



Project Update:
Newburgh Village Retirement Community

September 27, 2024

Please refer to the June 14 and July 19 Project Update and Summary, posted at racertrust.org/Livonia, for background information that explains the purpose and mission of the Revitalizing Auto Communities Environmental Response (“RACER”) Trust, as well specific reasons for our work in Newburgh Village.

RACER Trust has continued collecting and analyzing groundwater and soil vapor samples at various locations along and near North Capitol Court in Newburgh Village to assess the potential for underground vapors to enter buildings through cracks in the concrete floor slab, referred to as vapor intrusion.

The confirmatory soil vapor data collected along Newburgh Village’s northern property boundary in August 2024 are lower than the initial sample data collected in June 2024. In fact, soil vapor results from all locations did not exceed U.S. Environmental Protection Agency (U.S. EPA) soil vapor screening levels. The June and August data are presented in Table 2.

The confirmatory groundwater and soil vapor samples collected nearest the residential buildings in Newburgh Village in August 2024 continue to show **no exceedances** of the U.S. EPA vapor intrusion screening level for TCE, the main contaminant of concern in our study area. These data are shown in Table 3 and Table 4. The newly installed permanent groundwater monitoring wells along the southern edge of N. Capitol Court (MW-515S through MW-520S) will be sampled on a regular schedule to track the movement of TCE in groundwater and verify no exceedances of the U.S. EPA vapor intrusion screening level for TCE. We will continue to collect and assess sample data in cooperation with and under the oversight of the U.S. EPA.

All data collected to date are shared with the U.S. EPA and Michigan Department of Environment, Great Lakes and Energy (EGLE) as we evaluate treatment options for TCE-impacted groundwater. Once a remedial option is selected and approved by the U.S. EPA and EGLE, RACER will present the plan and implementation schedule in a discussion with residents in the Newburgh Village community room. We should note for the record that the community will have opportunities to comment on the proposed remedy before its final selection and approval. We will share information about how to comment on the proposal, including deadlines to make a comment, once the proposal is ready for public review.

Please check our website, racertrust.org/Livonia, for information about our work in Newburgh Village. You may use the website to request emailed updates when new information is added.

RACER will take whatever U.S. EPA-approved action is necessary to ensure that any TCE impacts to soil gas vapor and groundwater are properly addressed. As always, we welcome your interest and will do our best to answer any questions you may have about our work. Please feel free to contact either of the RACER cleanup managers listed below.

Thank you.

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www.racertrust.org/Livonia

Table 1. Geoprobe Groundwater Results (June 6-7, 2024)		
Sample Location (Depth in feet)	TCE (µg/l)	TCE EPA VISL (µg/l)
SB-510 (5-7.5')	<1.0	10
SB-501 (12-14.5')	<1.0	10
SB-510 (20-22.5')	<1.0	10
SB-511 (5-7.5')	<1.0	10
SB-511 (12-14.5')	1.5	10
SB-511 (16-18.5')	12	10
SB-512 (5-7.5')	3.1	10
SB-512 (12-14.5')	<1.0	10
SB-512 (16-18.5')	<1.0	10
SB-513 (5-7.5')	13	10
SB-513 (12-14.5')	<1.0	10
SB-513 (17.5-20')	<1.0	10
SB-514 (5-7.5')	<1.0	10
SB-514 (12-14.5')	<1.0	10
SB-514 (16-18.5')	<1.0	10
TCE - Trichloroethene		
Yellow highlight denotes exceedance of EPA Vapor Intrusion Screening Level (VISL).		

Table 2. Soil Vapor Results, N. Capitol Court Road (Summer 2024)				
Sample Location (Depth in feet)	TCE (µg/m³)	TCE (µg/m³)	TCE (µg/m³)	TCE EPA VISL (µg/m³)
	6/10/24	6/14/24	8/16/24	
SV24-NV-28 (3.5-4')	16	8.4	<0.64	70
SV24-NV-29 (3.5-4')	<1.0	0.64	0.64	70
SV24-NV-30 (3.5-4')	45	46	62	70
SV24-NV-31 (2.5-3')	150	110	7.3	70
SV24-NV-32 (3.5-4')	<1.0	<1.0	<0.64	70
TCE - Trichloroethene				
Yellow highlight denotes exceedance of EPA Vapor Intrusion Screening Level (VISL).				

LEGEND:

- GROUNDWATER MONITORING WELL LOCATION
- TEMPORARY MONITORING WELL LOCATION
- SOIL VAPOR LOCATION
- TCE GREATER THAN EPA VAPOR INTRUSION SCREENING LEVEL (VISL)
(TCE concentrations greater than the EPA VISL necessitate further evaluation. RACER will consult with the EPA and keep the community and City officials informed of next steps.)

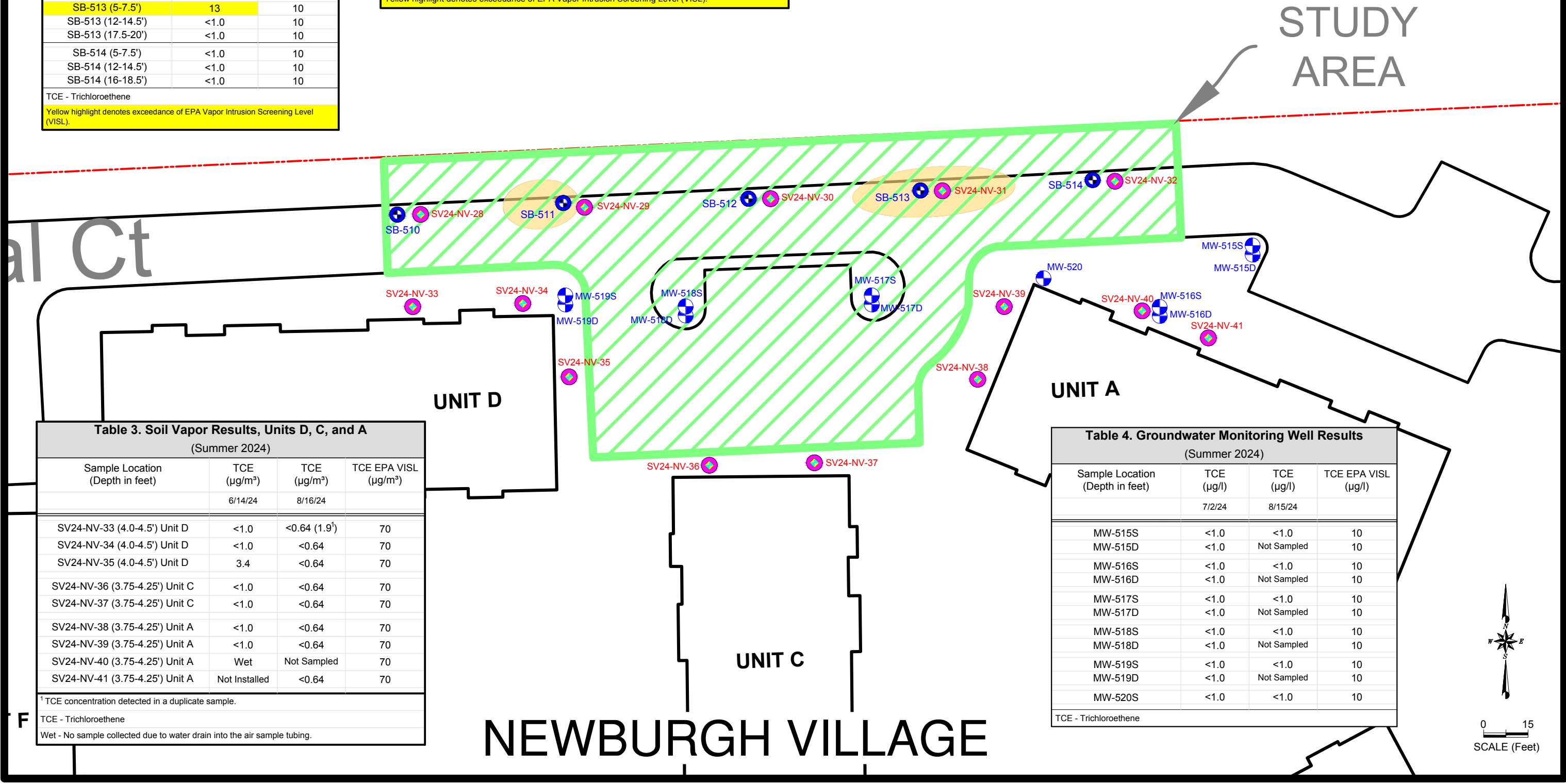


Table 3. Soil Vapor Results, Units D, C, and A (Summer 2024)			
Sample Location (Depth in feet)	TCE (µg/m³)	TCE (µg/m³)	TCE EPA VISL (µg/m³)
	6/14/24	8/16/24	
SV24-NV-33 (4.0-4.5') Unit D	<1.0	<0.64 (1.9 ¹)	70
SV24-NV-34 (4.0-4.5') Unit D	<1.0	<0.64	70
SV24-NV-35 (4.0-4.5') Unit D	3.4	<0.64	70
SV24-NV-36 (3.75-4.25') Unit C	<1.0	<0.64	70
SV24-NV-37 (3.75-4.25') Unit C	<1.0	<0.64	70
SV24-NV-38 (3.75-4.25') Unit A	<1.0	<0.64	70
SV24-NV-39 (3.75-4.25') Unit A	<1.0	<0.64	70
SV24-NV-40 (3.75-4.25') Unit A	Wet	Not Sampled	70
SV24-NV-41 (3.75-4.25') Unit A	Not Installed	<0.64	70
¹ TCE concentration detected in a duplicate sample.			
TCE - Trichloroethene			
Wet - No sample collected due to water drain into the air sample tubing.			

Table 4. Groundwater Monitoring Well Results (Summer 2024)			
Sample Location (Depth in feet)	TCE (µg/l)	TCE (µg/l)	TCE EPA VISL (µg/l)
	7/2/24	8/15/24	
MW-515S	<1.0	<1.0	10
MW-515D	<1.0	Not Sampled	10
MW-516S	<1.0	<1.0	10
MW-516D	<1.0	Not Sampled	10
MW-517S	<1.0	<1.0	10
MW-517D	<1.0	Not Sampled	10
MW-518S	<1.0	<1.0	10
MW-518D	<1.0	Not Sampled	10
MW-519S	<1.0	<1.0	10
MW-519D	<1.0	Not Sampled	10
MW-520S	<1.0	<1.0	10
TCE - Trichloroethene			