

This fact sheet informs property owners and community members about environmental investigations being conducted in connection with the Argus I and Argus II Buildings, near the corner of Fourth Street and West William Street in Ann Arbor. Samples are being collected to evaluate the potential risks associated with historical chemical releases from camera production at the buildings.

Geosyntec is working to investigate and address environmental impacts associated with the Argus I and Argus II Buildings. The Michigan Department of Environment, Great Lakes, and Energy (EGLE), in collaboration with the Michigan Department of Health and Human Services (MDHHS) and the Washtenaw County Health Department (WCHD) is overseeing the investigation activities.

BACKGROUND

The Argus I and Argus II properties were used in the 1930s-60s by Argus Cameras, Inc. as camera and lens manufacturing plants. The properties were sold in 1963. Currently, the Argus II property is only used for storage. The Argus I property was sold again in 1987 and is used for commercial office space.

In 2006, industrial solvents, including trichloroethene (TCE), tetrachloroethene, cis-1,2-dichloroethene, carbon tetrachloride, and vinyl chloride were identified in soil and groundwater on the Argus II property. Vapors from these volatile organic compounds (VOCs) may move through the subsurface and enter into buildings; this is known as vapor intrusion. In late 2018, EGLE received data indicating TCE had likely migrated north of the Argus II property. EGLE conducted initial investigations at four residential properties between January and February 2019 to assess whether vapors from the released solvents were entering the homes. Geosyntec began investigating residential and commercial properties in March 2019. As of June 2022, investigation work has been conducted at fourteen properties and in the rights of way along West Liberty Street and Fifth Street.

Of the fourteen properties that have been investigated, vapor intrusion mitigation systems, similar to radon systems, have been installed at three residential properties. These properties had either soil vapor or indoor air concentrations of TCE above regulatory screening levels. Additional sampling is being conducted by Geosyntec to further assess soil vapor and groundwater impacts in the area around the Argus buildings.



VAPOR INTRUSION SAMPLING DETAILS

Out of an abundance of caution, additional sub-slab soil gas sampling and indoor air sampling is being conducted in the areas surrounding Argus I and II properties.

Soil gas sampling at residential properties within the investigation area (outlined in green on the Sampling Area Map below) involves installing small diameter probes through the floor slab to collect soil gas samples from beneath the floor using devices called Summa® canisters. The sample results help determine if vapors beneath the structure could affect the indoor air quality.

Indoor air samples are also collected using Summa® canisters. These canisters are placed inside the building in the basement and crawl space (if present) and on the first floor. After 24 hours, the canisters are collected and submitted to a laboratory for analysis.



Summa® canisters

Additional sub-slab soil gas sampling and indoor air sampling will begin in Fall 2022. Depending on the results, Geosyntec may collect sub-slab soil gas and indoor air samples about every three months for one year (four quarterly sampling events) to assess seasonal variability in VOC concentrations.

GROUNDWATER SAMPLING DETAILS

A groundwater investigation will be conducted beginning in late September at the Argus I and II properties and surrounding areas (outlined in blue on the Sampling Area Map below). The objective of the groundwater investigation is to determine the extent of VOCs in groundwater and to characterize the potential for VOCs to migrate off-site.

The investigation will include the installation and sampling of groundwater monitoring wells.

Argus I and II Buildings Environmental Investigation Ann Arbor, Michigan

Soil Vapor, Indoor Air, and Groundwater Sampling Information

VAPOR INTRUSION AND GROUNDWATER SAMPLING AREA MAP

HUMAN HEALTH RISKS

EGLE and the MDHHS have collaboratively developed recommended action screening levels. The screening levels are used to determine if concentrations of chemicals are present in the air above acceptable levels, and to determine if action is needed, such as installation of a mitigation system, to eliminate exposure.

If mitigation is warranted, Geosyntec will work with residents and property owners to install mitigation equipment free of charge.



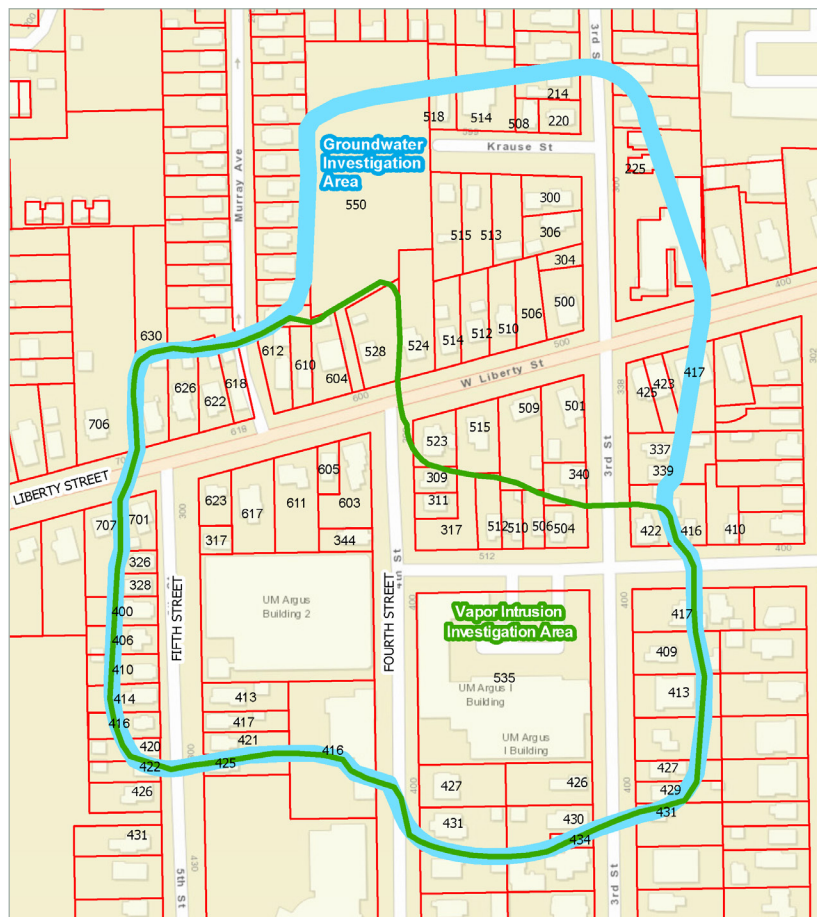
HEALTH & SAFETY

Safety is a daily commitment and investment in our organization. Geosyntec is committed to protecting the safety and health of our employees, clients, and contractors and to protecting and preserving the environment in which we operate.



SUSTAINABILITY

Geosyntec is committed to sustainable business practices which strive to achieve successful social, economic, and environmental outcomes for today and tomorrow. We focus on our people, planet, and business in a sustainable fashion.



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VAPOR INTRUSION WEBSITE

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