September 8, 2021

Kevin McKnight
Wisconsin DNR
Oshkosh Office
625 East County Road Y, Suite 700
Oshkosh, WI 54901

RE : BRRTS#: 02-71-556287 Parcel H Cap Maintenance Plan – Review of an Operation and Maintenance Plan

Dear Mr. McKnight,

Please receive and review the attached Cap Maintenance Plan – Revised for Marion/Pearl Redevelopment Parcel H (Lot 2) – Site-Wide Historic Fill. The property is located at 161 Jackson Street, Oshkosh, Wisconsin 54902. If you have any questions regarding the attached Long Term Monitoring Plan, please do not hesitate to reach out.

Sincerely,

Mike Fisher
Vice President
Impact7G

Cap Maintenance Plan- Revised

Marion/Pearl Redevelopment Parcel H (Lot 2) – Site-Wide Historic Fill

Oshkosh, Wisconsin

September 8, 2021

Property located at:

155 Jackson St. (formerly 161 Jackson St.), Oshkosh, Wisconsin 54902

Parcel No.: 90102020000

BRRTS Number: 02-71-556287

Introduction

This document is the Cap Maintenance Plan (Maintenance Plan) for Parcel H, Lot 2 (Brio Building) of the Marion/Pearl Redevelopment area at 155 Jackson Street in Oshkosh, Wisconsin (see Site Location Map in Attachment 1). This plan has been prepared consistent with requirements of Chapter (ch.) NR 724.13(2) Wisconsin Administrative Code (WAC).

The maintenance activities relate to the existing hardscapping including new asphalt pavement, concrete walkways, and building (see photo in Attachment as well as softscape bioswale and soil capped landscape treatments constructed over the historic fill soil. The historic fill soil is impacted by volatile organic compounds (VOCs), polyaromatic hydrocarbons (PAHs) and heavy metals within 4 feet from the ground surface. The extent of the historic fill is depicted in Attachment 2 produced by AECOM as Sheet 3 from previous Wisconsin Department of Natural Resources (DNR) recorded documentation on the site. The locations of the caps to be maintained in accordance with this Maintenance Plan are included on Attachment 3.

Cap Purpose

The cap over the contaminated soil will serve as barrier to limit direct contact with the underlying soil and historic fill material. Based on the current and future use of the property, the cap should function as intended unless disturbed.

Sub slab Venting and Vapor Barrier System for Buildings

A sub slab passive venting and vapor barrier system has been installed in the Brio Building. The system consists of perforated piping system, bedded in ¾-inch clear stone aggregate with a continuous plastic barrier beneath the floor slab. The integrity of these systems needs to be maintained. The vent to the roof and animal control screen on top of the vent must be maintained and unobstructed. Any future modifications to the buildings needs to take in account the integrity of this system. These restrictions should be review on an annual basis.

Annual Inspection

The cap overlying the historic fill soils, as depicted in Attachment 2, will be inspected once a year. The inspection will be performed to evaluate damage to the cap due to settling, wear, increasing age and other factors. Any area where soils have become or are likely to become exposed will be documented. A log of the inspections and any repairs will be maintained by the property owner on a Cap and Vapor

Mitigation System Vent Inspection Log (Attachment 4). The Log will include recommendations for necessary repair of any areas where underlying soils are exposed or obstructions to the vent system. Once repairs are completed, they will be documented in the Log.

Maintenance Activities

If problems are noted during the annual inspections or at any other time during the year, repairs will be scheduled as soon as practical. Repairs can include patching and filling or larger resurfacing or construction operations. In the event that necessary maintenance activities expose the underlying soil or below geotextile fabric approximately two feet below ground surface in landscape areas, the owner must inform maintenance workers of the direct contact exposure hazard and provide them with appropriate personal protection equipment (PPE). The owner must also sample any soil that is excavated from the site prior to disposal to ascertain if contamination remains. The soil must be treated, stored, and disposed of by the owner in accordance with applicable local, state, and federal law.

In the event the asphalt parking lot, concrete walkways, landscape areas, or building overlying the contaminated soil are removed or replaced, the replacement barrier must be equally impervious. Any replacement barrier will be subject to the same maintenance and inspection guidelines as outlined in this Maintenance Plan unless indicated otherwise by the DNR or its successor.

The property owner, in order to maintain the integrity of the cap and vapor mitigation system, will maintain a copy of this Maintenance Plan at the site; or, if there is no acceptable place to keep it at the site (for example, no building is present), at the address of the property owner and make it available to all interested parties (i.e., on-site employees, contractors, future property owners, etc.) for viewing.

Prohibition of Activities and Notification of DNR Prior to Actions Affecting a Cover/Barrier

The following activities are prohibited on any portion of the property unless prior written approval has been obtained from the Wisconsin Department of Natural Resources: 1) removal of the existing barrier; 2) replacement with another barrier; 3) excavating or grading of the land surface; 4) filling on capped or paved areas; 5) plowing for agricultural cultivation; 6) construction or placement of a building or other structure; 7) changing the use or occupancy of the property to single-family residential use; 8) changing the construction of a building that has a vapor mitigation system in place.

If removal, replacement or other changes to a cover, or a building which is acting as a cover, are considered, the property owner will contact DNR at least 45 days before taking such an action, to determine whether further action may be necessary to protect human health, safety, or welfare or the environment, in accordance with s. NR 727.07, Wis. Adm. Code.

<u>Amendment or Withdrawal of Maintenance Plan</u>

This Maintenance Plan can be amended or withdrawn by the property owner and its successors with the written approval of DNR.

Contact Information

September 2021

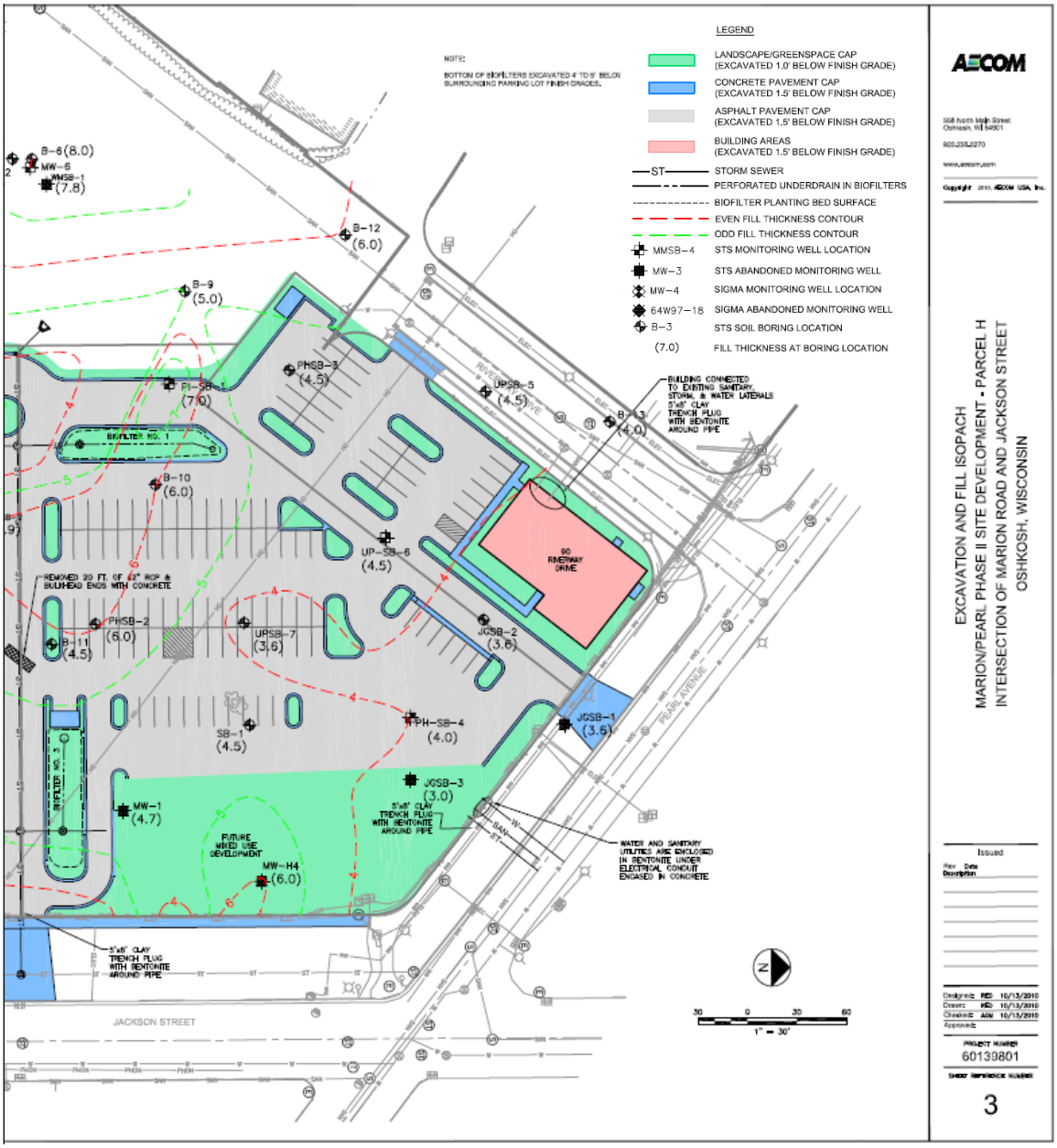
Site Owner and Operator:	Brio Building, LLC Attn.: Joy Hannemann 604 Clay St. Cedar Falls, IA 50613-2904 (920) 238-3694
Consultant:	Impact7G, Inc. 9550 Hickman Road, Suite 105 Clive, IA 50325 (515) 473-4256
DNR:	Kevin McKnight 625 E County Rd Y Ste 700 Oshkosh WI 54901-9731 920-808-0170

Attachment 1

Site Location

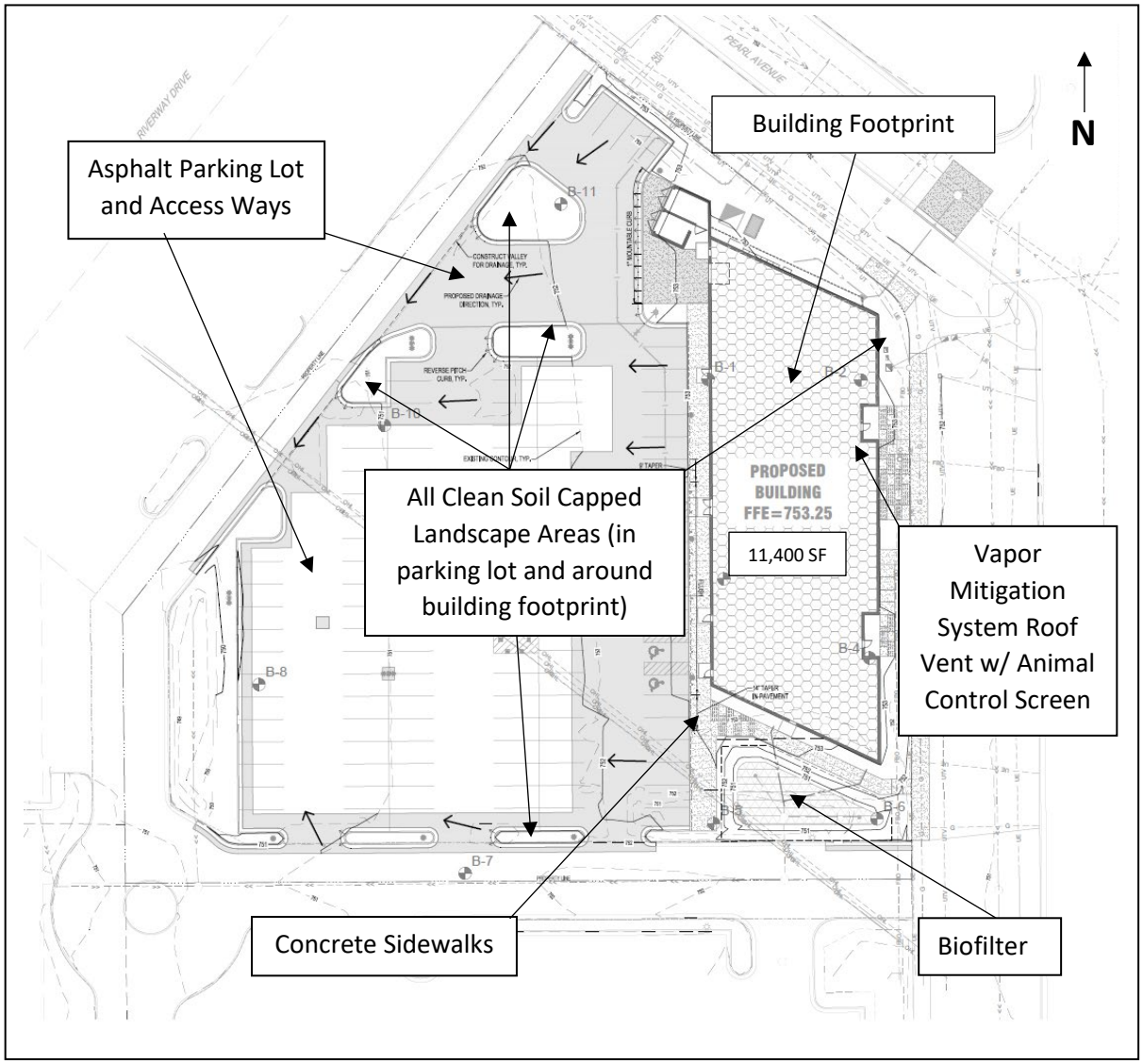
Attachment 2

AECOM Sheet 3: Pre-Brio Building Excavation and Fill Isopach



Attachment 3

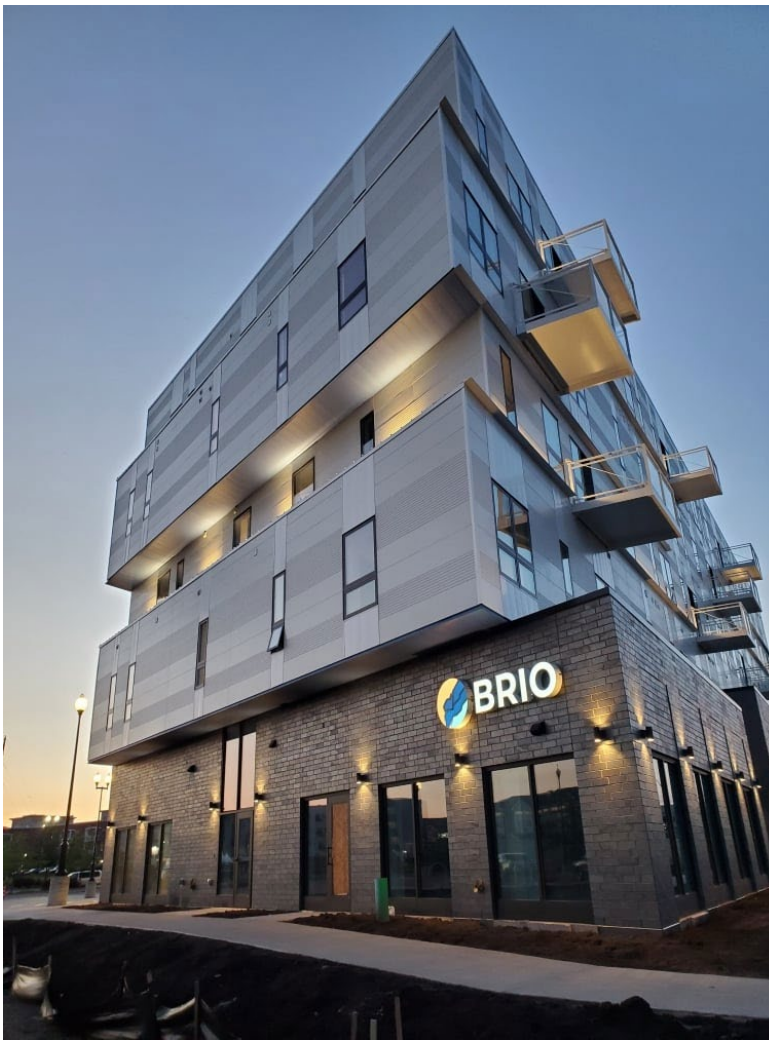
Brio Building Site, Caps to be Maintained



Attachment 4

Cap and Vapor System Roof Vent Maintenance Log

Barrier and Vapor Vent INSPECTION and MAINTENANCE LOG					
Inspection Date	Inspector	Condition of Roof Vent Cap	Condition of Vapor Vent	Recommendations	Previous Recommendations Implemented?

Attachment 5

Photos of Brio Building and Representative, Pavements, Sidewalk and Landscape Areas