

From: Beggs, Tauren R - DNR
Sent: Monday, May 3, 2021 9:53 AM
To: Byers, Harris
Subject: RE: Update from River Point

Hi Harris,

Yes, I agree it should be taken to a landfill as DNR doesn't normally allow VOCs to be reused on-site and it would have to get a materials management plan approval if you did want to reuse it on-site.

Regards,

We are committed to service excellence.

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

Tauren R. Beggs

Phone: (920) 510-3472

Tauren.Beggs@wisconsin.gov (preferred contact method during work at home)

From: Byers, Harris <Harris.Byers@stantec.com>
Sent: Friday, April 30, 2021 8:30 AM
To: Beggs, Tauren R - DNR <Tauren.Beggs@wisconsin.gov>
Subject: Update from River Point

Tauren:

Good morning; just a quick update from River Point. We are well underway with the SI/RAP/MMP and should have that to you by the end of next week.

In parallel and as we discussed a few weeks ago, the City's contractor has started moving the clean fill previously stockpiled at the Site to key points to start compressing the organic soils at depth. The hope is the underlying organic-rich soils compress in ~6 months to allow utility construction to begin in fall.

As part of initial Site prep work, the City's contractor was digging a few trenches and encountered petroleum impacted soil in the former bulk petroleum area beneath the former warehouse slab. Say south of TP-7 and north of SB-51 (see attached from Phase II ESA). The soil impacts are highly weathered with individual COCs generally meeting direct contact SROs. However, a very distinct petroleum odor still exists. To that end, I'm not comfortable reusing this soil onsite – so it seems reasonable to send this material to WM for their biopile, unless you think otherwise.

If Michael Prager calls, just a heads up that the City is issuing an addendum to the ABCA for their RLF loan for Site 3 to include the Phase I construction area. This will also include submitting an updated eligibility determination to Michael for his approval. The financial resources from this RLF will be used to address the petroleum impacted soil described above, if this material is encountered during utility installation.

Otherwise, all is good on our end.

Sincerely,

Harris Byers, Ph.D.

Sr. Brownfields Project Manager
Contaminant Hydrogeologist / Urban Geochemist

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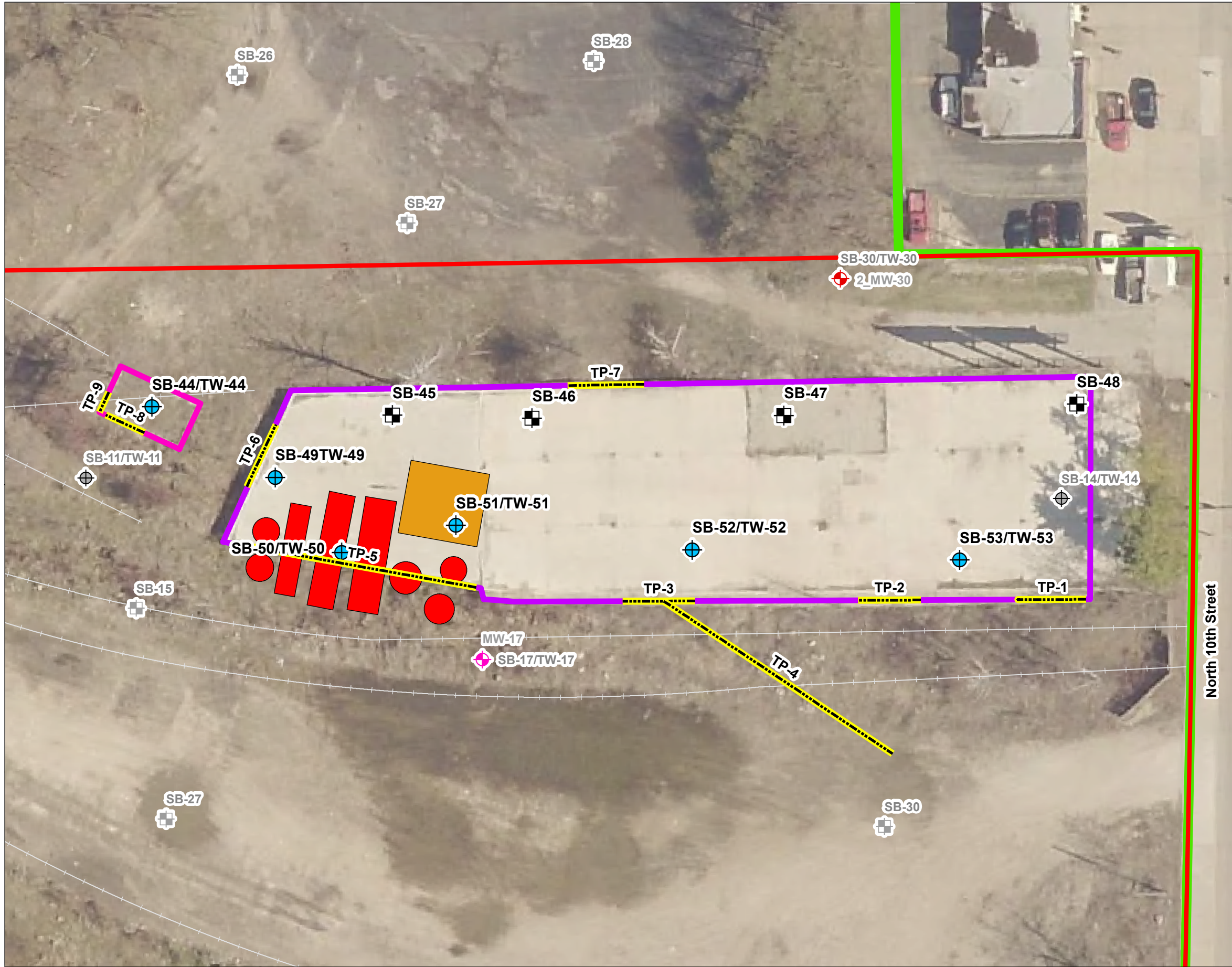


Figure No.
5
 Title
Soil and Groundwater Sample Locations - August 2020

Client/Project
 Riverpoint District Site 1
 200 North 10th Street
 City of Manitowoc

0 25 50 Feet
 193707885
 Prepared by HLB on 3/25/2020

- Legend**
- River Point District
 - Site 1 - 200 North 10th Street
 - Test Pits
- Post-Slab Removal Sample Locations
- Soil Boring (4)
 - Soil Boring / Temp Well (6)
- Prior Sample Locations (Stantec, 2020)
- Soil Boring (6)
 - Soil Boring/Temp Well (4)
 - Groundwater Monitoring Well (1)
 - Groundwater Monitoring Well (AECOM, 2020) (1)
- Prior Site Features (Stantec, 2019)
- Oil House (1)
 - Oil Tank (AST) (8)
 - Historic Railroad Spurs
- Removed Features
- Foundation and Footing
 - Former Warehouse Slab

Notes

1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
2. Historic Site features illustrated on this figure were digitized from multiple historic maps/sources, including City Assessor files, WDNR files, and Sanborn (R) Fire Insurance Maps. These features are provided for illustration purposes only; Stantec makes no warranty as to the accuracy of these features.
3. Orthophotograph: Manitowoc County, 2017

