Message

From: Plate, Mathew [Plate.Mathew@epa.gov]
Sent: 1/11/2022 7:13:51 PM
To: Schulman, Michael [Schulman.Michael@epa.gov]
Subject: RE: Triple Site (Signetics), Survey Approach for 811 East Arques Avenue

OK, but we should have some information on the ventilation system. I would be most concerned about their interior office/ breakroom spaces.

matt

From: Schulman, Michael <Schulman.Michael@epa.gov>
Sent: Tuesday, January 11, 2022 11:05 AM
To: Plate, Mathew <Plate.Mathew@epa.gov>
Subject: RE: Triple Site (Signetics), Survey Approach for 811 East Arques Avenue

Hi Matt,

Wes' December 16, 2021 email below also proposes to modify to the building survey process. See below, and attached is their proposed modification to the building survey, which we can go over this Wed in the meeting with Locus.

Michael

From: Schulman, Michael
Sent: Wednesday, December 22, 2021 11:17 AM
To: Mathew Plate (Plate.Mathew@epa.gov) <Plate.Mathew@epa.gov>
Subject: FW: Triple Site (Signetics), Survey Approach for 811 East Arques Avenue

Hi Matt,

Do you think it would be a good idea for QA to attend the Lowe's building survey? If so, could you attend the building survey on 1/18 or 1/25? I can only attend the 1/18 date. I assume APTIM will be available and will attend to provide oversight.

Attached are minutes from June 2020, that I cut and pasted below. The last bullet notes that we'd have another meeting with EPA technical lead (i.e. QA), which I'd like to do regardless of if EPA can provide oversight. I'll look at your calendar and see if we can set up a call the week of January 10.

Minutes:

811 Arques is a Lowe's home improvement store. An access agreement was signed in 2005 during site purchase transactions, however VI investigative work has not been conducted at this building since that time. Communication has been established and the scope of work relayed, although the access for the current work has not been authorized by the facility. Locus suggested to get an idea of investigative sampling activities at this building before conducting the building survey because the facility contains multiple chemicals that could cause misleading results in the indoor ambient air. For example, vapor pins can be installed to sample soil gas as opposed to indoor air sampling.

- Locus asked whether EPA has formulated any investigative expectations at this building. EPA agreed it would be difficult to get meaningful air samples. APTIM added the prior EPA project manager suspected indoor air sampling would be hard.
- APTIM asked whether the wells within the building (see slide figure) were still there. Locus responded the figure was out of date and the wells were most likely abandoned during the former Philips building
- demolition.
- APTIM suggested sampling wells adjacent to the building, install vapor pins, and sample indoor air in small personal offices which are higher risk areas. Locus responded that offices would still be impacted by ambient air and was concerned the results would be difficult to explain to the property owner. APTIM also wondered if drains should be sampled. It was pointed out that the drains would also be impacted by ambient air. APTIM said vapor pins would likely be the best approach, strategically located throughout the building.
- EPA acknowledge that there is alignment behind the vapor pin sampling approach, however would like the EPA technical lead, Matt Plate to be involved with discussions.
- APTIM added an air exchange evaluation would also be helpful.
- It was agreed that a scoping call would be conducted before the building survey with the EPA technical lead and that Locus would send an email with proposed dates.

Thank you,
Michael

From: Africa Espina <guzuna@locustec.com>
Sent: Monday, December 20, 2021 1:57 PM
To: J. Wesley Hawthorne <hawthornej@locustec.com>; Schulman, Michael <Schulman.Michael@epa.gov>
Cc: Barker, Shau-Luen <ShauLuen.Barker@philips.com>
Subject: RE: Triple Site (Signetics), Survey Approach for 811 East Arques Avenue

Hi Michael,

During our last call, you asked us to share potential January 811 East Arques building survey dates with you. Lowe's is available the following dates and times.

1)1/4 9AM
2)1/18 9 AM
4)1/25 9 AM

Please let us know what would work best for EPA and we'll confirm the date with Lowe's.

With regards to meeting notes on this topic, I checked our records, and we do not have any official meeting notes strictly on the 811 E. Arques sampling approach as it appears a meeting with Matt Plate on this topic was not conducted with us in 2021. We originally brought it up during a kickoff call in June 2020 (notes attached). After that time, we had pursued scheduling a meeting on the topic but it did not get scheduled due to Matt's availability.

The sampling approach was brought up again on the 5/12 and 5/26/21 biweekly update calls. At the time, you verbally indicated that the sampling approach we describe in the first paragraph below was ok with you and Matt. You may have discussed it with him on your own, and drafted a concurrence, but not sure. Please let me know if you need any other information on this.

Happy Holidays!
Africa

From: J. Wesley Hawthorne
Sent: Thursday, December 16, 2021 2:12 PM
To: Schulman, Michael <Schulman.Michael@epa.gov>
Cc: Africa Espina <guzuna@locustec.com>; Barker, Shau-Luen <ShauLuen.Barker@philips.com>
Subject: Triple Site (Signetics), Survey Approach for 811 East Arques Avenue

Hi Michael:

We have recently been in touch with the property manager at 811 East Arques Avenue (Lowe's) and they have indicated we may proceed with the building survey in January. As we've previously discussed, the current use of this building as a hardware store includes a number of chemical products that are potential sources of indoor air quality. Identifying and isolating these chemicals from the entire store will not be feasible, and under these occupancy conditions, indoor air sampling will not yield useful information. Therefore, an alternative evaluation approach using subslab vapor pin sampling is recommended.

Given this sampling approach, we also recommend a modification to the building survey process. Much of the information on our standard building survey form would not be relevant for evaluation of subslab vapor samples, and would be impractical to collect for a hardware store. To streamline the process, we are recommending to forego the indoor chemical inventory (which would be extensive and also frequently changing over time) and also the building HVAC information (which is relevant for evaluating circulation and dead zones in indoor air but would not be useful for interpreting subslab data). The remaining information on building construction and potential pathways would still be collected to inform the selection of subslab sampling locations. A redlined version of our standard commercial building form is attached, which shows these proposed changes.

Using these simplifications would allow us to proceed more quickly towards sampling and evaluating this building. Please let me know if EPA approves this modification to the building survey form. Once we have approval on this process, we will confirm the survey date with Lowe's and let you know so EPA can attend as well.

Thanks,

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