

From: smomo@bbaenv.com
To: [WOODS Ellen * DEQ](#)
Cc: "[Angie Villery](#)"; "[riboese](#)"
Subject: RE: Update Report - Travel Salem - LUST 24-22-0426
Date: Monday, April 22, 2024 1:05:42 PM
Attachments: [Final Travel Salem Indoor Air Rpt.pdf](#)

Good afternoon, Ellen,

Attached is the indoor air sampling report for the second indoor air sampling event. The findings were consistent with the previous indoor sampling event, in that no contaminants were detected above RBCs for Commercial Indoor Air. It should be noted that at the time of the first sampling event, some remodeling was being conducted, and that during the second sampling event, rubber baseboards were being glued to the base of the walls. Therefore, some of the contaminants detected are likely contributed to glues and materials during basement remodeling. Also, some of the contaminants were detected in both indoor and outdoor ambient samples. As such, the contaminants detected in indoor and outdoor samples are likely compounds common in urban air settings.

Call or reply with any questions.
Have a good week.

Stephen Omo, R.G.

Project Manager



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From: WOODS Ellen * DEQ <Ellen.Woods@deq.oregon.gov>

Sent: Tuesday, January 9, 2024 11:33 AM
To: Randall Boese <rjboese@bbaenv.com>
Cc: 'Angie Villery' <angie@travelsalem.com>; smomo@bbaenv.com
Subject: RE: Update Report - Travel Salem - LUST 24-22-0426

Hi Randy,

That is great to know that people have not been smelling vapors in that area.

I agree with your proposed timing of the next sampling event. It will be best to wait until the next sampling results are submitted and we have had a chance to review them before making a decision regarding whether additional sampling events are needed. It is a possibility that no more events will be needed if the next round of results are similar to (or better than, with respect to benzene, for example) the results of the October event, but I can't commit to stating that additional events will not be necessary.

Please let me know if you would like to discuss further/have additional questions!

Ellen

From: Randall Boese <rjboese@bbaenv.com>
Sent: Wednesday, January 3, 2024 10:20 AM
To: WOODS Ellen * DEQ <Ellen.Woods@deq.oregon.gov>
Cc: 'Angie Villery' <angie@travelsalem.com>; smomo@bbaenv.com
Subject: RE: Update Report - Travel Salem - LUST 24-22-0426

Ellen:

Thank you for your prompt response to our latest report. I am seeking clarification regarding additional indoor air sampling events. I propose one (1) additional event during "high" water table conditions (February) to go along with the "low" water table event already conducted (October). If the results indicate no occupational inhalation RBCs are exceeded during the next event, would that be sufficient? Related, there have been no reports of gasoline odors in the elevator shaft or anywhere else in the building during occupancy by Travel Salem. I believe the genesis of that unsubstantiated comment was presented in the Phase I ESA conducted by Partner.

Randy

Randall J. Boese, RG/LHG
Principal / President



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From: WOODS Ellen * DEQ <Ellen.Woods@deq.oregon.gov>
Sent: Friday, December 22, 2023 1:39 PM
To: Randall Boese <rjboese@bbaenv.com>
Cc: 'Angie Villery' <angie@travelsalem.com>; smomo@bbaenv.com
Subject: RE: Update Report - Travel Salem - LUST 24-22-0426

Hi Randy,

Thank you again for the Update Report summarizing groundwater monitoring and indoor air sampling at the site. DEQ agrees with the recommendation for a CMMP for the site. DEQ will require an EES on the property in order to enforce the CMMP, as well as a shallow groundwater use restriction and ground floor residential use restriction. This area of Salem is experiencing a lot of redevelopment and an EES with these stipulations will ensure that future receptors at the site are protected.

DEQ also requests that additional indoor air sampling events be conducted to account for any seasonal variability in indoor air conditions. While the results from the October sampling event are encouraging, soil gas RBCs were exceeded during the last two sub-slab sampling events conducted at the site. Because of this, it is prudent to continue monitoring of indoor air and ensure that gasoline and VOC vapors inside the building are not a concern.

On a related issue, it was referenced in earlier reports that people were noticing the smell of gasoline in the elevator shaft. Is that still the case? Were you able to observe this part of the building to determine why occupants historically (or still) made these reports?

Please let me know if you would like to discuss. I will be taking all of next week off and will be online on January 2.

Ellen

From: WOODS Ellen * DEQ <Ellen.ROVELSTAD@deq.oregon.gov>
Sent: Monday, December 11, 2023 11:04 AM
To: Randall Boese <rjboese@bbaenv.com>
Cc: 'Angie Villery' <angie@travelsalem.com>; smomo@bbaenv.com
Subject: RE: Update Report - Travel Salem - LUST 24-22-0426

Hi Randy,

Confirming receipt. I should have time this week to get started on a review.

Ellen

From: Randall Boese <rjboese@bbaenv.com>
Sent: Friday, December 8, 2023 9:24 AM
To: WOODS Ellen * DEQ <Ellen.ROVELSTAD@deq.oregon.gov>
Cc: 'Angie Villery' <angie@travelsalem.com>; smomo@bbaenv.com
Subject: Update Report - Travel Salem - LUST 24-22-0426

Good morning Ellen:

Please see the attached pdf for an Update Report for Travel Salem - LUST 24-22-0426. The report includes two (2) additional consecutive quarterly groundwater monitoring events (bringing the total to four [4]) and an indoor air sampling event. Based upon the results of investigative work completed to date, we have recommended issuance of a NFA for the site with completion of a CMMP.

Please call or email if you have any questions.

Randy

Randall J. Boese, RG/LHG
Principal / President



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