

## Gray, Jane K - DNR

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**From:** Pratap Singh <psingh@ksinghengineering.com>  
**Sent:** Wednesday, December 18, 2024 2:42 PM  
**To:** Gray, Jane K - DNR  
**Cc:** Que El-Amin; Kathryn Balachandran; Shane LaFave; Robert Reineke; Robert Fedorchak; Angy Singh  
**Subject:** RE: Community Within the Corridor – East Block (02-41-263675) - Technical Assistance Letter  
**Attachments:** 20241218 - CWC-EB - Rd 4 Screening Memo.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Good afternoon Jane,

Attached please find our GC screening memo leading up to the 4<sup>th</sup> Round of Commissioning. Based on the screening we performed this week, we do not plan to add any additional passive samplers. Please let us know if you have any questions.

Thank you,

**Pratap N. Singh, Ph.D., PE**  
Principal Engineer | [psingh@ksinghengineering.com](mailto:psingh@ksinghengineering.com)  
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**From:** Gray, Jane K - DNR <jane.gray@wisconsin.gov>  
**Sent:** Friday, December 13, 2024 11:09 AM  
**To:** Shane LaFave <Shane@roerscompanies.com>  
**Cc:** Que El-Amin <que@scott-crawford.com>; Pratap Singh <psingh@ksinghengineering.com>; Kathryn Balachandran <kbalachandran@ksinghengineering.com>; Robert Reineke <rreineke@ksinghengineering.com>  
**Subject:** Community Within the Corridor – East Block (02-41-263675) - Technical Assistance Letter

Good morning Shane – As was discussed with K. Singh this morning, please see the attached DNR letter, and do not hesitate to reach out if you have any questions.

Thank you, Jane

Jane Gray  
she/her/hers

Hydrogeologist Program Coordinator - Remediation and Redevelopment Program  
West Central Region  
Wisconsin Department of Natural Resources  
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[jane.gray@wisconsin.gov](mailto:jane.gray@wisconsin.gov)



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**MEMORANDUM**

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DATE : December 18, 2024

TO : Jane Gray | Wisconsin Department of Natural Resources

FROM : Kathryn Balachandran, Ph.D. | K. Singh & Associates, Inc.

SUBJECT : Determination of Passive Air Sampling Locations for 4<sup>th</sup> Round of Commissioning Community Within the Corridor-East Block, BRRTS # 02-41-263675, FID #241025400

COPY TO : Shane LaFave | Roers Companies, LLC  
Que El-Amin | Scott Crawford Inc.  
Pratap Singh, Ph.D., PE | K. Singh & Associates

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On November 11, 2024, K. Singh & Associates, Inc. (KSingh) submitted a *Plan for 4<sup>th</sup> Round of Commissioning of Vapor Mitigation System* to WDNR for the referenced property. The Plan called for 22 locations for passive sampling. On December 13, 2024, WDNR provided feedback on the Plan in its *Technical Assistance Response – Commissioning Event Review* letter (the “Review Letter”). The Review Letter accepted the 22 proposed passive sampler locations as well as requested the following:

- 1.a. *As a part of the building preparations, collect real-time indoor air samples using the GC unit at all locations where TCE was identified equal to or greater than 1.0 µg/m<sup>3</sup>. If the real time data confirms the presence of TCE equal to or greater than 1.0 µg/m<sup>3</sup>, then collect a 14-day passive indoor air sample from the respective location to confirm TCE concentrations remain below the VAL of 2.1 µg/m<sup>3</sup>.*
- 1.b. *Collect passive and real-time samples from Units 1042 and 1041, based on their proximity to hotspot/source areas and the indoor air data collected from the fall 2024 commissioning event.*

Per the *Third Round of Commissioning* report, 22 discrete indoor air locations had Trichloroethylene (TCE) concentrations greater than or equal to 1.0 µg/m<sup>3</sup>. Five of these locations were already included in the 4<sup>th</sup> Round Plan for passive sampling. On December 16–17, 2024, KSingh screened each of the remaining 17 locations twice using the portable gas chromatograph (GC) to determine if and where additional passive samplers were required.

As seen in Table 1, none of the 17 locations had discrete indoor air TCE concentrations greater than or equal to 1.0 µg/m<sup>3</sup>. Therefore, no additional passive samplers are proposed for deployment at any of these locations. The total number of passive samplers proposed during the 4<sup>th</sup> Round of Commissioning is 24: 22 proposed in the original Plan plus an additional two (one each in Units 1042 and 1041) per WDNR request. Figure 1 shows the locations of the 24 proposed passive samplers. Based on this information, we plan to begin Commissioning on December 19, 2024.

**Attachments**

Table 1 GC Screening for Passive Air Sampling Locations  
Figure 1 Passive Air Sampling Locations

## ATTACHMENTS

**Table 1. GC Screening for Passive Air Sampling Locations**  
**Commissioning Round 4**  
**Community Within the Corridor - East Block**  
**December 16–17, 2024**

<b>4th Round Commissioning + Additional Testing</b>						
<b>Original Round 4 Plan</b>						
<b>No.</b>	<b>Sample ID</b>	<b>Sampler Location</b>	<b>Round 3 GC Reading</b>	<b>Round 4 Screening 1</b>	<b>Round 4 Screening 2</b>	<b>Deploy Passive Sampler?</b>
1	EB-01-A	N Mech Room	0.67	0.90	1.0	x
2	EB-01-AX	1053 Men's Lockers	< 0.6	< 0.6	< 0.6	x
3	EB-01-AU	1052 Mechanical	1.0	< 0.6	< 0.6	x
4	EB-01-W	Unit 1051 Living Room	0.80	< 0.6	0.70	x
5	EB-01-W2	Unit 1051 Bedroom	0.70			x
6	EB-01-X	Unit 1050 Bedroom	0.90	< 0.6	< 0.6	x
7	EB-01-AR	Unit 1050 Bathroom	0.90			x
8	EB-01-Y	Unit 1045	1.2	< 0.6	< 0.6	x
9	EB-01-AS	Unit 1045 NW Wall				x
10	EB-01-Z	Unit 1044 S Bedroom	1.2	< 0.6	< 0.6	x
11	EB-01-Z2	Unit 1044 Living Room	1.2			x
12	EB-01-AA	Unit 1043 Living Room	1.2	< 0.6	< 0.6	x
13	EB-01-AA2	Unit 1043 N Bedroom				x
14	EB-01-AT	Unit 1043 Half Bath	1.2	< 0.6	< 0.6	x
15	EB-01-AJ	1049 Storage East	< 0.6			x
16	EB-01-AJ2	1049 Storage West	< 0.6	< 0.6	< 0.6	x
17	EB-01-AL	1048 Laundry West	1.2			< 0.6
18	EB-01-AL2	1048 Laundry East		x		
19	EB-01-AV	1054 Fitness North	< 0.6	< 0.6	< 0.6	x
20	EB-01-AV2	1054 Fitness South	< 0.6			x
21	EB-01-I	1055 Women's Lockers	< 0.6	< 0.6	< 0.6	x
22	OA-01-A	RAMP	< 0.6	< 0.6	< 0.6	x
<b>Additional Locations per WDNR Request</b>						
<b>No.</b>	<b>Sample ID</b>	<b>Sample Location</b>	<b>Round 3 GC Reading</b>	<b>Round 4 Screening 1</b>	<b>Round 4 Screening 2</b>	<b>Deploy Passive Sampler?</b>
23	IA-1042	Unit 1042 Living Room	0.90	< 0.6	< 0.6	x
	IA-1042-BR	Unit 1042 N Bedroom	---		< 0.6	
	IA-1042-BA	Unit 1042 N Bathroom	< 0.6		< 0.6	
24	IA-1041-LR	Unit 1041 Living Room	< 0.6	< 0.6	< 0.6	x
	IA-1041-BR	Unit 1041 N Bedroom	---		< 0.6	
	IA-1041-BA	Unit 1041 N Bathroom	0.80		< 0.6	
<b>Additional Screening Locations based on Round 3 GC Readings</b>						
<b>No.</b>	<b>Sample ID</b>	<b>Sample Location</b>	<b>Round 3 GC Reading</b>	<b>Round 4 Screening 1</b>	<b>Round 4 Screening 2</b>	<b>Deploy Passive Sampler?</b>
1*	IA-1001	1001 Lobby A	1.2	< 0.6	< 0.6	
2*	IA-1001B	1001 Lobby B	1.2	< 0.6	< 0.6	
3	IA-1056	1056 Mechanical	1.0	< 0.6	< 0.6	
4*	IA-EG2	East Garage, Spot 42	1.0	< 0.6	< 0.6	
5	IA-1052-C2	1052 Mechanical Column 2	1.0	< 0.6	< 0.6	
6	IA-1048-C1	1048 Laundry Column 1	1.0	< 0.6	< 0.6	
7	IA-1045-BR	Unit 1045 Bedroom	1.1	< 0.6	< 0.6	
8	IA-1045-C1	Unit 1045 Column 1	1.2	0.60	< 0.6	
9	IA-1044-C1	Unit 1044 Column 1	1.2	< 0.6	< 0.6	
10	IA-1044-C2	Unit 1044 Column 2	1.2	< 0.6	< 0.6	
11	IA-1044-BA	Unit 1044 Bathroom	1.2	< 0.6	< 0.6	
12	IA-1043-C1	Unit 1043 Column 1	1.2	< 0.6	< 0.6	
13	IA-1042-SUMP	Unit 1042, Sump	1.0	< 0.6	< 0.6	
14*	IA-EG-SUMP	East Garage, Sump	1.3	< 0.6	< 0.6	
15*	IA-2037	Unit 2037	1.0	< 0.6	< 0.6	
16*	IA-2063	Unit 2063	1.0	< 0.6	< 0.6	
17*	IA-S7-2	Stairwell 7, 2nd Floor	1.3	< 0.6	< 0.6	

**NOTES:**

All results and readings are reported in units of micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ).

\*Round 4 Screening 1 for this location was completed on 12/13/2024.

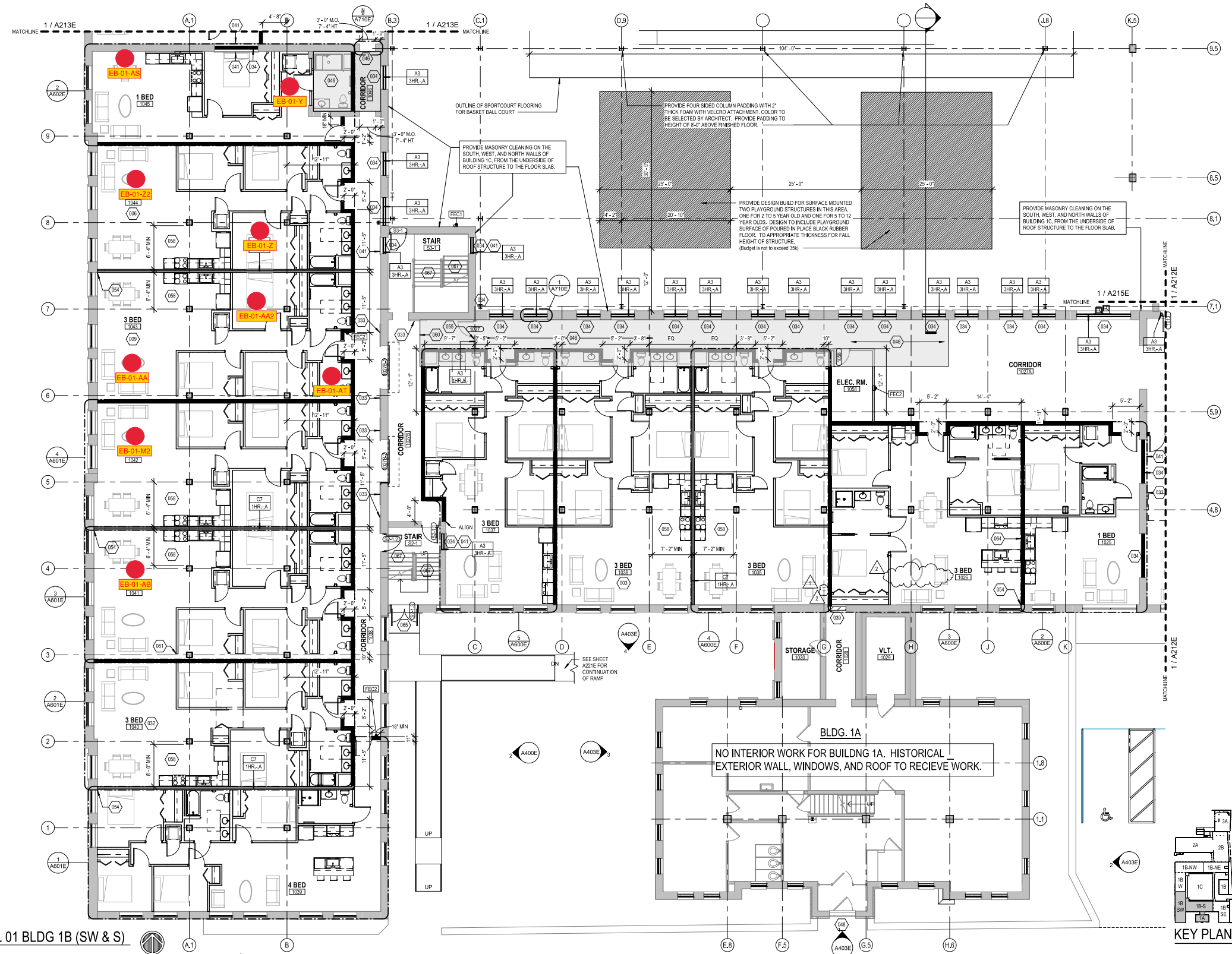
# Figure 1 Passive Air Sampling Locations Level 1: Buildings 1B-SW and 1B-S



T 414.220.9640  
751 N Jefferson St.  
Suite 200  
Milwaukee, WI 53202

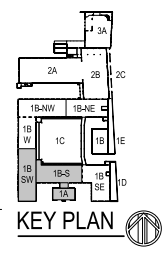
CONSULTANTS

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**LEGEND**  
● Passive Sampler Locations

1 NEW WORK PLAN - BASEMENT, BLDG 1A & LEVEL 01 BLDG 1B (SW & S)  
Scale: 1/8" = 1'-0"



COMMUNITY WITHIN THE CORRIDOR - EAST BLOCK  
3100 W. Center Street  
Milwaukee, WI 53210

SHEET TITLE  
NEW WORK PLAN - BASEMENT, BLDG 1A & LEVEL 01, BLDG 1B (SW & S)

REVISIONS

1	10/09/20	Addendum #1
2	10/13/20	Addendum #2

SCALE	VARIES
PROJECT NUMBER	200102
SET TYPE	CONSTRUCTION DOCUMENTS
DATE ISSUED	09/25/20
SHEET NUMBER	<b>A211E</b>

# Figure 1

## Passive Air Sampling Locations

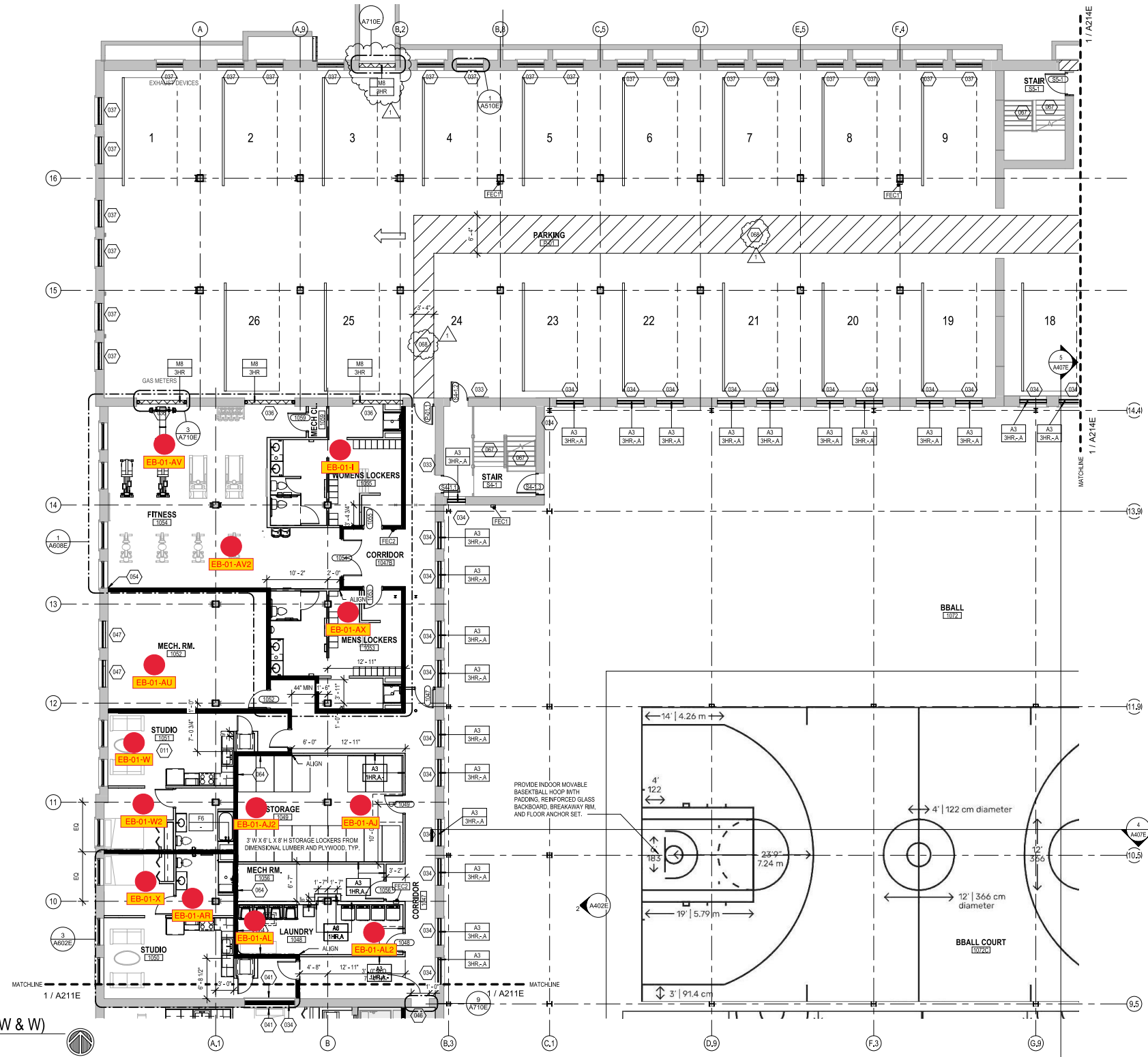
### Level 1: Buildings 1B-NW and 1B-W



T 414.220.9640  
751 N Jefferson St.  
Suite 200  
Milwaukee, WI 53202

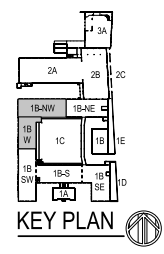
CONSULTANTS

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**LEGEND**  
● Passive Sampler Locations

1 NEW WORK PLAN - LEVEL 01, BLDG 1B (NW & W)  
Scale: 1/8" = 1'-0"  
0' 2' 4' 8' 12'



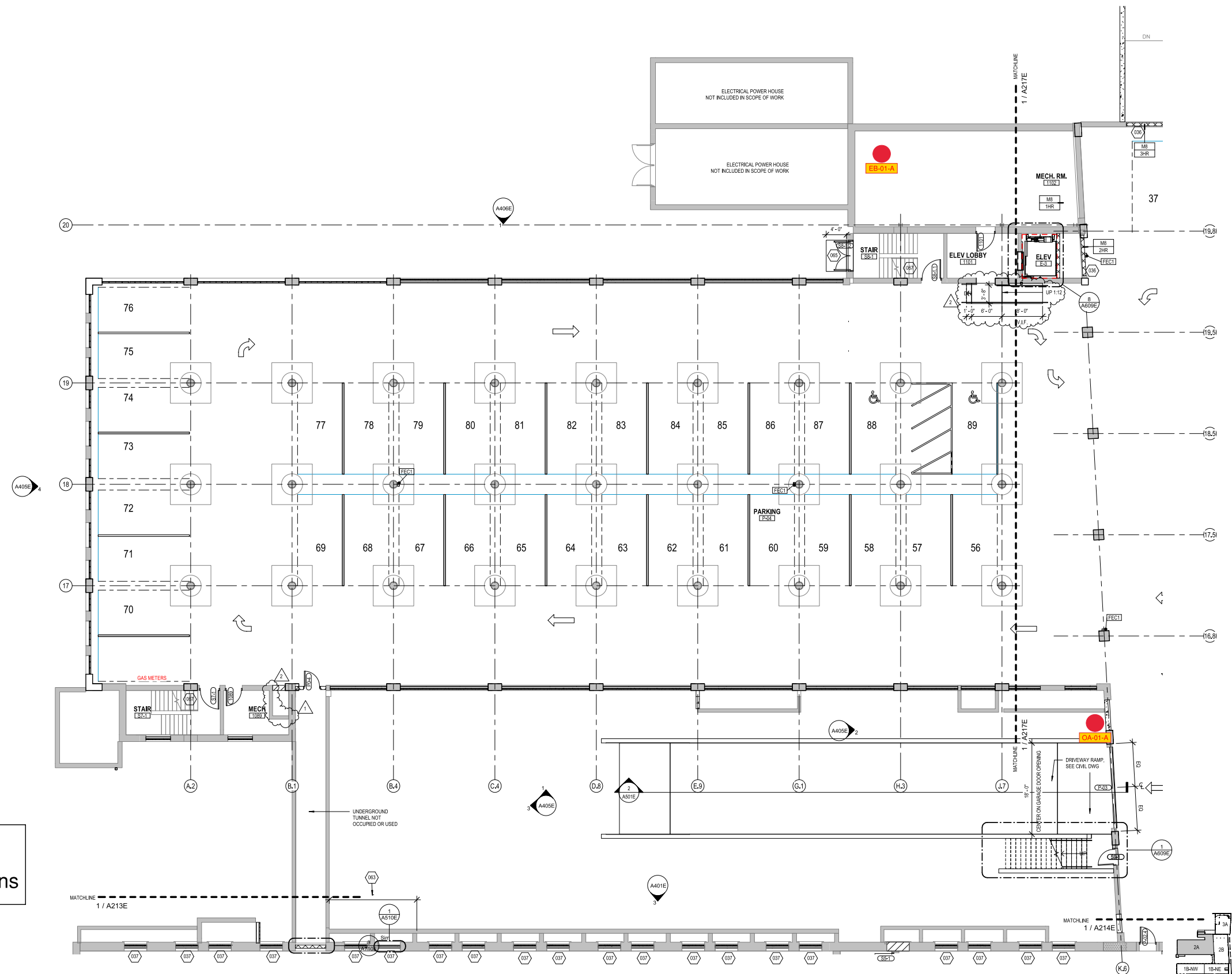
COMMUNITY WITHIN THE CORRIDOR - EAST BLOCK  
3100 W. Center Street  
Milwaukee, WI 53210

SHEET TITLE  
NEW WORK PLAN - LEVEL 01, BLDG 1B (NW & W)

REVISIONS  
1 10/09/20 Addendum #1

SCALE	VARIES
PROJECT NUMBER	200102
SET TYPE	CONSTRUCTION DOCUMENTS
DATE ISSUED	09/25/20
SHEET NUMBER	<b>A213E</b>

# Figure 1 Passive Air Sampling Locations Level 1: Building 2A



**LEGEND**  
● Passive Sampler Locations

1 NEW WORK PLAN - LEVEL 01, BLDG 2A  
Scale: 1/8" = 1'-0"

COMMUNITY WITHIN THE CORRIDOR - EAST BLOCK  
31100 W. Center Street  
Milwaukee, WI 53210

SHEET TITLE  
NEW WORK PLAN - LEVEL 01, BLDG 2A

REVISIONS

1	10/09/20	Addendum #1
2	10/13/20	Addendum #2

SCALE	VARIABLES
PROJECT NUMBER	200102
SET TYPE	CONSTRUCTION DOCUMENTS
DATE ISSUED	09/25/20
SHEET NUMBER	<b>A216E</b>

KEY PLAN