



State Archive Preservation Facility Frequently Asked Questions

Last Updated: 11/19/15

1. How do you plan on mitigating dust from the demolition process and how will you conduct air monitoring to ensure there are no particulate contaminants in the air?

Methods to minimize dust exposure will be implemented as required by applicable regulations. Dust exposure will be minimized by using the point of contact methods as depicted on the supporting dust management slides provided by the contractor AND a misting machine (not shown but similar to snowmaking machine on the site. The point of contact methods depicted on the slides are required to be in compliance with the "Wisconsin Department of Natural Resources Conservation Practice Standard Dust Control on Construction Sites (1068)"

Per Ch. NR 447, regulated asbestos-containing materials will be identified by a state-certified asbestos inspector and abated prior to demolition. Lead and other substances in building materials will be controlled by use of standard wet surface methods during demolition to minimize the creation of dust from these materials.

Contaminants in soil will be addressed by a combination of excavation and off-site disposal or on-site capping, as approved by the WDNR. These remediation methods will minimize the long-term exposure of contaminants to humans and the environment. Potential dust created during implementation of these remediation activities will be controlled by use of water for dust suppression.

Finally, the selected contractor will be providing daily air monitoring of particulates in the air to ensure that the dust mitigation plan is working as planned.

2. Is air monitoring being done daily and by whom?
Yes, although it is not required by WDNR or USEPA, there has been daily 5 days per week air monitoring. To supplement the air monitoring being done by the building demolition contractor, Environmental Management Consulting, Inc. will be conducting air monitoring.
 - a. If so, does this monitoring continue for the entirety of the project?
No. Air monitoring will be done during the building demolition portion of the project activities. The duration of the monitoring will be determined by DOA based on the results of the monitoring and the building demolition activities.
 - b. Are fine particulates being monitored?
Yes. The air monitoring will utilize equipment that can monitor for PM-10 particulate.

The PM-10 standard includes particles with a diameter of 10 micrometers or less (0.0004 inches or one-seventh the width of a human hair). The instruments will monitor continuously and log data at reoccurring intervals.

- c. How and by whom are the results analyzed? -

Environmental Management Consulting, Inc. will download the data from the air monitoring equipment on a daily basis. The reporting of the air monitoring results will be provided to DOA daily.

- d. What have been the results of the air monitors? – **New**

The air sampling reports performed on site for particulate matter (PM-10) have been below the recommended EPA level of 150 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) for 24 hour average. Please see the link on the State Archive Preservation Facility Project Website for detailed results as follows:

<http://doa.wi.gov/Documents/DFM/BSMO/Project 09H2L-02-Air-Monitoring-Results-Oct 12-thru-Nov 16.pdf>

Please note that on approximately four occasions the maximum level was measured at a higher level than 150 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). These maximums recorded, were short lived, and only recorded over one logging interval. Measurements are logged at five minute intervals. Since the spike in recording was very short no responsive measures were taken. All other measurements, and all daily averages, have been well the EPA recommended level.

3. How do you plan on controlling any runoff to the Yahara River? - **New**

Storm water on the site will be controlled as required by Ch. NR 216. Due to the size of the construction site, a storm water permit is required to be obtained from WDNR and a Storm Water Pollution Prevention Plan (SWPPP) will be prepared that specifies the best management practices (BMPs) to be used to minimize the introduction of pollutants to storm water. The BMPs include the identification of storm water outfalls on the property, the use of silt fencing and drain covers to keep potential contaminants on-site, and covering site materials to prevent exposure to storm water. Additionally, site grading and sediment traps will be utilized to minimize potential for offsite sediment migration.

Dewatering that needs to be performed to facilitate construction of subsurface building components will be performed in a manner in compliance with WDNR rules and guidance. Groundwater would either remain on-site or be taken off-site for treatment.

Complaints have been received regarding discharge of dust control water and rainfall water flowing into the Yahara River (it is cloudy looking as it carries silt from the demolition operation). Zero discharge is not a requirement and the project is not out of compliance. The job site catch basin inlets are regularly monitored by DOA, and the Contractor and have also been inspected by DNR to ensure, the filter fabric installed is in order and is performing as expected, which is the case. Sweeping of the impervious surfaces on site is performed to help reduce dust and; removal of silty sludge after water events from around the catch basin silt socks that accumulates as a result of settlement and ponding during the filtering process is completed as it accumulates to minimize run off. In order to address the complaints, the DNR, DOA and Contractor discussed options such as the use of a finer grade fabric at the inlets to remove more sediment, and utilizing sandbags around inlets to allow the water to pool and allow the sediment to settle prior to entering the inlet.

Consideration was given to utilizing sand bags around the inlets, but it was determined the sandbags would not provide sufficient additional filtering and instead act to hamper-site run-off, resulting in ponding water and compromising run-off control. Using finer grade filter fabric was also considered and after discussion, it was determined the finer grade filtering would not perform in a manner considered satisfactory and instead would clog and impede a controlled run-off in a manner similar to sandbagging. Therefore, the existing inlet protection will continue to be monitored.

4. Will the Wisconsin Department of Natural Resources and/or the Environmental Protection Agency continue to be involved in this project moving forward?

Yes. DNR has regulatory oversight for asbestos, waste management, and storm water programs. DOA will provide regular updates to the DNR per statutory requirements and follow all guidelines, rules, and laws that are required by the DNR on construction sites. DOA will inform EPA on any issues related to management of PCB regulated under the federal Toxic Substances Control Act (TSCA).

5. Were Native American tribes consulted during the process of this project?

Yes, tribe input was provided through the Wisconsin Historical Society to the A/E team. The proposed project incorporates areas for Native American ceremony which has required extensive dialogue with tribal governments throughout the design process.

6. How will noise pollution be addressed?

The project will comply with all applicable noise ordinances.

7. The current structure was built during a time when lead-based paints and asbestos were frequently used in construction projects. How does DOA plan to address these materials in the current building?

Per Ch. NR 447, regulated asbestos-containing materials will be identified by a state-certified asbestos inspector and abated prior to demolition. WDNR Asbestos Inspectors have reviewed this asbestos pre-inspection their concerns have been sampled and abated. WDNR will walk all buildings prior to demolition to ensure all asbestos control measures (acm's) have been abated in their entirety. Assumed) Category I non friable roofing in good condition will be segregated during the demolition process and disposed of as such. Lead and other substances in building materials will be controlled by use of standard wet surface methods during demolition to minimize the creation of dust from these materials.

DOA's contractor will be removing any asbestos, lights ballasts, lead paint areas, etc. before initiating the physical demolition of the buildings to minimize the likelihood of any of these contaminants being part of the demolition debris.)

8. Please explain why more testing was not done to test the soil and groundwater for PCE contaminants.

The PCE contamination on the site was first discovered in 1993 during an investigation of a leaking underground storage tank (UST). Subsequent environmental investigation activities focused on the PCE release, which were documented in several reports during 1994, 1995, 1996, 2006 and 2007. In addition to soil and groundwater sampling, these activities included a remediation consisting of excavating the courtyard cistern, where PCE was found at the highest concentration on the site (5,100 micrograms per kilogram), indicating the source area had been identified. Four groundwater monitoring wells in the immediate area of the cistern were installed, and only two of the wells contained groundwater with PCE concentrations exceeding the Ch. NR 140 Enforcement Standard (ES) of 5 micrograms per liter. Although above the ES, the observed concentrations of 20 and 6.4 micrograms per liter indicated that the PCE-contaminated groundwater was confined to the site. The WDNR closed the case in 2007 with inclusion on the GIS Registry to publicly document the residual soil and groundwater contamination allowed to remain on site with the continuing obligation to obtain WDNR permission before installing drinking water wells on the property. As a result of the case being closed, it was not an industry best practice to do further testing.

In addition, the DNR also reviewed the September 2013 Soils Management Plan and analytical results from the Phase II investigation. In their November 4, 2013 letter to DOA, DNR approved the soils management plan.

9. Please explain why more testing was not done to test the soil and groundwater for PCB contaminants.

PCBs were initially detected during the excavation of the courtyard cistern, but were not investigated further until the 2013 Phase II ESA when four soil samples were collected in the courtyard area. One sample from the Phase II indicated a Total PCB concentration exceeding the residual contaminant level (RCL) for protection of groundwater. Subsequent groundwater sampling from the same four borings did not indicate detectable levels of PCBs.

Two other areas sampled for PCBs during Phase II activities did not have any detection for PCB compounds in soil. Due to the absence of PCBs in the soil, subsequent groundwater sampling was not warranted in this area.

The limited quantity and relatively low concentrations for detections for PCBs indicates that additional sampling in soil and groundwater is not warranted at the site. Results of the sampling events were presented to the WDNR in the Phase II ESA report, and approval of the soils management plan was granted November 4, 2013.

The Phase II ESA included a hazardous materials inspection/inventory of materials that are known or probable to contain PCB compounds, per WDNR guidance. WDNR did not indicate that additional sampling is required based on the findings of the report, and planned demolition activities at the site. Demolition of building materials will be conducted according to state mandated regulations.

10. Will access to the bike path or sidewalks be obstructed during the demolition or construction?

No. Access to both sidewalks and the bike path will not be affected during the demolition and construction of this project. The construction crew will include "flaggers" who will ensure safe crossways for pedestrians and bicyclists near the project.

11. Will any views of the Capitol be affected when the building is finished?

The building will be four stories and comply with all statutes and ordinances governing the height of buildings in that area.

12. How old are the storage tanks on site, and how will they be removed?

The oldest storage tank currently on the site was installed in 1988 and receives annual inspection from Department of Agriculture, Trade, and Consumer Protection. Fuel tanks on site will be removed following all environmental standards as part of the construction process.

13. The Yahara River has flooded in recent years – do the design plans take this into account?

Yes, the design plans provide floor elevation above flood level and addresses any potential of site flooding.

14. How will DOA communicate with the community moving forward?

DOA has established a dedicated website as follows to provide information to interested parties regarding this project. The website will include these FAQs, which will be updated throughout the project, memos to the community, and other pertinent project information.

<http://doa.wi.gov/Divisions/Facilities-Management/Bureau-of-Real-Estate-Management/State-Archive-Preservation-Facility-Project>

15. Who can we contact at DOA with any further concerns we may have regarding this project?

Please call the Department of Administration at (608)266-7362 to reach DOA Communications with any questions or concerns. Email DOA Communications@wisconsin.gov

16. Concern that storm water management will result in the Yahara River Flooding.

The Yahara River will not flood due to work being conducted at the site. Sediment basins have been designed to slow the rate at which normal storm events discharge into the Yahara River. These basins are also designed to settle out solids carried by the stormwater. The completed site will have a reduced amount of impervious ground surface as compared to the existing site that will help slow and reduce the amount of storm water runoff from the site.

17. Concern about safe asbestos removal –Community members witnessed working with respirators and scraping something from the window frames. They are concerned about the proximity of the scraping to the bike path.

The abatement contractor was removing asbestos-containing caulking from the window openings. This work is done inside a regulated area that has restricted access. The workers are required by the OSHA standard to wear disposable coveralls and respiratory protection while conducting this work. All abatement work is being conducted in accordance with appropriate regulations and health and safety standards which are

designed to minimize potential for airborne transport of material being removed. These same standards and practices are protective of the bike path users outside the building.

18. Will contaminated slabs be ground up into little pieces for fill?

Contaminated slabs will not be ground up and used for fill onsite. If staining on concrete is observed, the material will be appropriately tested to verify that standards for recycling/reuse on site are met. Only concrete which meets the requirements for clean fill will be crushed and remain on site.

19. Who will be directly responsible for stopping work at the location?

The DFD Project/Construction Representative in accordance with General Conditions of the Contract Article 27.A, is directly responsible for stopping work at the site.

20. Who will be conducting the appropriate sampling?

Licensed and certified independent environmental consultants familiar with the project site and project requirements will conduct sampling.

21. Who decides which analyses are run on the soil and groundwater samples?

Additional soil and groundwater analysis will be conducted by the environmental consultant based on excavation location and 1) corresponding historical facility use at that location, 2) historical laboratory data from previous environmental investigations, and 3) physical (visual, olfactory) indicators at the location of impacted media. This approach is consistent with standard industry practice for characterizing potentially impacted media.

22. Who will notify the WDNR of a new site response action?

Notification of a previously undocumented condition will be reported to the WDNR (and DATCP as needed) through the DFD Project Manager.

23. Who is the contact in the WDNR?

There are three contacts that have been identified:

For PCB and EPA contacts:

Edward K. Lynch, PE, Chief
Hazardous Waste and Mining Section – WA/5101 South Webster Street
Madison, Wisconsin 53707
Phone: 608 267-0545
Edward.Lynch@wisconsin.gov

For Remediation and Redevelopment:

Mr. Michael Schmoller
Hydrogeologist
Remediation and Redevelopment Program
WDNR South Central Region
3911 Fish Hatchery Road
Fitchburg, WI 53711
Phone: 608-275-3303
Michael.Schmoller@wisconsin.gov

For Asbestos Abatement:

Mark R. Davis
Air Management Specialist
Air Management Program
WDNR Waukesha Service Center
141 N. W. Barstow Street – Room 180
Waukesha, Wisconsin 53188
Phone: 262-574-2118
mark.davis@wisconsin.gov

24. How can we be assured that all necessary contaminants are characterized correctly? Who will determine the extent and degree of the contamination?

Environmental assessments and investigations conducted to date, including the Phase I and II ESAs, have followed appropriate standards and typical industry practice to identify and characterize potentially impacted media. All remediation and redevelopment (R&R) cases assigned to the site have achieved “Closed” or “No Further Action” status following a WDNR review which includes an evaluation for whether contaminants have been characterized appropriately. Environmental reports (i.e. Phase I & II ESAs, Soils Management Plan) have also been provided to USEPA. In the event an undocumented release is discovered at the site, soil and groundwater analysis will be conducted by an independent environmental consultant as needed based on excavation location, corresponding historical facility use at that location, and other physical (visual, olfactory) indicators. Sampling events to determine the characterization, extent, and degree of contaminated media associated with a previously undocumented release or condition will be subject to the WDNR notification, review, and acceptance process.

25. Who decides the ultimate fate of the contaminated soil (stockpiling and off-site disposal?)

Soil that is disposed off site will be subject to waste profiling and characterization requirements of the end-point disposal facility. The contractor is responsible for storage on site as well as the disposal of stockpiled contaminated soils at an appropriate off-site facility. Storage and disposal must comply with applicable rules and regulations.

26. Is there an updated demolition timeline?

No, Demolition has begun and is scheduled to conclude in January of 2016. Construction of the new facility will begin shortly thereafter.

27. What are the hours/days of operation for the project?

Activity will begin no earlier than 6:30 AM and will cease no later than 7:00 PM.

Typical work day is Monday through Friday.

28. What are the quiet hours?

Prior to 7:00 AM no loud activities in excess of 70 Decibels measured outside the project site.

29. Neighbors are concerned about the vibrations from the construction cracking the foundations of the old homes in the neighborhood. Is there any protocol to take into account the surrounding buildings during construction?

A seismograph will monitor magnitude of vibrations using peak particle velocity (PPV) and automatically notify the construction superintendent if the transverse waves exceed 0.500 in/second (IPS). Aesthetic damage can occur on houses that are poorly maintained, or with brittle plaster walls, once the PPV approaches 1.0 IPS. The notification level is well below that value. Sound residential structures have damage threshold values of 2.0 IPS, and commercial structures are at 4.0 IPS.

30. Concerns regarding the planned disposition of the rubble in reference to the photo taken at the site below.



The concrete, plastic, and rusty pipe in the referenced picture is located in an area which had no detectable concentrations of PCBs in soil from the Phase II ESA sampling event. The material indicates no observable staining other than from contact with the exterior of the rusted pipe embedded in the concrete. The material will be disposed along with other demolition debris from the project at an appropriate offsite facility.