

From: Beggs, Tauren R - DNR
To: "John Emery"
Cc: [Don Brittnacher \(Don.Brittner@omni.com\)](mailto:Don.Brittner@omni.com); [Sellwood, Alyssa A - DNR](#); [Terry Fox](#)
Subject: RE: Status of Vapor Mitigation installation in Algoma
Date: Thursday, May 11, 2017 12:22:00 PM

Thank you for the update John! We typically wait a minimum of 3 months of system operation before retesting for vapors.

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Tauren R. Beggs

Phone: (920) 662-5178

Tauren.Beggs@wisconsin.gov

From: John Emery [<mailto:emery.ja@gmail.com>]
Sent: Thursday, May 11, 2017 8:58 AM
To: Beggs, Tauren R - DNR
Cc: Don Brittnacher (Don.Brittner@omni.com); [Sellwood, Alyssa A - DNR](#); [Terry Fox](#)
Subject: Status of Vapor Mitigation installation in Algoma

Tauren - A-1 Radon from Green Bay will be doing our installation on May 25 with a minimum of two suction points, or possibly three. They will do communication testing as soon as they startup the system so we will report results soon after. Then we can discuss how long to run the system before we retest for vapors.

I'll keep you posted. Your comments/guidance is welcome.

John

On Mon, Mar 20, 2017 at 11:09 AM, Beggs, Tauren R - DNR
<Tauren.Beggs@wisconsin.gov> wrote:

Thanks for the update John

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From: John Emery [<mailto:emery.ja@gmail.com>]
Sent: Sunday, March 19, 2017 2:07 PM

To: Beggs, Tauren R - DNR

Cc: Don Brittnacher (Don.Brittner@omni.com); [Sellwood, Alyssa A - DNR](#); [Terry Fox](#)

Subject: Re: Status of proposals for Allyn property

Tauren - Thanks for the guidelines. A-1 Radon from Green Bay will be doing the installation so we will jointly decide on a strategy to meet compliance criteria. Right now A-1 is booked up with residential radon installations so it will be another month or so before he can get to our site. I'll keep you posted but I'm confident we have a best value/quality driven installer selected. I also value the relationship established with A-1 which I believe will result in a better end-product.

Regards,
John

On Tue, Mar 7, 2017 at 10:38 AM, Beggs, Tauren R - DNR
<Tauren.Beggs@wisconsin.gov> wrote:

Hi John,

For compliance to address vapor intrusion into the future, you will need to demonstrate that the entire area that has sub-slab concentrations over vapor risk screening levels (VRSLs) has been depressurized. To achieve this, it may be easiest and cheapest to install another extraction/suction point in the front of the building during the initial installation of the vapor mitigation system (VMS). If you want to proceed with only one extraction point to start, there would be more sampling needed to demonstrate that sub-slab concentrations have been reduced to levels below the VRSLs and if the concentrations aren't reduced, then you may need the installer re-mobilize to the site to add another extraction point. This in turn creates additional cost on the back end. Please refer to the below scenarios:

1) If pressure field extends under entire building and indoor air meets vapor action levels (VALs):

- performance verified
- move to long-term operation, monitoring and maintenance (OM&M)

2) If indoor air does not meet VALs:

- Evaluate source of vapors (sub-slab or indoor air)
- ***Add extraction point if needed to meet VALs***

3) If indoor air meets VALs, but full pressure field extension under the entire building is not achieved:

- Collect sub-slab vapor sample in area that is not depressurized:
 - If sub-slab sample(s) meet VRSLs
 - Sub-slab depressurization not needed in this area
 - No further action needed

- If sub-slab sample(s) do not meet VRSLs
 - Sub-slab depressurization needed in this area
 - **Add extraction point to area that is not depressurized and not meeting VRSL**

It is up to you how you would like to proceed. If you have any other questions, please let me know.

Sincerely,

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

Sent: Friday, March 03, 2017 4:12 PM

To: Beggs, Tauren R - DNR

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

Subject: Re: Status of proposals for Allyn property

Tauren et al - We're making good progress again with mitigation proposals and expect to award the installation next week. I'm waiting for one last proposal to come in but I think the one I got today will likely be the best. This is the company that teamed up with another company to do the communication testing which we shared with the other bidders.

The communication testing done last week turned out quite favorable such that one suction point will evacuate the entire area beneath the slab in the old dry cleaning shop behind the living quarters. However, communication beneath the fireproof room where the Stoddard machine was located was quite low so we may need to add a second suction point in that room based on post-startup communication testing results. I'm not surprised because there is a building foundation between those two areas even though they are in close proximity.

Here's where I need your input. Communication from the suction point in the back shop area up to the front living space was non-detectable, so I asked the bidders to provide an alternate to add a suction point in the living space if it's ultimately determined to be needed. We don't really expect to get communication to the front post-installation, however the contractors think that evacuating sub-slab vapors at the rear of the building may eliminate migration of vapors from the back space to the front living space. This would have to be proven with the post-mitigation VI testing.

I need to know if this is a viable strategy, i.e., if there's no post-installation communication from the back shop area up to the living space, can we proceed with suction point(s) in the rear of the building then wait for the post-mitigation VI testing to see if we are in compliance in the living space? Will that strategy meet your criteria? I would not want to invest in

another suction point in the living space if we can achieve compliance without it.

Appreciate your input on the strategy question, or any other issues.

Regards, John

On Fri, Feb 3, 2017 at 9:09 AM, Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov> wrote:

Thanks John, that sounds like a solid plan for moving forward. Please let me know once you have selected a contractor and are going to have the mitigation system installed.

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Tauren R. Beggs

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

Sent: Wednesday, February 01, 2017 8:37 PM

To: Beggs, Tauren R - DNR

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

Subject: Re: Status of proposals for Allyn property

Tauren & Alyssa - Finally starting to get some traction with these VI proposals. So far we've had three site visits with one more scheduled for next week. We've got two companies teaming up for one proposal, with a very reputable guy from Oshkosh doing the communication pre-testing working with A-1 from Green Bay doing the actual hardware design & installation. I worked out a deal that we would pay for their pre-testing separately and be given the results so we could offer that test data to other contractors in lieu of them doing their own testing & us having to pay extra. Another company from Manitowoc has already accepted that offer so he's waiting for test results to make his final proposal. I'll make the same offer to the fourth company coming from Neenah next week. The reason I went with four is that I don't really expect a competitive bid from SWAT in Milwaukee based on their rough estimate, so this way I hope to get three solid competitive bids, all from regional NE Wisconsin contractors.

This leads me to point out a lesson learned on my part. Initially when I was getting no call-backs or turn-downs after calls to several regional radon vendors on the DNR list, I starting looking online for VI contractors. I really didn't find any local VI contractors online so that led me to Milwaukee & beyond which was discouraging. Finally I went back to the DNR list and resumed calling regional companies and finally started getting some good leads which resulted in these three local companies coming for site visits. Bottom line - don't put too much faith in what you find (or don't find) online for this type of service.

Once I start getting proposals I will start sharing those with you to make sure all your requirements are met before we select the best value proposal. Let me know if you have any suggestions but I think we're finally on a solid track.

That's all for now,
John

On Wed, Jan 25, 2017 at 3:05 PM, Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov> wrote:

Thanks for the update John

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Phone: [\(920\) 662-5178](tel:(920)662-5178)

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

Sent: Wednesday, January 25, 2017 2:51 PM

To: Beggs, Tauren R - DNR

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

Subject: Status of proposals for Allyn property

Hello again Tauren - While waiting for proposals from A-1 and SWAT, I've been trolling the list of contractors & found a couple more interested parties. I have one site visit scheduled for Tuesday & tentatively one for Thursday. Hoping to start getting some viable proposals in the next few weeks. I'll keep you posted.

More later,
John

PS - this email thread was getting way too long, so I cut this message down to include only the last couple messages & gave it a new subject line. Older messages are still attached to prior emails.

On Mon, Jan 23, 2017 at 1:06 PM, Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov> wrote:

Hi John,

Glad to hear the visit with SWAT went well! As part of the DNR, it is policy that I can't provide recommendations for specific contractors/vendors. I can only provide a list of available contractors and provide you with qualifications to look for when you are contacting them. If there are questions about specific details of a proposal such as system design, communication testing, etc. that was provided to you, you can call Alyssa Sellwood-Statewide DNR Vapor Expert at [608-266-3084](tel:608-266-3084) to discuss details/requirements/recommendations and get clarification. The contractor can also call Alyssa if they have certain questions as well. If you do contact her, please let me know, so I am aware of it and can assist you as project manager of the site when work begins moving forward with installation of the system.

Thanks,

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

Sent: Saturday, January 21, 2017 10:31 PM

To: Beggs, Tauren R - DNR

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

Subject: Re: Status of proposal?

Tauren - I had a good site visit with SWAT Environmental on Thursday. They definitely seem to be qualified to do the work & will submit a proposal within the next two weeks. I'm a bit concerned however that their rough estimate for a mitigation system with five floor penetrations is in the \$10-20k range. Still trying to find a third qualified vendor but so far no good candidates. If you can help with any recommendations on qualified vendors that would help.

Thanks, John