From: John Emery <emery.ja@gmail.com>
Sent: Tuesday, December 8, 2020 12:11 PM
To: Schultz, Josie M - DNR
Cc: Campoli, Karen L - DNR; Chris Rogers
Subject: Re: Next steps for vapor investigation - Allyn Property, BRRTS # 02-31-564071

Hi All - Floor drain in storage room has water in it 9" below the floor so that is evidence there's a trap.
John

On Mon, Dec 7, 2020 at 7:03 PM John Emery <emery.ja@gmail.com> wrote:

> Received, thank you. I emailed our mitigation vendor this afternoon, awaiting reply.
> Good meeting today!
> John
>
> On Mon, Dec 7, 2020 at 5:31 PM Schultz, Josie M - DNR <josie.schultz@wisconsin.gov> wrote:
>
> > John & Chris,
> >
> > Thank you for discussing the indoor air and sub-slab vapor sampling results for the Allyn Property, BRRTS # 02-31-564071, with Karen and I today. As discussed during our phone conference, some additional investigation should be performed to look into the source of indoor air exceedances for TCE in the three occupied apartments. I've outlined next steps, as discussed, below:
> >
> > 1. Ensure no short-circuiting is happening with the vapor mitigation system. It was mentioned that the concrete floor has cracks present, and this may be allowing for the mitigation system to be short-circuiting and pulling indoor air to beneath the slab which could potentially cause additional negative air pressure differential within the building, and also cause the system to be less effective. To ensure this isn't happening, the following is recommended to be performed:
> >   a. Smoke or tracer testing to show where short-circuiting may be occurring along cracks.
> >   b. Take vacuum pressure readings using a micromanometer from pressure field extension (PFE) ports to verify system performance is same as at time of commissioning.
> >   c. Seal any cracks discovered in the slab using silicone caulk.
> >   d. After sealing all cracks, take vacuum readings from PFE ports again.
> > 2. Core concrete within the drycleaning room (floor and wall) to ensure material isn't off-gassing and contributing to indoor air. If analytical results find high concentrations of CVOCs, this material may need to be properly sealed.
> >
> >   a. Recommend taking sample from areas most likely to contain CVOCs
> > 3. Perform additional investigation into the floor drain (FD-1).

a. Recommend scoping of this drain to see if pea trap is present and to also see where drain leads to.

    i. If pea trap is present – ensure it isn't dry. Recommend pouring vegetable oil into this drain if doesn't get used very often.

b. Based on our conversation, the floor drain sample FD-1 is within an office/storage area that is generally unoccupied.
c. Although the drain was sealed, there is no attenuation between an open drain and ambient air, thus no attenuation factor is used and would be compared to indoor air vapor action levels (VALs).

4. Once floor cracks are sealed, additional indoor air sampling is recommended to be performed in the apartments to confirm exceedances:

    1. 24-hour indoor air sampling within the same bathrooms
    2. Recommend simultaneously grabbing a sample of vapors behind the sink drain pea trap(s). DNR doesn't currently have a protocol/guidance on this, however best method would likely be to insert a sample train beyond the pea trap and pull 3 volumes of air through the tubing prior to hooking to summa canister.
    3. As mentioned during the call, the upstairs front apartment (AB-3, 2.09 ug/m3 TCE, Apartment #1) and downstairs apartment (AB-1, 5.3 ug/m3 TCE, Apartment #3) both had toilets replaced fairly recently (presumed with new wax rings). Upstairs back apartment (AB-2, 5.1 ug/m3 TCE, Apartment #2) had toilet replaced after sampling was conducted.

Please review the information outlined above, and feel free to contact me if you have any additional questions or concerns.

Thank you,

Josie

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Josie M. Schultz
Hydrogeologist – Northeast Region Remediation and Redevelopment Team

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