

Pfeiffer, Jane K - DNR

From: Shane LaFave <Shane@roerscompanies.com>
Sent: Friday, April 7, 2023 11:59 AM
To: Hillman, Lacey C - DNR; que@scott-crawford.com; psingh@ksinghengineering.com; daniel.conley@quarles.com; rreineke@ksinghengineering.com
Cc: Deeney, Shaun C - DNR; Sparks, Craig C - DNR; Sieger, Christine T - DNR; Harpke, Lauren R.; Lara Page
Subject: Response to Emergency Order Issued - Community Within the Corridor Limited Partnership
Attachments: 20230406 - CWC EB Emergency Order Response.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Good morning,

On March 31, 2023, the Wisconsin Department of Natural Resources (DNR) issued an Emergency Order to Community Within the Corridor Limited Partnership (CWC) in connection with the East Block Building Complex (BRRTS No. 02-41-263675). The specific information requested under Items #1 and #2 of the Emergency Order was further clarified via email correspondence from DNR Attorney Sparks, dated April 4, 2023, and an Addendum to the Emergency Order was issued that same day extending response deadline for Items #1 and #2 to 12:00 p.m. on April 7, 2023.

CWC requested our environmental consultant, K. Singh & Associates, Inc., (K. Singh) to prepare written responses to the technical requests #1 and #2 of the Emergency Order. That information is attached.

Immediately upon receipt of the Emergency Order, CWC dispatched our project partners to gather the necessary responsive technical information. When requesting the extension, CWC was under the impression that as-built drawings prior to the modification were available. However, we learned only yesterday from our installation subcontractor that as-built drawings specifically including the vapor system are not available. Greenfire (GC on the project) has preliminarily communicated to us that the system was constructed as designed, but they are continuing to review their records to confirm.

We are continuing to diligently pursue this with our partners and will provide updated as-built drawings upon receipt.

Please contact me with any questions regarding this submittal.

Thank you,

Shane LaFave

Sr. Vice President of Development

m: 763.300.1861

shane@roerscompanies.com

From: Hillman, Lacey C - DNR Lacey.Hillman@wisconsin.gov

Sent: Friday, March 31, 2023 5:30 PM

To: Shane LaFave <Shane@roerscompanies.com>; que@scott-crawford.com; psingh@ksinghengineering.com; daniel.conley@quarles.com; rreineke@ksinghengineering.com

Cc: Deeney, Shaun C - DNR <Shaun.Deeney@wisconsin.gov>; Sparks, Craig C - DNR <Craig.Sparks@wisconsin.gov>; Sieger, Christine T - DNR <christine.sieger@wisconsin.gov>

Subject: Emergency Order Issued - Community Within the Corridor Limited Partnership

Importance: High

Good evening,

Attached you will find an Emergency Order issued to Community Within the Corridor Limited Partnership by the Department of Natural Resources.

If you have questions regarding the issued order, please contact Remediation and Redevelopment Director, Christine Sieger at (608) 422-1148 or via email at Christine.Sieger@wisconsin.gov or Legal Services Attorney Craig Sparks, at (608) 598-0906 or via email at Craig.Sparks@wisconsin.gov .

Thank you,
Lacey Hillman

Lacey Hillman

Environmental Enforcement Supervisor
Investigations & Environmental Enforcement Section
Division of Public Safety and Resource Protection
Phone: 715-401-3170
Email: lacey.hillman@wisconsin.gov



MEMORANDUM

DATE : April 6, 2023

TO : Shane LaFave / Roers Companies
Que El-Amin, Scott Crawford, Inc.

FROM : Pratap Singh, Ph.D., PE / KSingh

SUBJECT : Response to Emergency Order for Community Within the Corridor East Block
BRRTS # 02-41-263675

COPY TO : Project File

KSingh has prepared responses for Items #1 and #2 of the Emergency Order issued by the Wisconsin Department of Natural Resources on behalf of Community Within the Corridor Limited Partnership on March 31, 2023, as clarified by email correspondence from WDNR Attorney Sparks, dated April 4, 2023. An Addendum to the Emergency Order extended the deadline to respond to Items #1 and #2 to 12:00 p.m. on April 7, 2023. Please see below:

- 1. Emergency Order Request #1: Within two (2) business days of the date of issuance of this Order, submit documentation, including maps, of all vapor mitigation system components and their operating specifications. In addition, submit data collected to-date (e.g., pressure field extension measurements, air flow readings) for all points of measurement with locations identified on maps.*

To comply with paragraph 1 of Section III of the Emergency Order, documentation must be provided on the construction and completion of the vapor mitigation system (i.e., as-built documentation) See Wis. Admin. Code § NR 724.15. This documentation is essential for the DNR to review alongside the additional data and system modifications that are provided in response to this Emergency Order, and must specifically include the following information:

- An explanation of any minor changes to the design plans and why they were necessary.*

KSingh Response:

The East Block building's vapor mitigation system design was submitted to the WDNR on April 29, 2021.

The system design was recently modified from the original design to include two additional blowers. Two additional 7.5 HP blowers were brought to the site on 03/31/23 and installed on 04/01/23. One blower was added to the north system and the second blower was added to the south system. The purpose of installing these blowers was to induce additional vacuum into the vapor mitigation piping.

Also, during construction, the vapor mitigation layout in Building 3A was modified from individual vapor extraction points to a trench system. This was necessary for overall functionality of operations pertaining to the area within Building 3A.

Other than the modifications listed above, Greenfire has preliminarily communicated to us that the system was constructed as designed, but they are continuing to review their records to confirm.

- *The status of the vapor mitigation system completion throughout all of the site buildings, Specifically discuss Building 3A.*

Response:

The vapor mitigation system installation for all East Block buildings (including Building 3A) is complete, except for the vapor extraction points for the mechanical room, power house, and Building 1A. With this exception, the vapor mitigation system is installed and operational.

Vacuum measurements for Building 3A are included in the first Commissioning Report that is being submitted as a part of this submittal to WDNR as a Sharepoint link in Exhibit A. The commissioning data demonstrates that sufficient vacuum is being maintained under Building 3A.

- *As-built maps, plan sheets, drawings, isometric drawings, and cross-sections. Specifically provide cross-sections of the vapor mitigation system as it was built, including scale to highlight depth at which the system was installed. Specifically provide a N-S and E-W cross-section through the western area of Building 1B to show the system relationship to the excavation areas and other relevant subsurface features (i.e., groundwater depth, other utilities, soil type, etc.).*

KSingh Response:

Plan sheets and drawings requested in this subpart are included in the Interim Remedial Action Documentation Report that is being attached as a part of this submittal via a Sharepoint link in Exhibit A. As noted above, we have requested but did not receive as-built maps for the system from the installation contractor.

Isometric drawings are not typically prepared for sub-slab de-pressurization systems. A typical cross section of the vapor mitigation trench is attached in Figure 1.

The monitoring well in the gym shows that groundwater under the building is between 19 and 25 feet below ground surface. Portions of the system share a trench with the plumbing. Soil types surrounding the trench are typically silty clay.

The trench is approximately 2 to 4 feet wide and approximately 2 to 4 feet deep, and is filled with gravel. The variation is attributed to multiple utilities needing to fit in the same trench and pitch required for gravity flow.

- *Results of all pilot and field tests or studies and site monitoring conducted during construction that have not already been provided.*

KSingh Response:

Results of all pilot scale testing for both north and south sections of the East Block have been provided to WDNR on 12/08/22 and 01/31/23, respectively. This information is available on the WDNR BRRTS site.

The First Commissioning Report is also attached as a part of this submittal via a Sharepoint link provided in Exhibit A.

- *Specification of fan-types, sizes, and locations. Clarify the terms “fan” versus “blower” and whether they indicate the same system component. Specifically clarify the use of “7.5 HP blowers”, as discussed in the 03/31/23 daily summary report, and where these were installed.*

KSingh Response:

In the documentation for East Block vapor mitigation system, the term “fans” refers to individual point systems, while the term “blower” refers to the sub-slab vapor depressurization piping network.

A 7.5HP blower was connected to the northern system, and a 7.5 HP blower was connected to the southern system. More particularly, please see Exhibit B for specifications pertaining to the 7.5 HP blowers that were installed as a modification to the original design of the vapor mitigation system.

- *Provide additional information on valve(s) that have been installed throughout the vapor mitigation system.*

KSingh Response:

Three gate valves were installed for the pipes for the southern system in order to control distribution of vacuum between the southeast leg of the system, the gym leg of the system, and the south and west leg of the system. No other valves are installed at this time.

1. *Within two (2) business days of the date of issuance of this Order, provide documentation, that has not previously been submitted, of excavation of contaminated soil conducted within buildings’ footprint (including locations of the excavations, depths of excavations, soil confirmation sample results and locations, a description of material used to backfill the excavations, description of the process used to replace the floor slab, description of how the floors were sealed, and other relevant observations regarding the excavations and condition of the building).*

Response:

Epoxy resinous flooring has been used to seal portions of the flooring based on plan sheets provided by Continuum Architects + Planners.

In addition, the existing concrete slab was sealed with weather seal. Polished concrete was an additional floor finish used for sealing.

This remaining information that has been requested as a part of Question #2 is provided in the Interim Remedial Action Documentation Report that is attached as a part of this submittal via a sharepoint link. This includes information related to excavation work, confirmation sampling results, backfill material, and floor slab replacement. Floor slab replacement is reflected in the site photographs presented in the Interim Remedial Action Documentation Report and in the cross sections in Figure 1.

Condition of the building and quality of construction is currently being evaluated and additional observations on this topic will be provided as a part of the Weekly Progress Reports required under the Emergency Order.

Exhibit A
Sharepoint Links

Exhibit A
Sharepoint Links

Please visit the following links for supplemental information pertaining to this submittal:

1. Commissioning Report

 [CWC East Block - 1st Round Commissioning Results Letter Compiled.pdf](#)

2. Interim Remedial Action Documentation Report

 [0241263675 CWC EB RADR.pdf](#)

Exhibit B
Specifications for 7.5 HP Blower



SCL K07/ K08 / K09 / K10 / K11 / K12

MS - SERIES

SN 1810-19B 1/2

TECHNICAL CHARACTERISTICS

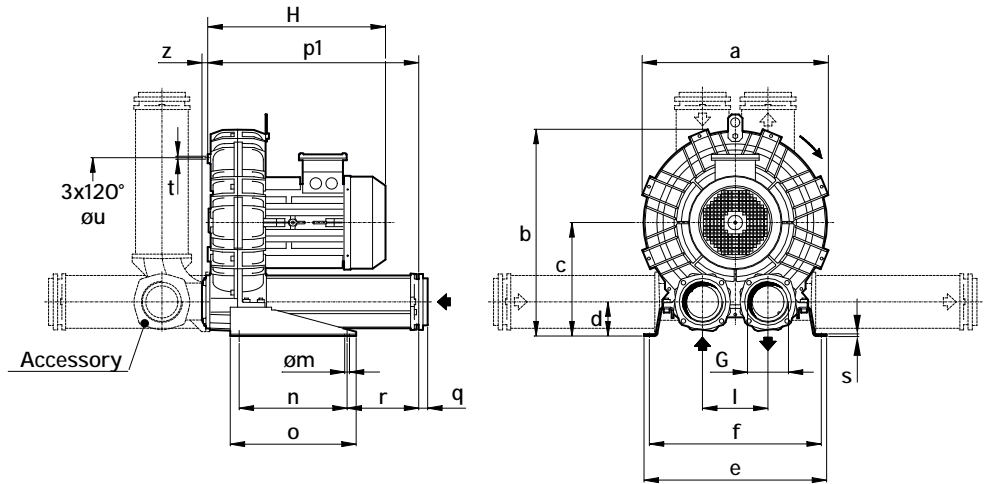
- Aluminium alloy construction
- Smooth operation
- High efficiency impeller
- Maintenance free
- Mountable in any position
- Recognized TEFC - cURus motor

OPTIONS

- Special voltages (IEC 38)
- Surface treatments

ACCESSORIES

- Inlet and/or inline filters
- Additional inlet/outlet silencers
- Safety valves
- Flow converting device
- Optional connectors



Dimensions in inches.
Dimension for reference only.

| Model | a | b | c | d | e | f | G | l | m | n | o | p1 | q | r | s | t | u | z |
|--------|-------|-------|-------|------|-------|-------|--------|------|------|-------|-------|-------|------|------|------|----|-------|------|
| K07-MS | 16.69 | 18.84 | 10.59 | 3.23 | 18.43 | 17.24 | 3" NPT | 6.10 | 0.51 | 11.81 | 13.78 | 20.16 | 0.98 | 5.39 | 0.20 | M8 | 11.61 | 0.63 |
| K08-MS | 17.99 | 19.61 | 10.59 | 3.23 | 18.82 | 17.64 | 3" NPT | 6.10 | 0.51 | 11.81 | 13.78 | 20.16 | 0.98 | 5.39 | 0.20 | M8 | 12.2 | 0.63 |
| K09-MS | 19.37 | 22.09 | 12.40 | 3.78 | 20.00 | 18.82 | 4" NPT | 7.17 | 0.51 | 11.81 | 13.78 | 23.07 | 0.98 | 7.83 | 0.20 | M8 | 14.17 | 0.63 |
| K10-MS | 20.31 | 22.56 | 12.40 | 3.78 | 20.00 | 18.82 | 4" NPT | 7.17 | 0.51 | 11.81 | 13.78 | 23.07 | 0.98 | 7.83 | 0.20 | M8 | 14.17 | 0.63 |
| K11-MS | 21.34 | 23.74 | 13.07 | 3.58 | 21.26 | 20.00 | 4" NPT | 7.87 | 0.51 | 11.81 | 13.78 | 23.46 | 0.98 | 8.03 | 0.20 | M8 | 15.35 | 0.63 |
| K12-MS | 21.57 | 23.82 | 13.07 | 3.58 | 21.26 | 20.00 | 4" NPT | 7.87 | 0.51 | 11.81 | 13.78 | 23.58 | 0.98 | 8.03 | 0.20 | M8 | 15.35 | 0.51 |

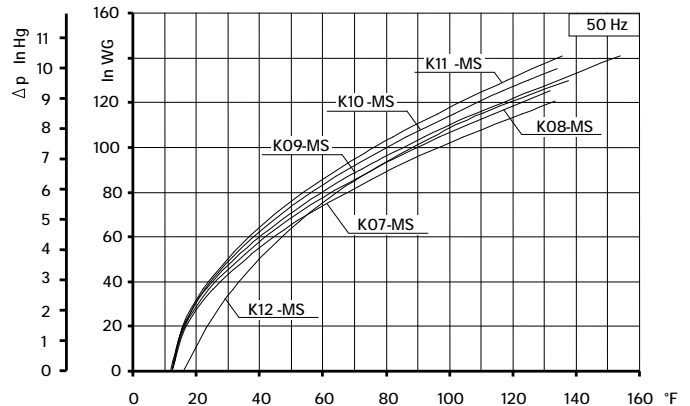
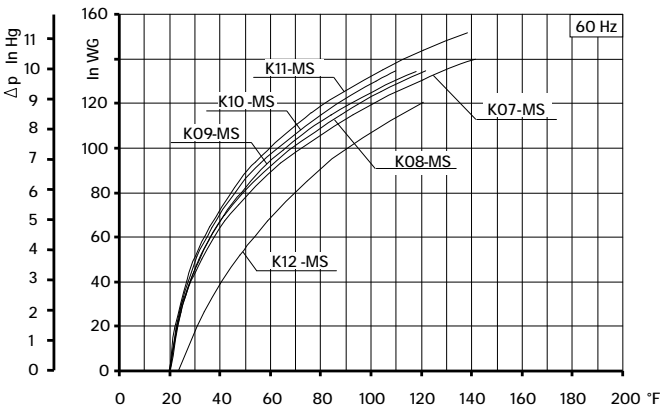
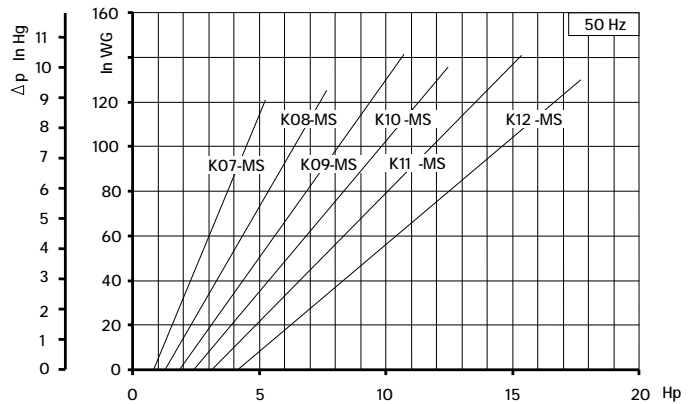
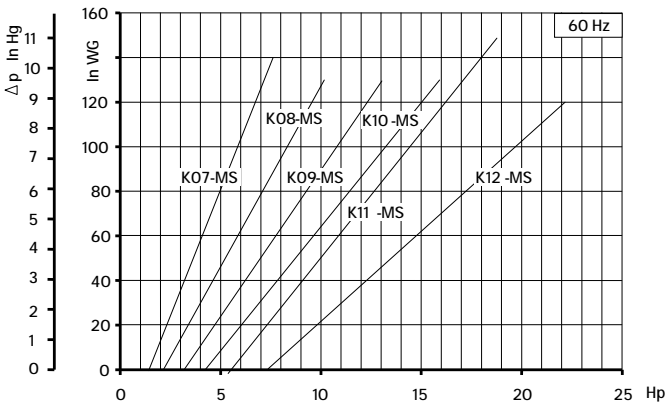
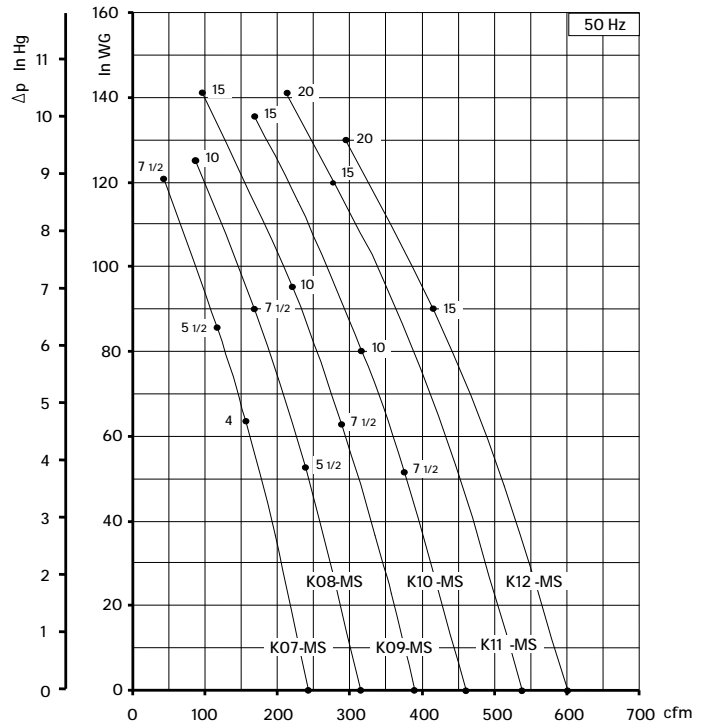
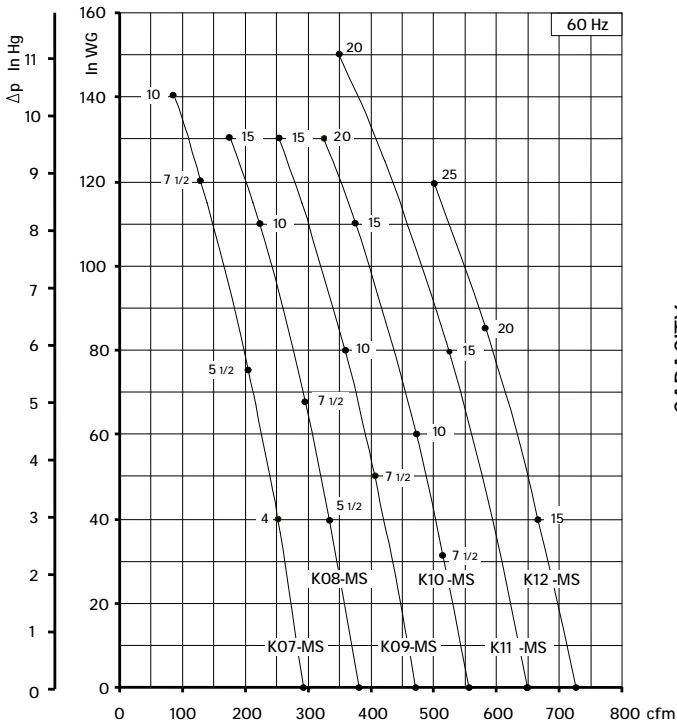
| Model | Maximum flow cfm | | Installed power Hp | | Maximum differential pressure Δp (In Hg) | | Noise level Lp dB (A) ⁽¹⁾ | | Overall dimensions H Inches | Weight Lbs |
|--------|------------------|----------------|--------------------|----------------|--|----------------|--------------------------------------|----------------|-----------------------------|------------|
| | 60 Hz 3500 rpm | 50 Hz 2900 rpm | 60 Hz 3500 rpm | 50 Hz 2900 rpm | 60 Hz 3500 rpm | 50 Hz 2900 rpm | 60 Hz 3500 rpm | 50 Hz 2900 rpm | | |
| K07-MS | 294 | 243 | 4 | 4 | 3.0 | 4.6 | 77.7 | 75.7 | 15.6 | 116.2 |
| | | | 5 ½ | 5 ½ | 5.6 | 6.3 | 78.0 | 76.0 | 16.3 | 119.0 |
| | | | 7 ½ | 7 ½ | 8.9 | 8.9 | 78.3 | 76.3 | 18.4 | 160.5 |
| | | | 10 | - | 10.3 | - | 78.6 | - | 19.1 | 172.6 |
| K08-MS | 381 | 316 | 5 ½ | 5 ½ | 3.0 | 3.8 | 78.8 | 76.8 | 16.3 | 124.8 |
| | | | 7 ½ | 7 ½ | 5.2 | 6.6 | 79.1 | 77.1 | 18.4 | 166.5 |
| | | | 10 | 10 | 8.1 | 9.2 | 79.4 | 77.4 | 19.1 | 179.0 |
| | | | 15 | - | 9.6 | - | 79.7 | - | 19.1 | 192.0 |
| K09-MS | 471 | 390 | 7 ½ | 7 ½ | 3.7 | 4.6 | 79.3 | 77.3 | 18.8 | 186.3 |
| | | | 10 | 10 | 5.9 | 7.0 | 79.6 | 77.6 | 19.5 | 245.0 |
| | | | 15 | 15 | 9.6 | 10.4 | 80.1 | 78.1 | 22.0 | 212.0 |
| K10-MS | 556 | 460 | 7 ½ | 7 ½ | 2.4 | 3.8 | 79.4 | 77.4 | 18.8 | 189.6 |
| | | | 10 | 10 | 4.4 | 5.9 | 79.7 | 77.7 | 19.5 | 202.0 |
| | | | 15 | 15 | 8.1 | 9.9 | 80.2 | 78.2 | 19.6 | 215.0 |
| | | | 20 | - | 9.6 | - | 80.5 | - | 22.0 | 248.0 |
| K11-MS | 650 | 539 | 15 | 15 | 5.9 | 8.9 | 82.5 | 80.5 | 19.8 | 226.0 |
| | | | 20 | 20 | 11.0 | 10.4 | 83.0 | 81.0 | 22.5 | 259.0 |
| K12-MS | 726 | 602 | 15 | 15 | 3.0 | 6.6 | 83.5 | 81.5 | 19.9 | 229.5 |
| | | | 20 | 20 | 6.2 | 9.6 | 84.3 | 82.3 | 22.5 | 263.0 |
| | | | 25 | - | 8.9 | - | 87.2 | - | 24.0 | 337.0 |

(1) Noise measured at 1 m distance with inlet and outlet ports piped, in accordance to ISO 3744.

- For proper use, the blower should be equipped with inlet filter and safety valve; other accessories available on request.
- Ambient temperature from +5° to +104°F.
- Specifications subject to change without notice.



SCL K07 / K08 / K09 / K10 / K11 / K12
MS SERIES
SN 1810-19B 2/2



Curves refer to air at 68° F temperature, measured at inlet port and 29.92 In Hg atmospheric backpressure (abs).
Values for flow, power consumption and temperature rise: +/-10% tolerance.
Data subject to change without notice.

Figure 1
Typical Cross Section of Vapor Mitigation Trench

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT TITLE: COMMUNITY WITHIN THE CORRIDOR
2748 N 32ND STREET
MILWAUKEE, WI 53210
PROJECT NUMBER: 40441

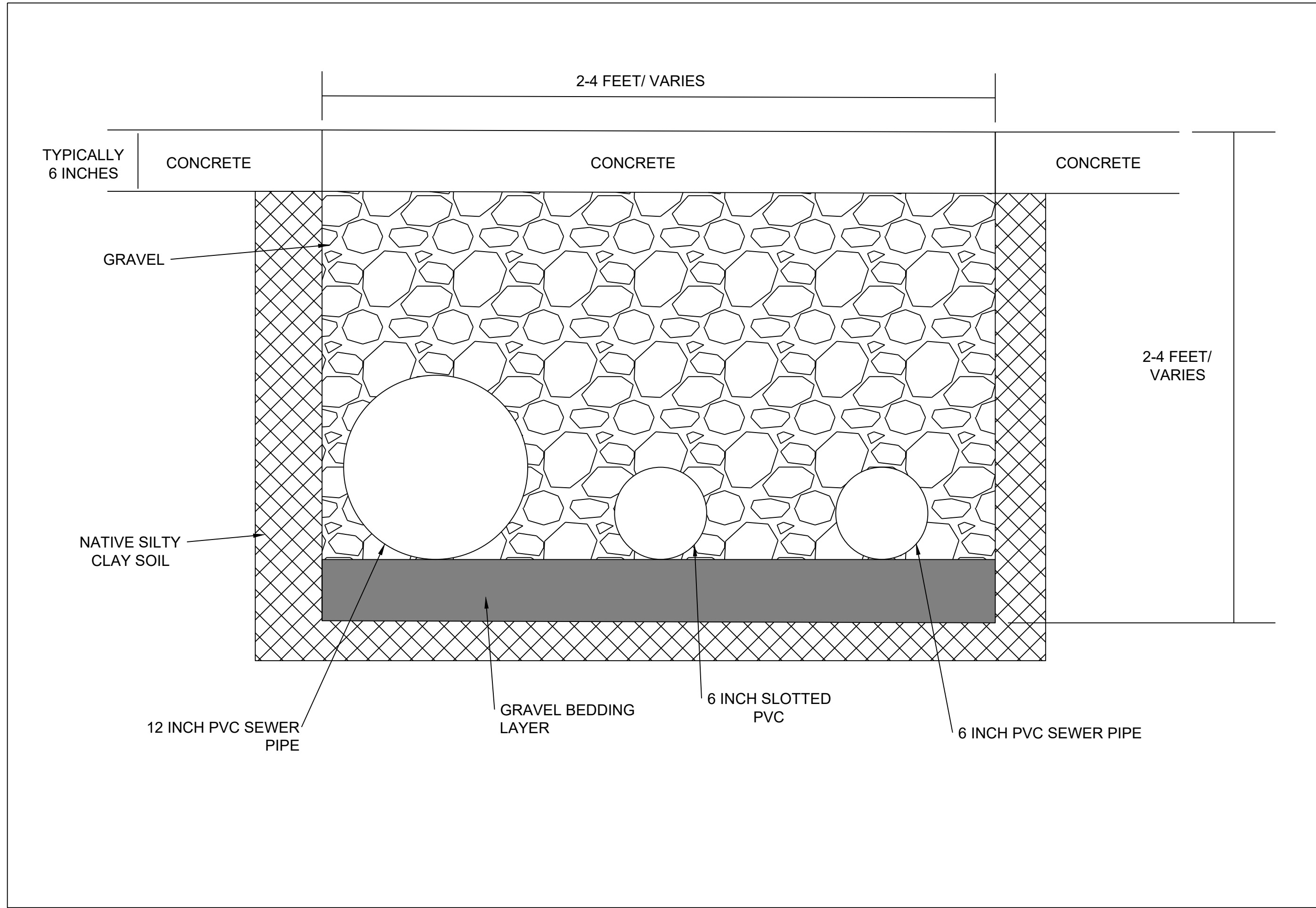
CLIENT:
COMMUNITY WITHIN THE CORRIDOR LIMITED
PARTNERSHIP

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
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| | | |
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|------------------|------------------|
| DRAWN BY JDS | DATE 12/19/22 |
| CHECKED BY RR | DATE 12/19/22 |
| SHEET TITLE | |

TYPICAL SKETCH OF CROSS SECTION

FIGURE 1



*Number of Utilities in the trench are variable