

Jorgensen, Theadora O - DNR

From: Gross, Erin <Erin.Gross@stantec.com>
Sent: Tuesday, March 24, 2020 3:30 PM
To: Hnat, John J - DNR
Subject: RE: Whitefish Bay Cleaners
Attachments: IntegralManagementEmail.pdf

John,

Please see the attached email that was sent to Integral Management on January 3, 2020. The associated attachments are also included in the pdf.

Thanks,

Erin Gross P.G.
Staff Geologist

Direct (Mequon office): 262-643-9110
Direct (Cottage Grove office): 608-839-2050
Mobile: 608-628-6278
Erin.Gross@stantec.com

Stantec
12075 Corporate Parkway Suite 200
Mequon WI 53092-2649



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

 Please consider the environment before printing this email.

From: Hnat, John J - DNR <John.Hnat@wisconsin.gov>
Sent: Tuesday, March 24, 2020 3:20 PM
To: Gross, Erin <Erin.Gross@stantec.com>
Subject: Whitefish Bay Cleaners

Erin,

Can you send me a copy of the email you sent to Integral Management? I don't think I was copied on it. Working on the letters.

Thanks.

J Hnat
DNR
John.hnat@wisconsin.gov
414-263-8644

Gross, Erin

From: Gross, Erin
Sent: Friday, January 3, 2020 3:03 PM
To: propertymanagement@integrallc.com
Subject: Indoor and Sub-Slab Air Sampling (429 W Silver Spring Rd)
Attachments: RR954.pdf; Questionnaire.pdf; Steinhafels_SiteAccessAgreement.docx

To whom it may concern,

I had contacted your company via telephone and spoke with Stephanie on December 6, 2019 and was hoping to get in touch with a manager that may be able to assist with us moving forward with this sampling. We are trying to get in contact with the company that manages the building located at 429 W Silver Spring Dr, Glendale, WI (the owner is listed as Capital Ventures, LLC). I had spoken with Erik at Steinhafels and he had directed me to Integral Management Company to get potential approval for the following:

Stantec is looking to conduct indoor air sampling and sub-slab vapor sampling at the Steinhafels location on behalf of Whitefish Bay Cleaners given its proximity to a historical release of dry cleaner solvents in the area. The WDNR requested that Whitefish Bay Cleaners sample the air quality inside and below nearby buildings, like yours (the Owner). Again, Stantec is working on behalf of Whitefish Bay Cleaners.

The sampling will occur at Whitefish Bay Cleaner's expense, no cost to you (the Owner or tenant). Before work can begin, we will need a signed attached access agreement between the Owner and Whitefish Bay Cleaners. We did forward the Questionnaire to the tenant (Steinhafels) since they actively occupy the space, but it may be helpful for you too (the Owner) to fill out the attached Questionnaire as well. The Questionnaire is to prevent potential cross-contamination of air samples and to know Site conditions.

Sampling will consist of:

- Indoor air sampling at the "normal breathing zone", 3-5 ft above the floor at a place designated/approved by the Owner/tenant (24-hour period of sampling)
- Sub-slab sampling (approximately 30 minutes)
 - The sub-slab will be air-tight, sealed, flush with the ground, and barely poke through the concrete floor slab (groundwater in the area, historically, is between 9 and 10 feet below ground surface). From my understanding, Erik said there isn't much concrete in the area where we could non-intrusively install this sampling point. It can be in an area like a closet, bathroom, anything where you feel it may be out of the way of usual traffic.
 - We will be leaving the points in place until we get confirmation from the WDNR that re-sampling at your location is not necessary
 - After WDNR approval/clearance, the sample point will be fully abandoned with concrete, flush to the ground, after sampling has taken place to prevent leakage after abandonment.

We will provide you, the Owner, with a brief explanation/summary of the results once complete. At your earliest convenience, if you could please fill out the questionnaire and site access agreement. You can send it back to me via email or send it in the mail to the address listed below.

In the meantime, if you have any questions/concerns, feel free to contact me via email or my cell phone listed below and I'd be happy to answer any questions/concerns. This is highly requested by the WDNR, so we would like to work with you and the tenant in any way possible on getting this project moving forward.

Thank you

Erin Gross P.G.
Staff Geologist

Direct (Mequon office): 262-643-9110
Direct (Cottage Grove office): 608-839-2050
Mobile: 608-628-6278
Erin.Gross@stantec.com

Stantec
12075 Corporate Parkway Suite 200
Mequon WI 53092-2649



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

What to Expect During Vapor Intrusion Sampling



The sampling procedure for vapor intrusion is performed by health and environmental professionals. It involves drilling one or more small holes into the basement or lowest level of your building, collecting a vapor sample from those holes - also called ports - and then sending the sample to a specialized lab for analysis. This is called sub-slab sampling. Sampling professionals try to minimize any inconveniences to you by informing you up front on what to expect and working with your schedule on the days of sampling.

Vapor sampling provides information about the extent of potential contamination in your neighborhood.

Should I be on site for the sampling?

It's up to you. Sampling professionals will need to be let in to install the testing equipment and collect the samples. The arrangements you make are completely dependent on your availability and comfort level with others on your property.

How many times will sampling professionals enter my property, and how is sampling done?

In general, you should plan on two or three visits over two or three days. While the actual sampling procedure and schedule may vary, the following provides a typical approach:

Day 1: The first day includes locating suitable locations for port installation, then drilling and installing the ports. This usually takes about an hour or two.

Day 2: The second day involves attaching the collection canister to the port to begin collecting the samples. A 24-hour indoor air sampling kit may also be set up. This visit will also take an hour or two.

Day 3: The third day is a shorter visit to gather all of the sampling equipment and seal off the ports. Sometimes the port site is left in place in case samples may need to be collected in the future.

Why not take indoor air samples instead of sub-slab samples?

Indoor air quality often changes from day to day, creating misleading assumptions about long-term indoor air quality. Indoor air quality may be affected by vapors given off by household or commercial products including paints, glues, fuels, cleaners, cigarette smoke, aerosol sprays, new carpeting or furniture. Also, any outdoor air that enters the inside of your house may also contain vapors which can alter test results. By itself, indoor air testing will not necessarily confirm that the vapors in the indoor air are entering a building from underground sources. However, indoor air samples are usually collected at the same time as the sub-slab samples for comparison purposes.



What if there is a crawl space instead of a basement?

If there is a crawl space or a basement with a dirt floor, it is not possible to install a port. In these cases, a sample of air is collected from the crawl space or basement over a 24 hour period. Sometimes a port can be installed in the side wall of the foundation.

Who pays for testing, and when will I get the results?

In many cases, the responsible party (the person or business legally obligated to investigate and clean up the environmental contamination) pays for the testing. The responsible party may also pay for the installation of a mitigation system if it is necessary. Sometimes, other parties such as DNR or the Dept. of Health may pay for testing. As long as the property owner provides reasonable and timely access for testing, rarely would they be responsible for the cost.

The laboratory results are usually available in two to four weeks and will be shared with you through a state or local health agency, the Wisconsin DNR, the responsible party or a hired consultant. An explanation of the findings and additional steps to be taken, if any, will also be provided.



A sub-slab vapor sampling system is usually in place for a day or two during the sampling process. The metal canisters (foreground) collect the vapor sample from the port (smaller canister in back of photo). The same canisters can be used to collect indoor air samples.

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.



OWNER QUESTIONNAIRE FOR HOME VAPOR ASSESSMENT

**Whitefish Bay Cleaners
Glendale, Wisconsin**

Please complete this questionnaire to the best of your ability. Upon completion of the questionnaire, please return the form to erin.gross@stantec.com or mail to:

Stantec
Attn: Erin Gross
12075 Corporate Parkway, Suite 200
Mequon, WI 53092-2649

Should you have questions while completing this questionnaire, please contact Erin Gross of Stantec at (608) 628-6278. Thank you.

CONTACT INFORMATION

PROPERTY OWNER:

Name: _____ Address: _____

City _____ State: _____ Zip code: _____ Phone # _____

TENANTS:

Name: _____ Address: _____

City _____ State: _____ Zip code: _____ Phone # _____

PROPERTY INFORMATION/QUESTIONS

1) What are the best days to sample indoor air and sub-slab soil vapor? Indoor air will involve Stantec personnel entering your house/building in the morning to set up the sample containers. The sample containers will be left in place for approximately 8 hours at which time Stantec personnel will return to your property to retrieve sampling equipment.

2) Where is the best location to install a temporary sub-slab vapor point? The sample point must be installed through the basement floor slab (or through ground floor slab, if no basement if present). Note, the sample point will be removed, the hole grouted, and the hole in the concrete fully sealed upon completion of sampling and WDNR approval of the completed sample process and test results. _____

3) Do you currently have clothing in your residence/building (in particular your basement) that has been dry cleaned?

If not, when was the last time you had dry cleaned clothing in your basement, residence, or building?

4) Do you currently store mothballs or any other chemicals (i.e. paint, solvents, stains, etc.) in your basement?

If not, when was the last time you stored mothballs or other chemicals in your basement?

5) Do you or someone who resides in your home, work at a dry-cleaning business?

SIGNATURE

Signature of Person Completing Form: _____

Printed Name of Person Completing Form: _____

Date: _____

Affiliation with the Property: _____

Years Affiliated with Property: _____

Years You Owned the Property (if applicable): _____

Years You Operated at the Property (if applicable): _____

SITE ACCESS AGREEMENT BETWEEN

Whitefish Bay Cleaners

and

Capital Ventures, LLC

This site access agreement (“Agreement”) is made as of November 6, 2019, by and between Capital Ventures, LLC, hereinafter referred to as “Grantor” and Whitefish Bay Cleaners, hereinafter referred to as “Grantee”.

1.0 RECITALS

1.1 Grantor owns certain real estate property at (address): 429 W Silver Spring Road
 (the “Property”).

1.2 Grantee desires to perform the following work on the Property:

Indoor Air Sampling:

Each indoor air sample collection device (6-liter Summa canister with 8-hour flow controller) will be positioned at a height considered to represent the normal breathing zone (approximately 3 to 5 feet above the lowest floor of the house [assumed to be the basement]). Collection of indoor air samples near windows or sources of outdoor air leakage will be avoided. Stantec will use a placard labeled “Do Not Disturb – Active Air Sampling”. Stantec assumes home occupants will not tamper with the Summa canisters during the 8-hour sample collection time, as Stantec personnel will not be continuously monitoring each canister. After approximately 8 hours, the canisters will be sealed and collected for shipment to the project laboratory.

Sub-Slab Vapor Sampling:

The vapor assessment will also consist on collection of sub-slab soil vapor samples through the basement floor at a location approved by the landowner. The sub-slab vapor point will be constructed using a 5/8-inch diameter VaporPin® kit. A 1.5-inch diameter drill bit will be used to allow placement of a flush mounted cover over the VaporPin® in the upper 4-inches of concrete. A 5/8-inch diameter drill bit is then used to fully penetrate the concrete floor and allow VaporPin® installation. The VaporPin® is fitted with a stainless-steel sealable hose barb to allow for sample collection.

After vapor point construction, leak testing consisting of a “shut-in test” that measures airtightness of the fittings between the sample probe and the sample container and a “helium shroud test” to measure if the vapor point seal leaks will be performed. After successful shut-in and helium shroud tests, the vapor point will be purged of one well volume at a flow rate near or less than 200 milliliters per minute. Following purging, “grab” samples will be collected at a flow rate near or less than 200 milliliters per minute using a laboratory provided 6-liter Summa canister. The air samples will be analyzed for volatile organic compounds (VOCs) using EPA Method TO-15. The sampling point will be fully abandoned with concrete, flush to the ground, to prevent leakage after abandonment.
 (the “Work”).

1.3 The parties desire to enter into this Agreement to give access to the Property to Grantee or its representatives or consultants for the purpose of performing the Work.

2.0 AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto do hereby covenant and agree to and with each other as follows:

3.0 TERMS

3.1 Grantee or its representatives or consultants may perform the Work on the Property. Grantee or its representatives or consultants may enter onto the Property for the purpose of performing the Work.

3.2 Grantee agrees not to permit any liens to stand against the Property for Work done or materials furnished by Grantee, and Grantee agrees to indemnify and hold Grantor harmless from any such liens for Work performed under this Agreement.

3.3 If the Property shall be disturbed by the performance of the Work, then upon completion of the Work the Property shall be reasonably restored by Grantee to as close to its original condition just prior to such disturbance.

3.4 Grantee agrees to indemnify, defend, and save Grantor, its agents, consultants or employees harmless against all liability, damage, expense, causes of action, suits, claims, or judgments, including reasonable attorneys' fees and court costs, resulting from injuries to persons or damage to property on the Property which arise out of any negligent act, error, or failure to act, of Grantee, its agents, consultants or employees in performing the Work allowed by the site access provided by this Agreement, except to the extent the same may be caused by the negligence of Grantor, its agents, consultants or employees.

3.5 This Agreement may be terminated by either party upon five (5) business days prior written notice.

3.6 Grantee shall use its best efforts to perform the Work in a manner so as not to unreasonably interfere with Grantor's use or occupation of the Property.

3.7 This Agreement shall be governed by the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties hereto are authorized to and have executed this Agreement as of the day and year first above written.

(Grantor)

(Grantee)

(by)

(by)

(Title)

(Title)