

Pfeiffer, Jane K - DNR

From: Shane LaFave <Shane@roerscompanies.com>
Sent: Friday, March 31, 2023 5:07 PM
To: Pfeiffer, Jane K - DNR; Pratap Singh
Cc: Mylotta, Pamela A - DNR; tyweber@milwaukee.gov; Robert Reineke; que@scott-crawford.com; Hedman, Curtis J - DHS; Weber, Tyler
Subject: RE: Response Action for CWC East Block
Attachments: CWC 033023.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon:

Attached please find the test results of discrete sampling conducted on March 30, which we received from our environmental consultant KSingh this afternoon. Forty-two (42) samples were tested. The majority of testing was in the units on the first floor. Here are some key observations:

- 20 samples exceeded 2.1 ug/m3 indoor air vapor action level for TCE.
- On the first floor, units 1045 and 1050 had TCE concentrations of 350 and 160 ug/m3 respectively. The previous detection in this area was higher.
- The Men's Locker Room had a TCE detection of 70 ug/m3.
- First floor hallway had elevated levels of TCE ranging from 5.2 to 15 ug/m3.
- The Second floor hallway complied with standards
- Second floor Stairwell 2 and Third floor Stairwell 2 had TCE concentrations at 3.4 and 3.2 ug/m3 respectively.
- Units 2058 and 2056 on the second floor had TCE detections of 60 and 3.8 ug/m3 respectively. These units are above the most impacted units on the first floor.

These levels indicate that the vapor mitigation system needs maintenance. The lack of sufficient vacuum also supports this observation.

We are working with KSingh to conduct corrective action, including the following:

1. We plan to conduct a CCTV inspection of the piping to check for any obstruction or structure distress. We have asked for and anticipate a proposal from Taplin Group to conduct this investigation.
2. In order to extract water from the vapor extraction pipes in the ground which appear to be impairing the performance of the vapor mitigation system, we contacted several firms. North Shore is the only firm that can mobilize on Monday and is capable to conduct the work.
3. We are in the process of getting two additional blowers up and running to increase the vacuum.

Please let us know if you have any questions.

Thank you,

Shane LaFave

Sr. Vice President of Development

m: 763.300.1861

shane@roerscompanies.com

From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>

Sent: Friday, March 31, 2023 3:51 PM

To: Pratap Singh <psingh@ksinghengineering.com>

Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; tyweber@milwaukee.gov; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com; Hedman, Curtis J - DHS <Curtis.Hedman@dhs.wisconsin.gov>; Weber, Tyler <tyweber@milwaukee.gov>; Shane LaFave <Shane@roerscompanies.com>

Subject: RE: Response Action for CWC East Block

Importance: High

Greetings – Please confirm the date of when the gas chromatograph measurements will be completed. This information will be provided to the City so that they can continue to work with the residents to gather necessary belongings from the site.

Thank you, Jane

We are committed to service excellence.

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

Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov

From: Pfeiffer, Jane K - DNR

Sent: Friday, March 31, 2023 12:27 PM

To: Shane LaFave <Shane@roerscompanies.com>; Pratap Singh <psingh@ksinghengineering.com>

Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; tyweber@milwaukee.gov; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com; Hedman, Curtis J - DHS <Curtis.Hedman@dhs.wisconsin.gov>

Subject: RE: Response Action for CWC East Block

Hi Shane – Thank you for sharing the sampling plan. The DNR will reach out with any questions or comments we may have.

We are committed to service excellence.

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

Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov

From: Shane LaFave <Shane@roerscompanies.com>

Sent: Thursday, March 30, 2023 6:38 PM

To: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>; Pratap Singh <psingh@ksinghengineering.com>
Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; tyweber@milwaukee.gov; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com; Hedman, Curtis J - DHS <Curtis.Hedman@dhs.wisconsin.gov>
Subject: RE: Response Action for CWC East Block

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Jane,

Please see the attached Sampling Plan outlining the key points of our testing program.

Thanks,

Shane LaFave

Sr. Vice President of Development

m: 763.300.1861

shane@roerscompanies.com

From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Sent: Monday, March 27, 2023 6:58 PM
To: Pratap Singh <psingh@ksinghengineering.com>
Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; Shane LaFave <Shane@roerscompanies.com>; tyweber@milwaukee.gov; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com; Hedman, Curtis J - DHS <Curtis.Hedman@dhs.wisconsin.gov>
Subject: RE: Response Action for CWC East Block
Importance: High

Greetings,

The DNR provides the following comments and requests in response to the actions proposed by K Singh on behalf of Community Within the Corridor, Limited Partnership in the March 25, 2023, email below.

- The DNR requests permission to access the site to observe the ongoing immediate actions being performed by the responsible party, Community Within the Corridor, and their consultant, K Singh, to assess the vapor intrusion pathways. The exact details of the site visit(s) will be coordinated in separate correspondence.
- It is the DNR's understanding that Community Within the Corridor conducted remedial excavations of contaminated soil at the site. Complete documentation regarding the remedial excavations has not yet been provided to the DNR. Provide details regarding the remedial excavations including the locations of the excavations, depths of excavations, amount of material removed, soil disposal documentation, a description of materials 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.
- The actions proposed by Community Within the Corridor numbered 1 through 4, as listed below, are related to smoke testing and sealing of cracks in the floor slab or other floor penetrations. Provide details regarding the sealing material that has been and will be used and describe previous actions taken to seal floor slab cracks/penetrations including floor drains.

- The action proposed by Community Within the Corridor under number 5, as listed below, relates to the installation of valves and collection of vacuum measurements. Clarify what is planned for valve installation. Previously submitted vapor mitigation system design plans included the installation of valves; clarify whether the vapor mitigation system installation has been completed, as previously proposed.
- Clarify what is meant by Community Within the Corridor’s proposal under action number 6, as listed below, regarding the installation of a “permanent blower.” Provide details regarding the current construction of the vapor mitigation system including a description of the blower that is currently in place.
- The action proposed by Community Within the Corridor under number 7, as listed below, relates to mobilization of a portable gas chromatograph to collect real-time indoor air data. The DNR understands that Community Within the Corridor has retained Hartman Environmental Geoscience as contractor to help with the collection of this data. The DNR expects that Hartman Environmental Geoscience is qualified to perform these measurements. Provide a scope of work and schedule for all work that will be completed by Hartman Environmental Geoscience. Submit all data in a tabulated, map, and, as appropriate, in a graphical format.
- The DNR agrees with the proposal to utilize a portable gas chromatograph. The DNR strongly recommends that the portable gas chromatograph be used to collect continuous samples in conjunction with continuous differential pressure measurements as modifications are made to the building and vapor mitigation system.
- It is the DNR’s understanding that three high-capacity exhaust fans were installed at the site by Community Within the Corridor. The DNR understands that these exhaust fans were installed by Community Within the Corridor as an immediate action to create a safe working space. However, the building must return to normal HVAC conditions prior to assessing the vapor intrusion pathways. Exhausting indoor air without providing make-up air can result in a differential pressure that can increase vapor intrusion. Provide a description of the ventilation that is planned and/or has already been implemented including flow rates. Ensure that ventilation and building conditions are documented during future sampling/measurement events so that this information is available when interpreting future sample/measurement results.
- Begin preparing a sampling plan and ordering materials to complete additional passive indoor air sampling after vapor mitigation system modifications/upgrades are completed. The DNR recommends utilizing various sample durations (i.e., 24 hour and up to 28 day samplers) with overlapping sampling periods to assess indoor air and verify protective conditions following interim actions.
- Provide a daily update of the actions completed at the site and plans/schedule for future actions.
- Propose a confirmation sampling plan and a schedule for data driven reoccupation of the building.

Provide the above information in an email format or as a standalone submittal. **Provide this information by noon on 03/28/23.**

Thank you, Jane

We are committed to service excellence.

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

Jane Pfeiffer

Phone: (414) 435-8021

jane.pfeiffer@wisconsin.gov

From: Pratap Singh <psingh@ksinghengineering.com>

Sent: Saturday, March 25, 2023 4:45 PM

To: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>

Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; Shane LaFave <Shane@roerscompanies.com>; tyweber@milwaukee.gov; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com

Subject: RE: Response Action for CWC East Block

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Hi Jane,

We will get started tomorrow.
Thank you for a quick response.

Pratap N. Singh, Ph.D., PE
Chief Executive Officer | psingh@ksinghengineering.com
262.821.1171, ext. 105 (p) | 414.313.4718 (cell)
www.ksinghengineering.com



From: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>
Sent: Saturday, March 25, 2023 2:02 PM
To: Pratap Singh <psingh@ksinghengineering.com>
Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; Shane LaFave <Shane@roerscompanies.com>;
tyweber@milwaukee.gov; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com
Subject: Re: Response Action for CWC East Block

Greetings,

Thank you for your update. The DNR understands that Tylet Weber with the City of Milwaukee Health Dept. has provided K. Singh access to the property to perform the planned response actions.

Please understand that the DNR will not be performing the sealing activities outlined in item three above, as this is the responsibility of the responsible party and their environmental consultant, which you represent.

Reach out with any questions you might have.

Thank you, Jane

We are committed to service excellence.

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

Jane K. Pfeiffer
Hydrogeologist - Remediation & Redevelopment Program
Wisconsin Department of Natural Resources
Phone: [\(414\) 435-8021](tel:(414)435-8021)

jane.pfeiffer@wisconsin.gov



From: Pratap Singh <psingh@ksinghengineering.com>

Sent: Saturday, March 25, 2023 1:41:40 PM

To: Pfeiffer, Jane K - DNR <jane.pfeiffer@wisconsin.gov>

Cc: Mylotta, Pamela A - DNR <Pamela.Mylotta@wisconsin.gov>; Shane LaFave <Shane@roerscompanies.com>;
tyweber@milwaukee.gov <tyweber@milwaukee.gov>; Robert Reineke <rreineke@ksinghengineering.com>; que@scott-crawford.com <que@scott-crawford.com>

Subject: Response Action for CWC East Block

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Hi Jane,

we are planning to take the following corrective measures :

1. Robert will mobilize to the project location tomorrow morning at 9 am.
2. He will be conducting smoke testing and will have sealant with him.
3. You will provide a maintenance person to apply sealant . Please forward the name and telephone number of the maintenance person to Robert and me.
4. Once sealing is completed, we will conduct smoke testing to verify if the sealant is effective.
5. Once this task is completed, measure vacuum, install valves to adjust air flow as needed. We may need plumbing support to install valves
6. Firm up the date of installation of permanent blower and increase the size of the blower if necessary.
7. Mobilize with a portable GC to take instant data at locations where elevated levels are documented. Robert has contacted a vendor out of California to provide testing services. The cost is approximately \$6,000 per day for the vendor and \$1,000 per day for KSingh . We need to arrange on site testing only after sealing is complete and vacuum has been documented. It will take two to three days.
8. Need to communicate daily progress internally first and share it with WDNR after approval.
9. Our goal is to complete these tasks between Sunday and Thursday next week.
10. Also arrange ventilation of the building in the meantime.
11. Seek permit from WDNR and Department of Neighborhood Services to start ventilation and emergency response services. This may delay the start of work tomorrow. But we need to be ready first thing in the morning on Monday.

I have already sent a request for entry to Tyler which is Task 11.

Thank you for your support and cooperation.

Pratap N. Singh, Ph.D., PE

Chief Executive Officer | psingh@ksinghengineering.com

262.821.1171, ext. 105 (p) | 414.313.4718 (cell)

www.ksinghengineering.com

KSingh | Engineers
Scientists
Consultants





Client: Ksingh

Site: CWC

On-site EPA Method TO-14 Data from Indoor Air Samples

Instrument: SRI 8610 Gas Chromatograph with ECD

Operator: Clint Hartman

Date: 3/30/2023

| Sample ID | Sample Time | TCE (ug/m3) | PCE (ug/m3) |
|-----------|-------------|-------------|-------------|
| IA-1 | 10:00 | 0.3 | ND |
| IA-2 | 10:09 | 0.3 | 0.4 |
| IA-3 | 10:25 | ND | ND |
| IA-4 | 10:34 | 0.3 | ND |
| IA-5 | 10:42 | 0.5 | 0.6 |
| IA-6 | 10:54 | 2.0 | 2.0 |
| IA-7 | 11:06 | 4.7 | 0.2 |
| IA-8 | 11:15 | 10.3 | 0.5 |
| IA-9 | 11:24 | 11.6 | 0.9 |
| IA-10 | 11:33 | 11.4 | 1.2 |
| IA-11 | 11:43 | 17.6 | 1.5 |
| IA-12 | 11:53 | 56 | 1.5 |
| IA-13 | 12:07 | 350 | 1.0 |
| IA-14 | 12:17 | 160 | 0.5 |
| IA-15 | 12:26 | 19 | 0.3 |
| IA-16 | 12:34 | 1.6 | 0.3 |
| IA-17 | 12:46 | 0.3 | ND |
| IA-18 | 12:58 | 0.6 | 1.1 |
| IA-19 | 13:08 | ND | 0.3 |
| IA-20 | 13:16 | ND | 0.3 |
| IA-21 | 13:28 | ND | ND |
| IA-22 | 13:38 | ND | ND |
| IA-23 | 13:47 | 0.8 | 0.5 |
| IA-24 | 13:56 | 2.7 | 8.8 |
| IA-25 | 14:06 | 70 | 0.6 |
| IA-26 | 14:25 | 5.2 | 0.3 |
| IA-27 | 14:33 | 15 | 0.3 |
| IA-28 | 14:42 | 10 | 0.5 |
| IA-29 | 15:27 | 0.8 | 0.3 |
| IA-30 | 15:35 | 0.7 | 0.2 |

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|--------------------------|-------|------|-----|
| IA-31 | 15:45 | 0.8 | 0.3 |
| IA-32 | 15:54 | 3.2 | 0.2 |
| IA-33 | 16:12 | 0.4 | 0.2 |
| IA-34 | 16:20 | 3.8 | ND |
| IA-35 | 16:29 | ND | ND |
| IA-36 | 16:37 | ND | ND |
| IA-37 | 16:50 | 60 | 0.3 |
| IA-38 | 17:00 | 0.3 | ND |
| IA-39 | 17:20 | 3.4 | ND |
| IA-40 | 17:28 | ND | ND |
| IA-41 | 17:36 | 23 | ND |
| IA-42 | 17:44 | 6.0 | ND |
| Reporting Limit: (ug/m3) | | 0.30 | 0.2 |

ND Indicates Not Detected at listed reporting level

| Comments |
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| Sales Office at Machine |
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| Stairwell 4 |
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| Basket Ball Court |
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| Garage |
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| Elevator |
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| Stairwell 6 |
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| Basket Ball Court 2 |
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| Garage 2 |
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| Garage Tunnel |
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| Mechanical Room |
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| Men's Locker Room |
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| 1st Floor Hallway South |
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| 1st Floor Hallway Center |
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| 1st Floor Hallway North |
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| 2nd Floor Hallway South |
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| 2nd Floor Hallway Center |
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2nd Floor Hallway North

2nd Floor Stairwell 2

Unit 2043

Unit 2058

Unit 2064

Unit 2077

Unit 2056

Unit 2059

3rd Floor Stairwell 2

3rd Floor Hallway South

Unit 2045

Unit 3056



Client: Ksingh

Site: CWC

On-site EPA Method TO-14 Data from Indoor Air Samples

Instrument: SRI 8610 Gas Chromatograph with ECD

Operator: Clint Hartman

Date: 3/31/2023

| Sample ID | Sample Time | TCE (ug/m3) | PCE (ug/m3) |
|-----------|-------------|-------------|-------------|
| IA-43 | 9:40 | | |

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|--------------------------|--|------|-----|
| | | | |
| Reporting Limit: (ug/m3) | | 0.30 | 0.2 |

ND Indicates Not Detected at listed reporting level

| Comments |
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| Sales Office at Machine |
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