



Office Furniture Mart - Status Meeting

PURPOSE: Project Transfer / Site Status / Path to Closure

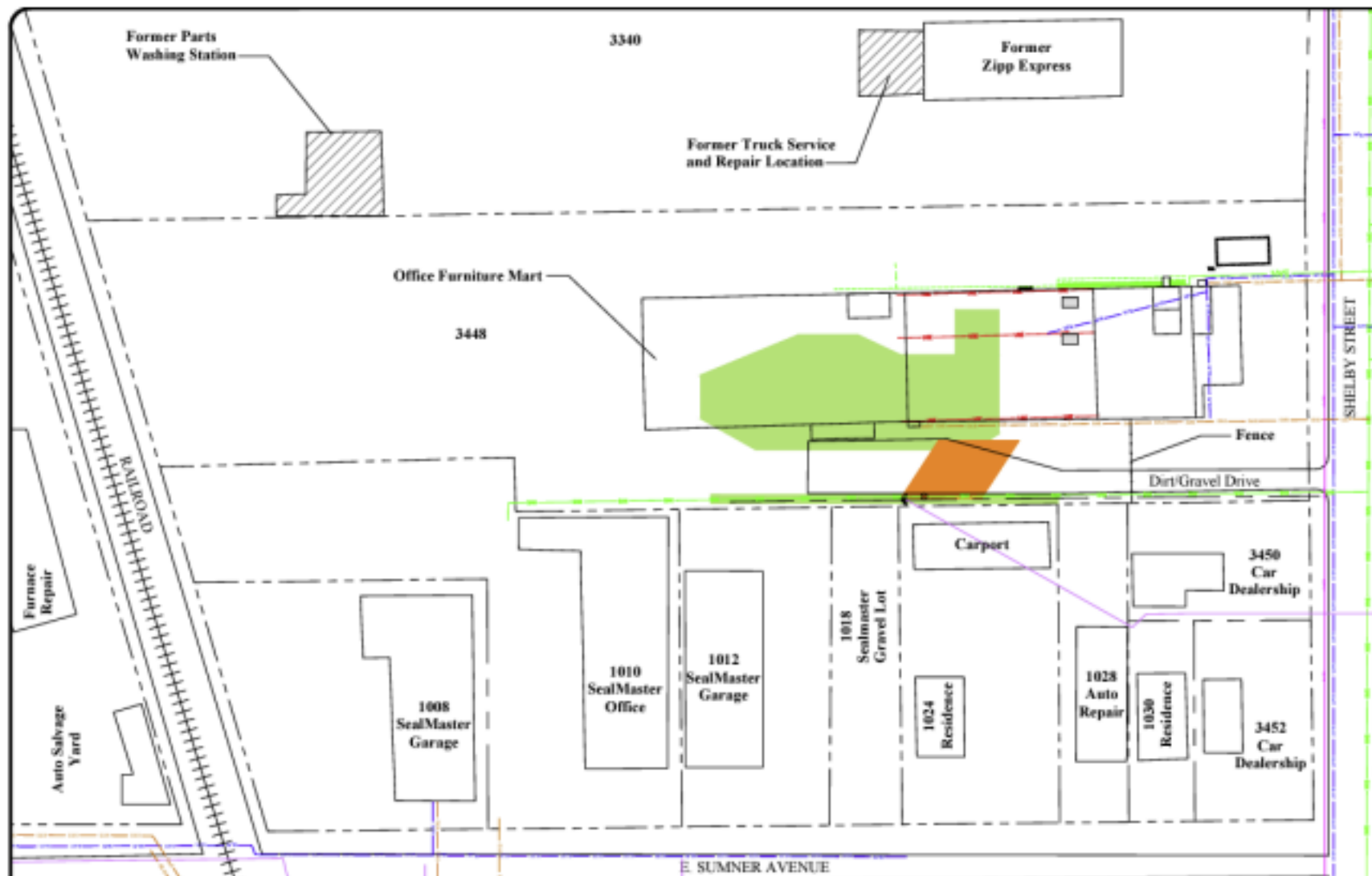
DATE/TIME: 8/20/24 10:00 AM– Teams Video Call

ATTENDEES: Chelsea Day – CNDay@idem.in.gov
Vickie Poole – Vpoole@idem.in.gov
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Scott D. Connors – sconnors@wilcoxenv.com

Review of Potential Exposure Pathways From IDEM VFC Files

A. Soil – NO ACTION REQUIRED

1. No complete exposure pathway to impacted soil. 1 saturated soil sample exceeds Excavation Screening Level for TCE – sample depth is 26-27' bgs = unlikely for human contact.
2. Injections performed in 2017 as shown on the following Figure (green shallow / orange deep).



B. Vapor – NO ON-SITE OR OFF-SITE ACTION WARRANTED – DISCUSS

1. Off-Site VIs at 7 properties are no longer needed, per 1/30/24 IDEM comment letter.
2. Paired indoor air and sub-slab vapor sampling at the Site building during winter worst-case conditions on January 18 and 19, 2024.
3. No identified vadose soil impacts beneath the building following injections.
4. No indoor air detections.
5. Decreasing TCE sub-slab vapor concentrations since the 2017 remedial actions. Most recent sub-slab concentrations range from 235-900 ug/m³, while indoor air concentrations are below detectable levels.
6. No identified future threat of VI exposure under the present, and intended future commercial use of the Site building.
7. IDEM comment letter dated 1/30/24 requires continued winter VI sampling at Site building; however, based on the Winter 2023/2024 On-Site Vapor Intrusion Assessment Summary dated June 17, 2024, no further vapor intrusion sampling appears warranted.

C. Groundwater – ON-GOING MONITORING – OFF-SITE CONTRIBUTING SOURCE(S)? -

1. The below was obtained from the 2023 Annual Groundwater Monitoring Report.
2. Lines of evidence support migration of chlorinated and petroleum VOC impacts from historical operations at the north-adjacent Zipp Express facility (3340 Shelby Street) onto the northern portions of the Site.
3. The former Advanced Plating is likely contributing to the shallow chlorinated solvent plume migrating southwest towards the adjacent Kennedy Tank property.
4. Historical Drycleaning operations to the east /northeast of OFM –
 - i. 3441 Shelby – 1958-1980
 - ii. 3455 Shelby – 1956-1969
6. Varying cVOCs to the northeast as compared to on-Site and downgradient.
7. Leaky clay layer separating the upper and lower water bearing zones.

Shallow groundwater potentiometric surface depths range from approximately 733 feet to 727 feet above mean sea level (“amsl”) and appears to generally flow to the southwest; Deep groundwater potentiometric surface depth is approximately 722 feet amsl and appears relatively flat with no obvious flow direction.
8. No identified exposure to groundwater.
9. Appears sufficiently delineated to move forward with RWP preparation.

ACTION ITEMS

- Soil – no action required.
- Vapor – no further on-Site VI sampling required at this time. Future ERC will need to address vapor for change of use.
- Soil gas evaluation per R2 – generate isoconcentration maps of historical detections of soil gas / subslab vapors – submit report to IDEM.
- Annual Groundwater sampling is acceptable – during fourth quarter.
- Submit lines of evidence for source(s) to the east / northeast – from Item C.4, above, including data from May 2024 investigation.
- Discuss/submit general plan to IDEM regarding plan with City of Indianapolis re: Advance Plating, prior to execution of agreement.