

From: Beggs, Tauren R - DNR
To: ["John Emery"](#)
Cc: [Don Brittacher \(Don.Brittacher@omni.com\)](mailto:Don.Brittacher@omni.com)
Subject: RE: Indoor Air Results for 109 Steele Street Apartment Complex
Date: Monday, January 09, 2017 2:23:00 PM

Sounds good John, thank you for the update!

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Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: John Emery [mailto:emery.ja@gmail.com]
Sent: Monday, January 09, 2017 2:21 PM
To: Beggs, Tauren R - DNR
Cc: Don Brittacher (Don.Brittacher@omni.com); Sellwood, Alyssa A - DNR
Subject: Re: Indoor Air Results for 109 Steele Street Apartment Complex

Hi Tauren - Thank you, I'm glad we can continue with the stepwise approach.

As you know, I have ongoing dialog with several certified mitigation contractors to make sure we get comprehensive proposals for the Allyn property. I'll continue to keep you in the loop to make sure we meet DNR specifications. Once we get preferably three competitive bids we can award based on best value then commence with testing & installation.

John

On Mon, Jan 9, 2017 at 9:07 AM Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov> wrote:

Hi John,

We can continue with a stepwise approach for this site and prioritize/focus on the mitigation system work at the source property. For right now, based on the indoor air results, we can delay the sub-slab investigation at 109 Steele St, but it will eventually have to be completed as part of the site investigation process to determine whether or not a vapor intrusion pathway is a further concern in the apartment complex.

Thanks,

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Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: John Emery [mailto:emery.ja@gmail.com]

Sent: Friday, January 06, 2017 1:20 PM

To: Beggs, Tauren R - DNR

Cc: Don Brittnacher (Don.Brittnacher@omni.com); Sellwood, Alyssa A - DNR

Subject: Re: Indoor Air Results for 109 Steele Street Apartment Complex

Tauren - I understand the rationale but since the building is well within safe limits for occupants I hope we could at least prioritize the work. Would you agree to postpone further testing at 109 Steele to focus on the mitigation system needed in the Allyn's building? After that we can determine the next priority.

Appreciate your consideration for this.

John

On Thu, Jan 5, 2017 at 11:38 AM Beggs, Tauren R - DNR

<Tauren.Beggs@wisconsin.gov> wrote:

Hi John,

The results are encouraging, but these samples were only to assess potential immediate risk in the building. As part of the preparation and process prior to indoor air sampling, chemicals that were present in the areas where the samples are to be collected are removed 24 hours prior to sample collection. There still can be variability in indoor air samples from background sources. There is much more variability in indoor air sampling than there is in sub-slab sampling. That is why indoor air sampling can't solely be used to assess whether a vapor intrusion risk is present. This gets us into the evaluation of vapor intrusion risk based on sub-slab sampling because sample collection from sub-slab is pulling air from below the foundation where vapors from contamination below the building would be migrating from in this scenario, which provides a more accurate assessment. Concurrent indoor air sampling with sub-slab sampling provides a more direct comparison of the interaction between sub-surface vapors and what vapors may be migrating into the building. There is also seasonal variability, which can also affect concentrations detected in sampling. Also, in most situations vapor concentrations tend to decrease with each level, so the basement could have higher concentrations than the first floor, first floor higher than the second floor, etc. Therefore, DNR and DHS does not rule out vapor intrusion based on one sampling event.

DNR guidance document, *RR-800 Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin* does a great job of further explaining what I have stated above. Page 9 for Sub-Slab Sampling and Page 11-12 for Indoor Air Sampling further explains this. The following link is to view RR-800: <http://dnr.wi.gov/files/PDF/pubs/rr/RR800.pdf>.

If you have further questions, please let me know.

Sincerely,

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Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: John Emery [mailto:emery.ja@gmail.com]

Sent: Wednesday, January 04, 2017 9:08 PM

To: Beggs, Tauren R - DNR

Cc: Don Brittnacher (Don.Brittnacher@omni.com)

Subject: Re: Indoor Air Results for 109 Steele Street Apartment Complex

Hi Tauren - Well, these indoor air results for 109 Steele St. are really encouraging. I'm glad the occupants of the building are safe. However, it makes me wonder if further testing is really necessary.

If I calculate correctly, the results are:

For apartment 1A-1:

PCE = $0.11/6.2 = 1.8\%$ of VAL

TCE = $.087/0.39 = 22.3\%$ of VAL (could this be from other chemicals in the building?)

For apartment 1A-5:

PCE = $0.41/6.2 = 6.6\%$ of VAL

If these %'s are correct, they are only a small fraction of the VAL's. Do you think that further commercial testing could find concentrations above the VAL's which would warrant a mitigation system? If not, what is the purpose of further testing? On the other hand, if these initial %'s were nearer the VAL's then I could understand the justification for further testing.

With the Allyn's limited resources shouldn't we put the \$4,000 for further testing at 109 Steele St. into the mitigation system for 111 Steele St.? I'm also mindful that we have not yet resolved the extent of the groundwater plume which could also require additional funds from the Allyn's.

Regards,
John

On Tue, Jan 3, 2017 at 3:32 PM, Beggs, Tauren R - DNR

<Tauren.Beggs@wisconsin.gov> wrote:

Hi Don,

I received the indoor air results today for sample location IA-1 (first floor apt #1) and IA-5 (second floor apt #5), which I have relayed to the property owner and property manager for the 109 Steele Street apartment complex. Good news is that concentrations of the dry cleaning related contaminants (trichloroethene (TCE) and tetrachloroethene (PCE)) in the indoor air were below the vapor action levels (VALs), meaning there is not an immediate risk for the residents in the apartment complex. There were however

TCE and PCE detected in the air samples at low concentrations. For comparison purposes to the lab results the following are the VALs for:

- PCE: 6.2 parts per billion by volume (ppbv)
- TCE: 0.39 ppbv

Summary of Lab Results:

- IA-1 detected PCE at 0.11 ppbv and TCE at 0.087 ppbv < VALs
- IA-5 only detected PCE at 0.41 ppbv < VAL

For your records, attached is the letter DHS and I provided to the property manager to relay vapor intrusion information to the tenants. Also attached is the indoor air sampling memo documenting the sampling in the apartment units and the basement condition memo documenting my walkthrough. I revised the basement condition memo to incorporate your comments regarding the drain for the boiler blow-out water. The last attachment is my recommendations after review of Sigma's vapor sampling quote that you sent to me.

If you have any questions, please feel free to contact me.

Thanks,

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Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert

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----- Forwarded message -----

[From: "Beggs, Tauren R - DNR" <Tauren.Beggs@wisconsin.gov>](mailto:Tauren.Beggs@wisconsin.gov)

[To: Don Brittner <Don.Brittner@omni.com>](mailto:Don.Brittner@omni.com)

[Cc: "John Emery \(emery.ja@gmail.com\)" <emery.ja@gmail.com>](mailto:emery.ja@gmail.com)

[Date: Thu, 22 Dec 2016 21:39:50 +0000](#)

[Subject: RE: Vapor sampling quote for apartment building east of Allyn property](#)

[Hi Don,](#)

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There are two important points in the DNR Guidance document RR-986: Sub-Slab Vapor Sampling Procedures (link: <http://dnr.wi.gov/files/PDF/pubs/rr/RR986.pdf>) that I want to point out, so additional unnecessary costs can be avoided. Please refer to the following sections of the guidance:

- Page 9 – IV. 3. Temporal Sub-Slab Sampling Considerations to Evaluate Vapor Intrusion Risk: Sampling guidelines for residential, if sub-slab does not exceed vapor risk screening levels, additional sub-slab samples should be collected to verify the initial sample results to rule out vapor intrusion.
- Page 4 - II. B. Sub-Slab Sample Ports: Permanent vs. Temporary Sub-slab Probes: Because multiple sub-slab samples may be necessary, DNR recommends that sampling probes be established as semi-permanent.

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My recommendation is that the vapor pins be semi-permanent and returned to Sigma after multiple rounds. Per the guidance above, I do not want to have to require you to spend more money by having to go back and reinstall vapor ports again.

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I am going to do a double check tomorrow to verify that there are no additional drains or holes cut into the basement floor.

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Sincerely,

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Tauren R. Beggs

Phone: (920) 662-5178

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From: Don Brittnacher [<mailto:Don.Brittnacher@omni.com>]

Sent: Thursday, December 22, 2016 2:18 PM

To: Beggs, Tauren R - DNR; John Emery (emery.ja@gmail.com)

Subject: Vapor sampling quote for apartment building east of Allyn property

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Tauren and John,

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Sigma provided a quote to perform the services (attached). John, the quote assumes that you will remove and send back the probes once the vapor sampling phase is over. Also, I will need your authorization to schedule the work. After talking to Tauren following his site visit earlier today, the only addition to the scope of services is that Sigma will need to temporarily caulk a small piece of plywood over a small hole in the basement's concrete floor, which was cut to drain boiler blow-out water.

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Don

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