Message

From: Schulman, Michael [Schulman.Michael@epa.gov]
Sent: 2/23/2022 1:05:35 AM
To: Abreu, Lilian [abreu.lilian@epa.gov]; Plate, Mathew [Plate.Mathew@epa.gov]
Subject: FW: Signetics 811 E. Arques Building Survey Approach
Attachments: Lowes Oversight Notes_022222.pdf

For your records. APTIM's Lowes Home Improvement Center building survey notes.

Michael

From: Woo, Cynthia <cynthia.woo@aptim.com>
Sent: Tuesday, February 22, 2022 10:05
To: Schulman, Michael <Schulman.Michael@epa.gov>; Condit, Rose <rose.condit@aptim.com>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Michael,
Attached are the Field Notes (includes a Photo Log) for the Lowes building survey. I included both Word and PDF versions for your convenience.

If you have any questions, please let me or Rose know.

Thanks!
Cynthia

CYNTHIA WOO
Project Manager

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From: Schulman, Michael <Schulman.Michael@epa.gov>
Sent: Thursday, February 17, 2022 5:30 AM
To: Woo, Cynthia <cynthia.woo@aptim.com>; Condit, Rose <rose.condit@aptim.com>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

EXTERNAL SENDER

I'd like Rose's field notes and photo log for the record. The bullets below are enough details, unless Rose has more details specifically related to potential VI to document.

Thank you,

Michael

From: Woo, Cynthia <cynthia.woo@aptim.com>
Sent: Wednesday, February 16, 2022 18:40
To: Condit, Rose <rose.condit@aptim.com>; Plate, Mathew <Plate.Mathew@epa.gov>; Schulman, Michael <Schulman.Michael@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Michael,
Rose also took photos and can prepare more formal Field Notes if you'd like. Please let us know what you prefer.

Thanks, Cynthia

CYNTHIA WOO
Project Manager

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San Francisco, CA

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From: Condit, Rose <rose.condit@aptim.com>
Sent: Tuesday, February 15, 2022 1:57 PM
To: Plate, Mathew <Plate.Mathew@epa.gov>; Schulman, Michael <Schulman.Michael@epa.gov>
Cc: Woo, Cynthia <cynthia.woo@aptim.com>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Mat and Michael, Locus successfully completed the Lowes building walk through, and they have answers to many of your questions. My summary of what we found is below:

- The store manager was not able to attend the walkthrough, he sent the store Operations Manager (Gerald) who has been working there for 3 years
- HVAC is corporate controlled, Alan (Locus) received the HVAC program for all areas, employee occupied, customer occupied and unoccupied. Locus will include the details in their notes
- None of the rooms have manual control thermostats or anything with switches or temperature display. We did see the room temp boxes on the walls, that Wes indicated are for the HVAC units to operate properly.
- Gerald indicated the HVAC systems are managed and maintained by corporate, he said maintenance was there the day before working on them, but he didn't have details, which indicates to me, the HVACs are not managed at the store level.
- The front of the store has small offices and 2 large rooms for employee training and break room. Only the break room has a sink/drain and this room Gerald said was occupied 24 hours per day. The break room was stuffy with no windows. The small offices for managers are occupied 1-2 hours per shift, no one stays in them all day.
- Locus proposes one sub-slab sample in each of the large rooms (break room and training room). These locations also spatially represent the employee occupied front of the store well. Once you see their notes, you may decide that an additional sample in the Managers offices is necessary too.

- At the back of the store, the Receiving Room, is not really an enclosed room, just walls (about 10 feet high) and open ceiling. Contains couple desks and computers, we didn't observe any employees in this area during the walkthrough.
- Electrical room at the side of the store also just has walls with an open ceiling. Some electrical floor penetrations observed.
- Lowes SDS are also managed on-line corporate (not store specific) he showed us how employees find SDS when needed (lowes.webmsms.com). It can be searched for product types like "adhesives" but it can't be searched for specific ingredients.
- We asked if the store has a specific product list (like would be provided to local Fire Departments), but Gerald did not know of any such list. Locus is going to follow up with the Store Manager.
- Locus identified 5 possible sub slab locations, 2 at front of store (training and break room), 2 in the main open store (near the center of the building slab), and one near the back of the store (based on where the plume concentrations may be highest)

Let me know if you have any questions
Thank you,

Rose Condit
Project Chemist
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APTIM

From: Plate, Mathew <Plate.Mathew@epa.gov>
Sent: Monday, February 14, 2022 2:42 PM
To: Schulman, Michael <Schulman.Michael@epa.gov>; Condit, Rose <rose.condit@aptim.com>; Woo, Cynthia <cynthia.woo@aptim.com>
Cc: Abreu, Lilian <abreu.lilian@epa.gov>; Poalinelli, Edwin <POALINELLI.EDWIN@EPA.GOV>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

EXTERNAL SENDER

Michael,

It would be good to understand the office HVAC better – do the staff have any control of it or is it all done remotely. Here are the possibilities:

1)HVAC on only when demanded by staff (local thermostatic control)
2)HVAC on a set schedule and staff have no control
3)HVAC on a set schedule and staff have some degree of temperature control
4)HVAC automated and occupancy based (turns on when people enter a room)
5)HVAC automated and sensor based (turns on when demanded based on temperature and/or carbon dioxide concentrations)

Under 1 & 5 you could have regular occupancy and without ventilation
Under 2 & 3 you could have occupancy outside of regular hours without ventilation

Thanks
matt

From: Schulman, Michael <Schulman.Michael@epa.gov>
Sent: Monday, February 14, 2022 2:18 PM
To: Condit, Rose <rose.condit@aptim.com>; Woo, Cynthia <cynthia.woo@aptim.com>; Plate, Mathew <Plate.Mathew@epa.gov>
Cc: Abreu, Lilian <abreu.lilian@epa.gov>; Poalinelli, Edwin <POALINELLI.EDWIN@EPA.GOV>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

You already have it, but for convivence attached are the minutes of the meeting we had with Locus and EPA on the building survey. The minutes have not been technically reviewed. The general objective of the building survey and where I want APTIM to provide technical input in the field is where is it best to locate sub-slab samples. We will be using sub-slab results as a line of evidence for potential indoor air VI. Again, we agreed noted to do indoor air sampling at this time due to the amount of likely confounding data associated with the Lowes Home Improvement Center warehouse given the many different types of products they sell. Locus will be doing a modified building survey.

Generally, EPA wants to locate sub-slab samples in the small enclosed spaces that include employee break rooms, shipping and receiving, and offices. The 20' high building sections with open door bays will less likely have VI accumulation. We want HVAC information as well and how the HVAC is being operation. For examples, is HVAC on demand or have a building mgmt system and/or have minimum temps for turning on or off. For the small occupied spaces we'd also want PSI to collect sub-slab samples from rooms without HVAC.

We'd also like to get a product inventory list and business plan and SDS for everything Lowes sells. They likely/hopefully have this electronically.

I hope this helps. You can email Matt if you have questions in the field. Or, Matt, if you have a phone number and are available tomorrow can you text it to Rose at: (925) 890-5373?

Thank you,
Michael

From: Condit, Rose rose.condit@aptim.com
Sent: Monday, February 14, 2022 07:57
To: Schulman, Michael <Schulman.Michael@epa.gov>; Woo, Cynthia <cynthia.woo@aptim.com>
Cc: Plate, Mathew <Plate.Mathew@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Michael, yes I will be there to take notes. I will take the floor plan and notes from the conference call we had with Locus about this building. Is there anything you want me to focus on? I will take photos, and hopefully after this walkthrough Locus will have a plan going forward for this building.

Thanks,

Rose Condit
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APTIM

From: Schulman, Michael <Schulman.Michael@epa.gov>
Sent: Friday, February 11, 2022 3:16 PM
To: Condit, Rose <rose.condit@aptim.com>; Woo, Cynthia <cynthia.woo@aptim.com>
Cc: Plate, Mathew <Plate.Mathew@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

EXTERNAL SENDER

Hi Cynthia and Rose,

Is there anything Locus should have or have prepared for the Lowes Bldg site visit next Wed (Feb 15)? Is Rose attending?

Thank you,
Michael

From: Africa Espina <guzuna@locustec.com>
Sent: Tuesday, February 1, 2022 14:14
To: Schulman, Michael <Schulman.Michael@epa.gov>; J. Wesley Hawthorne <hawthornej@locustec.com>; Barker, Shau-Luen <ShauLuen.Barker@philips.com>; Plate, Mathew <Plate.Mathew@epa.gov>
Cc: Woo, Cynthia <cynthia.woo@aptim.com>; Condit, Rose <rose.condit@aptim.com>; Abreu, Lilian <abreu.lilian@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Michael,

Thanks for getting back to us. We'll be expecting APTIM at the visit and will communicate any changes if need be.

Correct, only the building survey will be conducted on February 15th. The building survey will inform the Building-Specific Work Plan Addendum (BSA) which will include the sampling plan that EPA will review. We will sample after EPA's approval of the BSA.

Regards,
Africa

From: Schulman, Michael <Schulman.Michael@epa.gov>
Sent: Tuesday, February 1, 2022 1:54 PM
To: Africa Espina <guzuna@locustec.com>; J. Wesley Hawthorne <hawthornej@locustec.com>; Barker, Shau-Luen <ShauLuen.Barker@philips.com>; Plate, Mathew <Plate.Mathew@epa.gov>
Cc: Woo, Cynthia <cynthia.woo@aptim.com>; Condit, Rose <rose.condit@aptim.com>; Abreu, Lilian <abreu.lilian@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Africa,

Yes, Feb 15 works for the Lowes Home Improvement Center Building / Site survey. Rose or Cynthia from APTIM will be available. At this time I do not believe EPA will be present, but I'll let you know if that changes. Can you confirm as well that only the survey will be conducted on Feb 15 and not the sub-slab vapor sampling points?

Thank you,
Michael

From: Africa Espina <guzuna@locustec.com>
Sent: Thursday, January 27, 2022 12:37
To: J. Wesley Hawthorne <hawthornej@locustec.com>; Schulman, Michael <Schulman.Michael@epa.gov>; Barker, Shau-Luen <ShauLuen.Barker@philips.com>; Plate, Mathew <Plate.Mathew@epa.gov>
Cc: Woo, Cynthia <cynthia.woo@aptim.com>; Condit, Rose <rose.condit@aptim.com>; Abreu, Lilian <abreu.lilian@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Michael,
Lowe's is available on February 15 at 10 am for the building survey. Does this date work for your team?

Their HVAC knowledgeable person is remote and unable to attend but has provided us additional information we can review at the site visit.

Thanks,
Africa

Africa Espina Guzun
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From: J. Wesley Hawthorne
Sent: Monday, January 24, 2022 11:16 AM
To: Schulman, Michael <Schulman.Michael@epa.gov>; Barker, Shau-Luen <ShauLuen.Barker@philips.com>; Plate, Mathew <Plate.Mathew@epa.gov>
Cc: Africa Espina <guzuna@locustec.com>; Woo, Cynthia <cynthia.woo@aptim.com>; Condit, Rose <rose.condit@aptim.com>; Abreu, Lilian <abreu.lilian@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Michael:

Attached are meeting minutes from our call on 1/12. Lowe's has not yet confirmed a date for the survey. We have asked that they have staff there to answer questions on the HVAC system. But if that is holding up their scheduling, we may have to complete the HVAC portion of the survey later. I will let you know as soon as we have a tentative date.

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From: Schulman, Michael <Schulman.Michael@epa.gov>
Sent: Monday, January 24, 2022 9:18 AM
To: J. Wesley Hawthorne <hawthornej@locustec.com>; Barker, Shau-Luen <ShauLuen.Barker@philips.com>; Plate, Mathew <Plate.Mathew@epa.gov>
Cc: Africa Espina <guzuna@locustec.com>; Woo, Cynthia <cynthia.woo@aptim.com>; Condit, Rose <rose.condit@aptim.com>; Abreu, Lilian <abreu.lilian@epa.gov>
Subject: RE: Signetics 811 E. Arques Building Survey Approach

Hi Wes, Can you give an update for whcn the building survey will occur? Can you also provide minutes of the call (below are my phone notes, but they are draft and Matt may have corrections – I'll let you know if reviews)

- Not doing indoor air sampling due to the amount of likely confounding data.
- Will do a modified bldg survey
- Locus has as-builts and GW concentrations, and HVAC (drops)
- Matt: Locating where can best do sub-slab: Employee break rooms, shipping and receiving, offices, the small enclosed spaces (the 20' Bldg sections likely will not have VI accumulation)
    - Highest priority is to get sub-slab in rooms with small enclosed spaces
    - Where have access and no sub-slab utilities
- Matt: They should have product list or inventory list and business plan and SDS for everything they have in bldg. Ask.
- Matt, we do want HVAC for small spaces .Want to know how they are operating the HVAC. On-demand vs. scheduled. Ask for the [programed and set points] building mgmt system (or manually on-demand turned on by thermostat). Will have minimum temps for turning on.
    - If have no ventilation, then sub-slab more (?)

Thank you,
Michael

-----Original Appointment-----
From: Africa Espina <guzuna@locustec.com>
Sent: Wednesday, December 22, 2021 1:20 PM
To: Africa Espina; Alan Tuan; Schulman, Michael; J. Wesley Hawthorne; Barker, Shau-Luen; Woo, Cynthia; Plate, Mathew; Condit, Rose
Subject: Signetics 811 E. Arques Building Survey Approach

When: Wednesday, January 12, 2022 2:00 PM-3:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: Microsoft Teams Meeting

Meeting with EPA on 811 E. Arques Vapor Intrusion Building Survey tentatively scheduled for 1/18

Microsoft Teams meeting

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