exacerbate vapor intrusion as it can pull vapors in from the sub-slab and/or foundation walls through various points of entry. DNR noted that there may be potential points of entry in the block walls and openings in the drop concrete ceiling of the basement which may be connected to the hollow block wall adjacent to the dry-cleaning space. The discharge from the drycleaners may also be entraining through sewer pipes, roof vents or the fresh air exchange on the northernmost portion of Jim's Music. This building is very complex with a lot of piping runs and holes that make it difficult to pin point where point(s) of entry for vapor intrusion are.

DNR recommends consideration of sampling Jim's Music over two overlapping events with the system on, and an additional event the following day with the system off. An alternative recommendation is to shut off the VMS and increase fresh air via a simple non mechanical vent, an energy recovery ventilator as stand-alone unit (preferred) or connected to existing HVAC system. After performing the site visit, DNR does not believe performance of air balancing will be beneficial for the building.

In conclusion, DNR recommends introducing more fresh air to Jim's Music in lieu of running the vapor mitigation system. Emphasis should be placed on performance of a remedial action to remove the source of vapor intrusion.

Thank you,
Josie

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