

From: Schultz, Josie M - DNR
Sent: Thursday, February 22, 2024 8:44 AM
To: 'Ej Dombrowski'
Subject: RE: Following up
Attachments: OHM Indoor Air 2-2-23.pdf; RR977 - Understanding Chemical VI Results.pdf; RR892 - What is Vapor Intrusion.pdf

Hi EJ –

I would have the blower running when people are in the building, so possibly 6 or 7 am until 10 pm if that's when people are present.

Definitely put the PVC piping back together with some PVC cement. The system won't be able to pull vapors through it with the piping apart.

Also, **please be sure to inform the new tenants at the end of the building of the ongoing vapor issues and that their air treatment unit should remain running 24/7**. I've attached the most recent results for the indoor air sampling performed in this space, which is under "Edward Jones Financial/Wakanda African Shop (1239 Military)" in the table. Thanks to the air treatment unit, concentrations were below actionable levels this last sampling event on February 2, 2023. If this unit isn't running, then they risk exposure to chemical vapors.

I've also attached some helpful fact sheets, and additional information on vapor intrusion can be found here: [Vapor Intrusion | Wisconsin DNR](#)

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Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: Ej Dombrowski <EJ@jimsmusiconline.com>
Sent: Wednesday, February 21, 2024 8:29 PM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: Re: Following up

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Josie

I believe the blower timer was set from 5pm to midnight the tenant moved in last October of 2022 and said they have never heard the blower? She is open from 9am to 10pm and parks behind building so she would have noticed it. Do you know how long the blower should run?

The PVC in the back was separated as well although I doubt it would matter much..

Thank you for the list I will reach out to the consultants in the next couple of weeks after I hear back from Mike.

EJ Dombrowski
Vice President
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EJ@jimsmusiconline.com

Sent from a cell phone I am responsible for the concept of this message. Unfortunately, autocorrect is responsible for the content. 🙄_🙄

On Wed, Feb 21, 2024, 3:53 PM Schultz, Josie M - DNR <josie.schultz@wisconsin.gov> wrote:

Hi EJ,

Do you know if the blower is running 24/7 or only for limited periods of time?

I had a meeting with Mike Nass this morning to better understand his agreement with Qefli Neziri and the status of DERF. He stated that he will be following up with his attorney to make sure signing the agreement with you will not jeopardize the agreement he has with Dr. Neziri.

I unfortunately cannot recommend any environmental consultants, but I can tell you that DNR has contracted SCS, Sigma, and Bay West to perform state-lead work on drycleaner vapor intrusion sites across the state. Here is also a list of DNR's environmental services contractor list, however this list encompasses all types of environmental work besides consulting, so it isn't the most helpful:

[WDNR EM/RR BOTW \(wi.gov\)](#)

Despite being unable to sign the DERF agent agreement, we do still need to move forward with the investigation and cleanup at the site.

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Josie Schultz

Cell Phone: (920) 366-5685

Josie.Schultz@Wisconsin.gov

From: Ej Dombrowski <EJ@jimsmusiconline.com>
Sent: Wednesday, February 21, 2024 10:59 AM
To: Schultz, Josie M - DNR <josie.schultz@wisconsin.gov>
Subject: Following up

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Josie,

Just wanted to follow up on the blower in back, There was a blown breaker on the timer, and the tenant had said she has never heard the blower on. I fixed it so we will see what is said.

I did receive the responsible party letter, but I can't do much until Mike Nass gets back to me about assigning me as an agent. Besides Terracon, do you have any alternatives, just so I have options. I am sure I will be going with them.

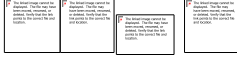


EJ Dombrowski

Vice President

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Table 1
Vapor Analytical Test Results Summary for Indoor Air CVOCs

Martinizing Dry Cleaning and Laundry Service
1233 South Military Avenue
Green Bay, Wisconsin
Terracon Project No. 58217038

Sample ID	Sample Type	Sampling Location	First Floor/ Basement	Sample Date	Sampling Method	Flow Regulator Calibrated Sampling Time	CVOCs (ug/m ³)					
							Tetrachloroethene	Trichloroethene	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	Vinyl Chloride	
Jim's Music & Teaching Center (1219 Military)												
AA1	Ambient Air	Jim's Music Retail (Front/West)	First Floor	3/4/2020	6-Liter Summa Canister	8-Hour	338	1.4	<0.793	<0.793	<0.511	
				4/2/2020	6-Liter Summa Canister	30-minute	555 / 365	1.9	0.65 J	<0.52	<0.23	
				5/20/2020	6-Liter Summa Canister	8-Hour	940	1.4	<0.19	<0.27	<0.15	
AA2	Ambient Air	Jim's Music Retail (Back/East)	First Floor	3/4/2020	6-Liter Summa Canister	8-hour	411	1.93	<0.793	<0.793	<0.511	
AA4	Ambient Air	Jim's Music Retail	North Basement	3/4/2020	6-Liter Summa Canister	8-Hour	382	2.18	<0.793	<0.793	<0.511	
				4/2/2020	6-Liter Summa Canister	30-minute	1,230	3.6	1.40 J	<0.50	<0.22	
				5/20/2020	6-Liter Summa Canister	8-Hour	861	0.77	<0.17	<0.52	<0.14	
AMB-1	Ambient Air	Jim's Music Retail (Basement)	Basement	8/25/2021	6-Liter Summa Canister	8-hour	685	2.4	<0.30	1.9	<0.13	
AMB-Jims Teaching Center (1219)	Ambient Air	Jim's Music Retail (Front/West)	First Floor	12/30/2022	6-Liter Summa Canister	8-hour	1,350	2.2	<0.34	<0.67	<0.15	
	Ambient Air	Jim's Music Retail (Front/West)	First Floor	2/2/2023	6-Liter Summa Canister	8-hour	751	2.4	<0.31	<0.60	<0.14	
AMB- Basement (1219)	Ambient Air	Jim's Music Retail (Basement)	Basement	12/30/2022	6-Liter Summa Canister	8-hour	931	3.5	<0.34	<0.67	<0.15	
	Ambient Air	Jim's Music Retail (Basement)	Basement	2/2/2023	6-Liter Summa Canister	8-hour	404	4.5	<0.30	<0.58	<0.13	
Jim's Music Lesson (1231 Military)												
AA3	Ambient Air	Jim's Music Lesson	First Floor	3/4/2020	6-Liter Summa Canister	8-Hour	827/983	6.23	2.0	<0.793	<0.511	
				4/2/2020	6-Liter Summa Canister	30-minute	2,510	4.3	1.7	<0.50	<0.22	
				5/20/2020	6-Liter Summa Canister	8-Hour	4,390	1.1	<0.17	<0.25	<0.14	
AA5	Ambient Air	Jim's Music Lesson	South Basement	3/4/2020	6-Liter Summa Canister	8-hour	807 / 909	15.2	4.84	<0.793	<0.511	
AMB-2	Ambient Air	Jim's Music Lesson	Basement	8/25/2021	6-Liter Summa Canister	8-hour	1,990	4.6	<0.25	0.91J	<0.13	
AMB-Jims Music Lesson (1231)	Ambient Air	Jim's Music Lesson	First Floor	12/30/2022	6-Liter Summa Canister	8-hour	2,040	3.5	<0.34	<0.67	<0.15	
	Ambient Air	Jim's Music Lesson	First Floor	2/2/2023	6-Liter Summa Canister	8-hour	1,120	3.5	<0.31	<0.60	<0.14	
Edward Jones Financial/Wakanda African Shop (1239 Military)												
AA6	Ambient Air	Edward Jones Financial	First Floor	3/4/2020	6-Liter Summa Canister	8-Hour	292	<1.07	<0.793	<0.793	<0.511	
				5/20/2020	6-Liter Summa Canister	8-Hour	422	<0.36	<0.19	<0.27	<0.15	
AMB- Wakanda (1239)	Ambient Air	Wakanda African Shop	First Floor	12/30/2022	6-Liter Summa Canister	8-hour	216	<0.47J	<0.33	<0.64	<0.15	
	Ambient Air	Wakanda African Shop	First Floor	2/2/2023	6-Liter Summa Canister	8-hour	28.2	<0.34	<0.31	<0.60	<0.14	
Former William's Taekwondo/East Spa (1235 Military)												
AA8	Ambient Air	Former William's Taekwondo	First Floor	3/4/2020	6-Liter Summa Canister	8-Hour	1,420 / 2,270	<1.07	<0.793	<0.793	<0.511	
				4/2/2020	6-Liter Summa Canister	30-minute	805	<0.43	<0.37	<0.48	<0.21	
				5/20/2020	6-Liter Summa Canister	8-Hour	408	<0.53	<0.28	<0.63	<0.23	
AMB-Spa (1235)	Ambient Air	East Spa	First Floor	12/30/2022	6-Liter Summa Canister	8-hour	959	2.0	<0.32	<0.62	<0.14	
	Ambient Air	East Spa	First Floor	2/2/2023	6-Liter Summa Canister	8-hour	284	0.72J	<0.31	<0.60	<0.14	
Outdoors Near Vent												
AA7	Ambient Air	Outdoor Near Vent	Outdoors	3/4/2020	6-Liter Summa Canister	8-hour	23	<1.07	<0.793	<0.793	<0.511	
Residential Indoor Air VAL ¹							µg/m ³	42	2.1	42	42	1.7
Residential Sub-slab Vapor/Soil Gas VRSL ²							µg/m ³	1,400	70	1,400	1,400	57
Small Commercial Building Indoor Air VAL ¹							µg/m ³	180	8.8	180	180	28
Small Commercial Building Sub-slab Vapor/Soil Gas VRSL ²							µg/m ³	5,800	290	5,800	5,800	930
Large Commercial/Industrial Building Indoor Air VAL ¹							µg/m ³	180	8.8	180	180	28
Large Commercial/Industrial Building Sub-slab Vapor/Soil Gas VRSL ³							µg/m ³	18,000	880	18,000	18,000	2,800

Notes:
 Results expressed in micrograms per cubic meter (ug/m³)
 VAL = Vapor Action Limit
 VRSL = Vapor Risk Screening Level
 CVOCs = Chlorinated Volatile Organic Compounds
 J= Estimated concentration at or above the limit of detection (LOD) and below the Limit of Quantitation (LOQ)
 " < " Indicates not detected at or above the LOD
¹VAL given as the lesser of 1:100,000 lifetime cancer risk or noncancer hazard index of 1 value in generic U.S EPA Tables at the web address: http://www.epa.gov/re3hwmd/risk/human/rb-concentratio_table/Generic_Tables/index.htm and modified for Wisconsin Vapor Intrusion Guidance PUB-RR-800 lifetime cancer risk (1:100,000)(Nov 2022)
²VRSL is the VAL adjusted for sub-slab vapor to indoor air by applying an attenuation factor of 0.03 for comparison with the analytical results.
³VRSL is the VAL adjusted for sub-slab vapor to indoor air by applying an attenuation factor of 0.01 for comparison with analytical results.
 Sampled by GEI in March 2020 and May 2020 performed on behalf of Innovative Properties Group
 Sampled by SCS Engineers in April 2020 performed on behalf of EPA
 Previous consultants focused their vapor results tables on CVOCs. Other constituents were detected above their LODs, however, they were all detected below a VAL or VRSL.
Bold = Exceedance of Residential Indoor Air VAL
Italicized = Exceedance of Small-Commercial Building Indoor Air VAL
Underlined = Exceedance of Large Commercial/Industrial Building Indoor Air VAL
 Blue Shaded values indicate exceedance of applicable residential VRSLs (sub-slab)
 Brown Shaded values indicate exceedance of applicable small commercial VRSLs (sub-slab)
 Red Shaded values indicate exceedance of applicable Large commercial building VRSLs (sub-slab)

What is Vapor Intrusion?



Chemicals used in commercial or industrial activities – dry cleaning chemicals, chemical degreasers and petroleum products such as gasoline – are sometimes spilled and leak into nearby soil or groundwater. When this happens, these chemicals may release gases or vapors, which travel from the contaminated groundwater or soil and move into nearby homes or businesses. This is called vapor intrusion.

The process when chemical vapors from contaminated soil or groundwater enter a home or other structure is called vapor intrusion.

Why are these chemical vapors a problem?

The chemicals that cause vapor intrusion are known as volatile organic compounds, or VOCs. Even when spilled into soil or water, these chemicals easily evaporate. They don't cause human health problems when they evaporate into the outside air, but when their vapors move into homes or businesses, they may cause long-term health problems for the people who live or work in those buildings. These vapors are usually odorless and colorless and undetectable without special testing equipment.

Why is vapor intrusion a concern?

Exposure to some chemical gases or vapors can cause an increased risk of adverse health effects. Whether or not a person experiences any health effects depends on several factors, including the amount and length of exposure, the toxicity of the chemical, and the individual's sensitivity to the chemical. When harmful chemical vapor intrusion is the result of environmental contamination, the Wisconsin Department of Natural Resources (DNR) requires that steps be taken to reduce or eliminate exposures which could be harmful to human health.

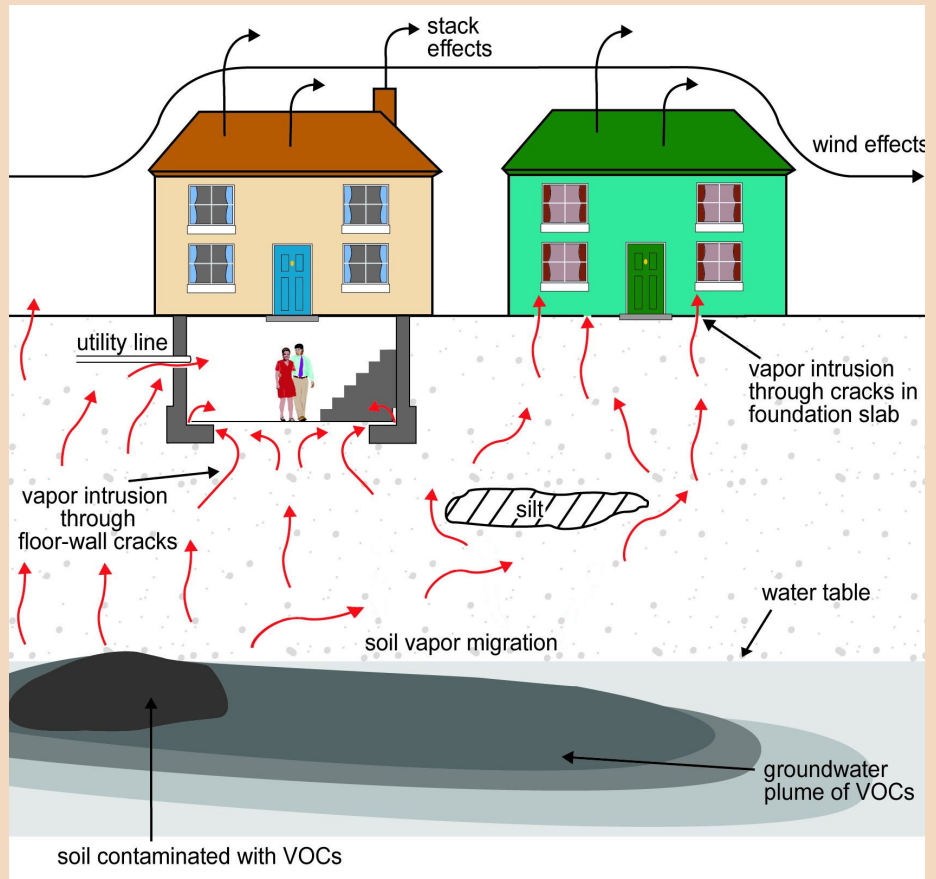
What should I expect if vapor intrusion is suspected near my home or business?

For businesses or other locations where VOC contamination has been found, the DNR requires that the potential for vapor intrusion be investigated. If you live near a site being cleaned up, you may be contacted by the site owner or others working on the cleanup. Your cooperation and consent will be requested before any testing or sampling is conducted on your property. Ask the person contacting you any questions you have about the work being done, or contact the DNR for more information (see DNR contact information on reverse). For more information about testing for vapor intrusion, see DNR-Pub-RR-954, "What to Expect During Vapor Intrusion Sampling."



How Vapors Enter a Building

If you live near a commercial or industrial facility or landfill where VOCs have entered either the soil or groundwater, there may be a potential for those chemicals to travel as vapors into your home or business. Vapors can enter buildings in various ways, including through cracks in the foundation and openings for utility lines. Building ventilation and weather can influence the extent of vapor intrusion.



Adapted from U.S. Environmental Protection Agency (EPA) graphic.
www.epa.gov/oswer/vaporintrusion/basic.html

Where can I find more information?

Health and vapor-related information can be found at the Wisconsin Department of Health Services (DHS) website at dhs.wisconsin.gov, search "Vapor." For other health-related questions, please contact your local health department: www.dhs.wisconsin.gov/localhealth.

For more DNR information, please visit the DNR's Remediation and Redevelopment (RR) Program's Vapor Intrusion page at dnr.wi.gov/topic/Brownfields/Vapor.html.

Additional information can be obtained through the DNR field office in your region. To find the correct office, visit the RR Program Staff Contacts page at dnr.wi.gov/topic/Brownfields/Contact.html or call the RR Program at (608) 266-2111.

This document contains information about certain state statutes and administrative rules but does not necessarily include all of the details found in the statutes and rules. Readers should consult the actual language of the statutes and rules to answer specific questions. The Wisconsin Department of Natural Resources provides equal opportunity in its employment, programs, services, and functions under an Affirmative Action Plan. If you have any questions, please write to Equal Opportunity Office, Department of Interior, Washington, D.C. 20240. This publication is available in alternative format upon request. Please call 608-267-3543 for more information.



Understanding Chemical Vapor Intrusion Testing Results

From the Lab to You

Chemical vapor samples were taken from underneath your house or building and possibly indoors as well. These samples have been tested by a certified laboratory and a report was issued. The Wisconsin Department of Natural Resources (DNR) uses these test results to determine if people in the building are being exposed to chemical vapors coming from nearby contaminated soil or groundwater, and to decide what, if any, action is needed to prevent this exposure.

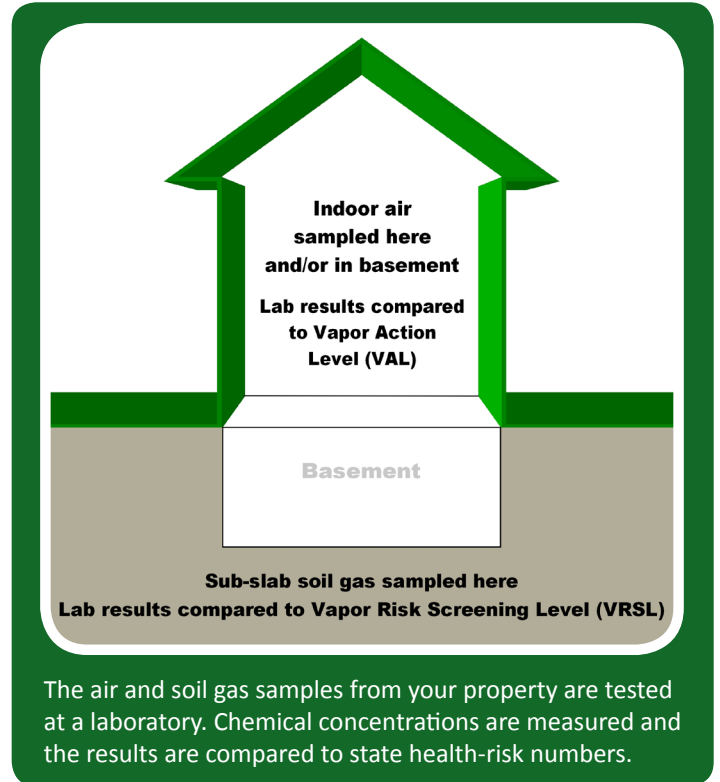
Indoor Air Testing Results

If indoor air samples were collected in your house or building, test results from the lab will be compared to the state Vapor Action Level (VAL) for chemicals of concern. The VAL is a chemical compound's numerical value that represents a health hazard risk to no more than 1 in 100,000 people during a lifetime of exposure. If test results show chemical concentrations in your air below the VAL then adverse health effects are extremely rare, even if you were to breathe the chemical at this concentration for your entire life.

Test results showing chemical concentrations in the air at or above the VAL prompt DNR to recommend that exposure to these chemical vapors be reduced. If test results show concentrations significantly above the VAL, or more than one type of chemical vapor is identified in your indoor air, the risk from exposure increases. If the concentration of any indoor chemical vapor greatly exceeds the VAL, DNR is concerned about even short-term exposure and will typically require immediate action to address the problem.

The VAL for each chemical is set by scientific research. It is protective of all people, including those who are most susceptible to adverse health effects.

If test results identify chemicals in your air that are not present in nearby soil or groundwater contamination, it is likely that these vapors are coming from some product or activity in or near your house or building. Many everyday consumer products (e.g., cleaners, solvents, polish, adhesives, lubricants, aerosols, insect repellants, etc.); combustion processes (e.g., smoking, home heating); fuels in attached garages; dry cleaned clothing or draperies; and occupant activities (e.g., craft hobbies), also release chemical vapors into the air.



Sub-slab Soil Gas Testing Results

Soil gas samples were collected from the ground beneath the concrete slab of your building foundation or basement. The lab measured the concentrations of various chemicals in these samples. DNR compares these measurements to the state Vapor Risk Screening Level (VRSL), which identifies the concentration of a chemical in soil gas that scientific research suggests can be a health risk if vapor enters a building. If soil gas measurements exceed the VRSL for a chemical of concern, action to reduce exposure is strongly recommended.

The VRSL is a higher number (higher chemical concentration) than the VAL because it is presumed that concrete building foundations and basement walls will prevent most soil gas from entering a building. Further, any soil gas that does enter a building through cracks, holes, sump pumps, drains, etc., will be diluted to some extent by the indoor air. So, people inside will not be breathing air that includes the full concentration of chemical vapors that exist in the ground.



DNR generally relies on the test results of the sub-slab soil gas samples when determining what, if any, action should be taken related to chemical vapors coming from nearby soil or groundwater contamination. Indoor air quality is highly variable, and it is difficult to make a definitive decision about vapor intrusion based on indoor air sampling alone.

Follow-Up Actions

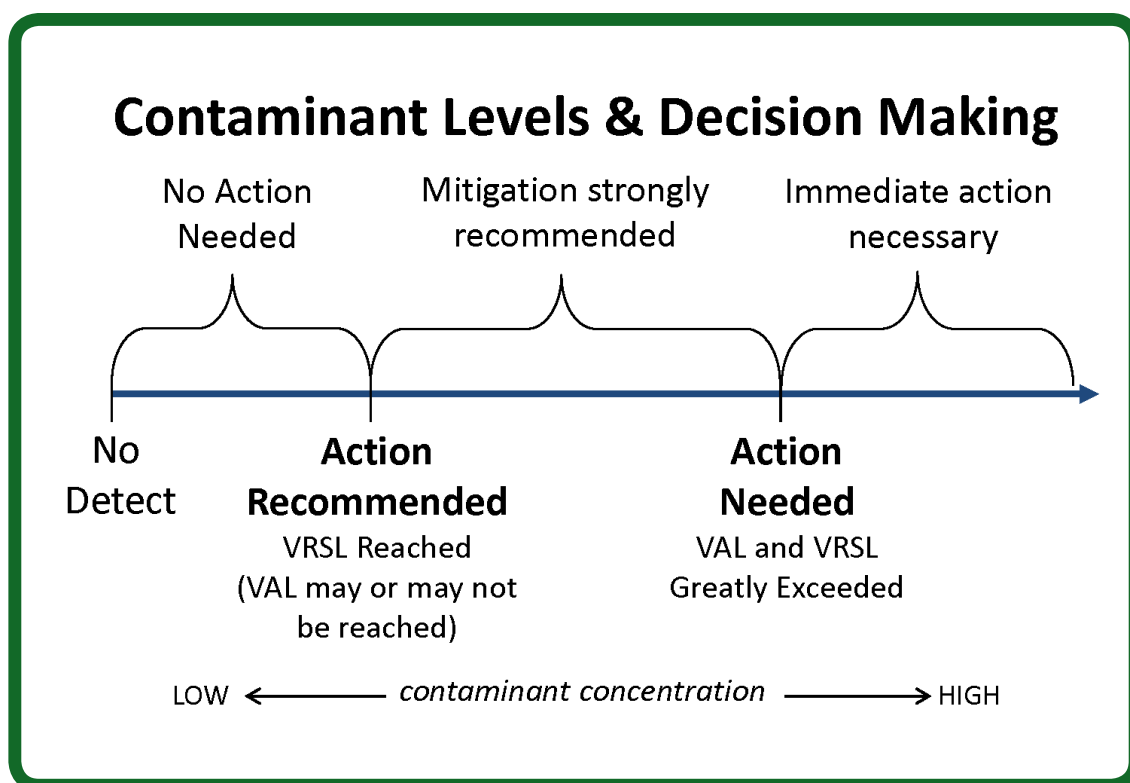
If your test results are less than a VAL for indoor air, or a VRSL for sub-slab soil gas, then the air in the house or building should not present a health concern. Follow-up sampling and testing may be necessary to confirm the results, but no other action is typically suggested.

When test results show soil gas chemical concentrations above a VRSL, both DNR and the Wisconsin Department of

Health Services recommend that owners take action to reduce potential exposure. This typically involves installing a vapor mitigation system that vents chemical vapors from beneath your home or building to the outdoors, similar to a radon mitigation system.

If indoor air concentrations exceed a VAL, but sub-slab concentrations are less than a VRSL, then the chemical vapors are most likely coming from indoor sources. Steps should be taken by the house or building owner to identify the products and practices causing the problem and implement appropriate remedies.

If soil gas mitigation is recommended, a representative of the party who is responsible for the soil or groundwater contamination will contact you to discuss your options.



A Note about Measurement Units: The lab report may include some unfamiliar technical language. The most important point to note is whether or not the test result for a specific chemical exceeds a VAL or VRSL, which are also sometimes referred to, generically, as "screening levels."

The concentration of gaseous pollutants in air is typically described in two different ways: 1) as units of mass per volume, where $\mu\text{g}/\text{m}^3$ represents micrograms of gaseous pollutant per cubic meter of ambient air; and 2) as parts per billion by volume (ppbv), where the volume of a gaseous pollutant is compared to a set volume of ambient air. These are the numbers that are compared to the VAL and VRSL.

For more information, visit dnr.wi.gov/topic/Brownfields/Vapor.html