

From: Paul Robin Zuege <zigjigs@gmail.com>
Sent: Friday, October 22, 2021 2:00 PM
To: Saliars, Gwen N - DNR
Subject: Re: ACTION REQUESTED BY 10/27/21: Operation & Maintenance Plan for Vapor Mitigation System at Dry Cleaners Etc, BRRTS #02-69-552218

Follow Up Flag: Follow up
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Hello Gwen,

I have contacted EnviroForensics Consultants on the matter of searching for insurance policy coverage for completed and further investigative work on the Drycleaners, Etc. site. We have decided to proceed with a proposed Scope of Work plan with EnviroForensics. This plan will involve considerable additional funds on my part. I am working on a budget with EnviroForensics to proceed with the Policy Find investigation.

I am considering your request to produce a Maintenance manual by an Environmental Consultant. At this time I do not have the funds for this manual to be produced (\$1500-2000).

Please understand that I intend to try to comply with what you asking regarding the O&M document but I don't have the necessary funds at this time to do so.

I will ask EnviroForensics for suggestions about this matter in the near future.

Thank you for your consideration in this matter.

Paul Zuege

On Wed, 13 Oct 2021 at 11:21 PM Saliars, Gwen N - DNR <gwen.saliars@wisconsin.gov> wrote:

Paul,

Thank you for sending the additional information on October 8, 2021, about your tenant and who will be performing inspections of the vapor mitigation system (VMS) installed at 102 E Cook St. I looked over the operation and maintenance information you provided as well. While that document from SWAT Environmental provides some information on the system it is not what DNR considers an Operation & Maintenance (O&M) Plan for a VMS. As briefly mentioned in my previous email to you on September 30, 2021, the O&M Plan should have all the applicable information on the system (system components, electrical wiring, alarms, how to inspect the system, inspection logs, etc) but should be written so those doing the inspections, like Michael Zuege, can fully understand what to look for. The documentation you provided does not include all the necessary information since it was created prior

to the system being electrically wired, and it is written for more technical audiences. Typically, the O&M Plan would be created by an environmental consultant after all work on the VMS has been completed. Refer to guidance RR-981 available at: <https://dnr.wi.gov/files/PDF/pubs/rr/RR981.pdf> for details on everything that should go into an O&M Plan. On other sites where a VMS was installed, the creation of an O&M Plan has cost between \$1,500-\$2,000.

Providing an O&M Plan for the VMS is the best way to ensure that Michael Zuege and your tenants understand how the system works, and that the VMS continues to operate correctly to protect the health of building occupants. I request you respond by **October 27, 2021**, with indication on whether you will be hiring an environmental consultant to create an O&M Plan. Reach out with any questions. Thank you,

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Gwen Saliars

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