

From: Beggs, Tauren R - DNR
Sent: Wednesday, November 11, 2020 11:26 AM
To: Ross Niemi; Richard Carey; Robert Fedorchak; Brian Kappen; 'sschmutzer@brimarkbuilders.com'
Cc: Schultz, Josie M - DNR; Borski, Jennifer - DNR
Subject: Follow up Needed for Vapor Assessment and Mitigation, Cobblestone Hotel & Suites, 1407 16th Street, Two Rivers

Good morning,

As follow up to the October 28, 2020 call with Ross and the further clarifications provided by Enviroforensics in a call with them on November 4, 2020, the following actions are needed before a determination can be made on whether the vapor mitigation system needs to be activated:

- The April 2020 vapor sampling is not considered to be representative of sampling during the heating season (winter). Therefore, an additional round of vapor sampling is needed below the vapor barrier to get representative vapor samples during the heating season. Samples should be collected during the heating season, ideally when the temperature is 20 degrees Fahrenheit or colder and during a time of falling temperature based on recent scientific presentations on indicators, tracers and surrogates.
- Information for the construction of the elevator pit was not included and at this time it is not clear if the elevator pit is adequately sealed to ensure it is protective of public health.
 - Identify the construction of the elevator pit to determine if the base is sealed to prevent direct intrusion of sub-slab vapors above the vapor action levels into indoor air without attenuation. Mitigate as needed. Provide documentation of the elevator pit construction and any actions taken to seal openings.
 - Collect an indoor air sample from within the elevator pit during the winter sampling event to determine if indoor air is impacted. Air should be analyzed for CVOCs plus benzene based on previous sub-slab vapor data. In this instance, a sorbent passive collection device with analysis by TO-17 is recommended for collection of air over a longer duration.
- Verify mitigation system standards for exhaust pipes. Only if the exhaust pipes need to be extended to 12" above the parapet roofline on the hotel building for compliance with ANSI/AARST standards, the DNR recommends making this modification for system effectiveness. Submit documentation of any changes or clarify no changes were made.
- Provide information on the new sanitary sewer laterals and if a vapor barrier was installed in-pipe.

Once the appropriate actions above are completed, this documentation needs to be submitted to the DNR in a report addendum to provide the remaining documentation needed for the DNR to respond to the Technical Assistance request. Once this documentation is received, the DNR will provide a formal Technical Assistance Response letter.

Note: If the vapor mitigation system does need to be turned on to protect building occupants from chemical vapor intrusion, then the system must be commissioned and a Vapor Mitigation System Operation & Maintenance Plan will need to be submitted.

Regards,

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

Tauren R. Beggs

Hydrogeologist & Northeast Region Land Recycling Expert

Remediation and Redevelopment Program

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dnr.wi.gov

From: Brian Kappen <bkappen@enviroforensics.com>
Sent: Tuesday, November 3, 2020 10:52 AM
To: Beggs, Tauren R - DNR
Cc: Robert Fedorchak
Subject: FW: Clarifications on Technical Assistance Request - Vapor Mitigation System Report for Two Rivers Cobblestone Hotel

Tauren,

Following up on my voicemail yesterday... a couple of comments regarding items in the email below:

Item #1 - The floor slab was poured directly on the vapor barrier. The vapor barrier was penetrated with a drill when the sampling ports were installed, so the samples are representative of conditions below the vapor barrier.

Item #3 - The vapor barrier was brought in contact with the elevator shaft and sealed against its concrete just below the concrete floor slab. Seal work included polyurethane sealant or double-sided tape, plastic concrete rivets, and seam tape. Tapes were supplied by the vapor barrier manufacturer.

Item #5 - Both exhaust stacks are currently 24" or more above the roof line and can be extended higher, if required.

Do you need this information to be provided in a more formal submittal?

Regards,

Brian Kappen, Senior Geologist/ Project Manager
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From: Steve Schmutzer <sschmutzer@BrimarkBuilders.com>
Sent: Monday, November 2, 2020 2:04 PM
To: Ross Niemi; Beggs, Tauren R - DNR; Robert Fedorchak
Cc: Richard Carey; Stuart Sell
Subject: RE: Clarifications on Technical Assistance Request - Vapor Mitigation System Report for Two Rivers Cobblestone Hotel

I apologize. I replied all to the email that was sent to me and Rob's email address is incorrect. I've sent it again to everyone with the correct email address.

Please use this one and disregard the first one.

Thanks



Steve Schmutzer
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From: Steve Schmutzer
Sent: Monday, November 2, 2020 1:56 PM
To: Ross Niemi <rniemi@nesco.com>; 'Beggs, Tauren R - DNR' <Tauren.Beggs@wisconsin.gov>; rfedorchack@enviroforensics.com
Cc: Richard Carey <rcarey@mwc corp.com>; Stuart Sell <ssell@BrimarkBuilders.com>
Subject: RE: Clarifications on Technical Assistance Request - Vapor Mitigation System Report for Two Rivers Cobblestone Hotel

Hello everyone,

In regards to Tauren's question number 2 below. The sanitary laterals from the building to the connection in the street are all new pipe.

If there are any other questions, let me know.



Steve Schmutzer
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From: Ross Niemi <rniemi@nesco.com>
Sent: Wednesday, October 28, 2020 3:33 PM
To: 'Beggs, Tauren R - DNR' <Tauren.Beggs@wisconsin.gov>; Steve Schmutzer <sschmutzer@BrimarkBuilders.com>; rfedorchack@enviroforensics.com
Cc: Richard Carey <rcarey@mwcorp.com>; Stuart Sell <ssell@BrimarkBuilders.com>
Subject: RE: Clarifications on Technical Assistance Request - Vapor Mitigation System Report for Two Rivers Cobblestone Hotel

Steve, Robert,

Tauren and I just talked. He will outline the items in a formal letter within the next few weeks, though wanted to give us a heads up as to what was coming in the letter. We can wait to respond with the letter, though here is a summary of the items we discussed and Tauren will need clarification on. There maybe a few other small clarifications requested in the letter.

Tauren, let me know if I missed anything.

1. Vapor Sampling
 - a. Sampling was done just below the slab, but above the vapor barrier. This needs to be done below the vapor barrier, and he can't use the data that was sent.
2. Laterals for Hotel
 - a. Tauren just wanted to confirm that new laterals for the sanitary sewer were used for the hotel (vs any existing laterals).
3. Elevator shaft
 - a. Clarification of the way the shaft was sealed.
4. Vapor Barrier on the sanitary sewer pipe
 - a. This was a recommendation, he wanted to clarify whether this was completed.
 - b. Note: In discussions with the environmental consultant with Thermo Scientific - they did collect samples for the sanitary sewer laterals that connect to our laterals and didn't find any VOCs in the pipe in the sanitary sewer.
5. Exhaustive pipes.
 - a. For active system (if needed) he believes these need to be 12 in above roof line.

Thanks,
Ross

Ross Niemi
Executive Vice President and
Chief Operating Officer
Mobile: +1 773.875.7078

-----Original Appointment-----

From: Stephanie Leonhard <sleonhard@mwcorp.com>

Sent: Thursday, October 22, 2020 4:31 PM

To: Stephanie Leonhard; Ross Niemi; Richard Carey; 'Beggs, Tauren R - DNR'; 'sschmutzer@brimarkbuilders.com'; rfedorchack@enviroforensics.com

Subject: Clarifications on Technical Assistance Request - Vapor Mitigation System Report for Cobblestone Hotel

When: Wednesday, October 28, 2020 3:00 PM-4:00 PM (UTC-06:00) Central Time (US & Canada).

Where: Microsoft Teams Meeting

The DNR has reviewed the Passive Vapor Mitigation System Installation Report in the Technical Assistance request received on August 24, 2020 for the Cobblestone Hotel development. Tauren would like to schedule a call to go over some questions and clarifications the DNR has about the report.

[Join Microsoft Teams Meeting](#)

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