
MEMORANDUM

TO: LINDSAY MASTERS – COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, HAZARDOUS MATERIALS & WASTE MANAGEMENT DIVISION

FROM: TOM HARP - REMEDIATION RISK REDUCTION, LLC (R³)

SUBJECT: BI-WEEKLY STATUS UPDATE – THORNTON SHOPPING CENTER, NORTHWEST CORNER 88TH AND CORONA, THORNTON, CO – EPA #COR000212639, M&E 3.2, THORNTON LLC (THORNTON SHOPPING CENTER)

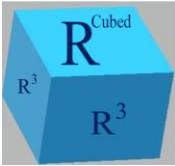
DATE: 2/25/2021

CC: THORNTON LLC

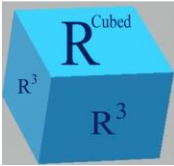
Lindsay;

Per the requirement stipulated in your June 23, 2020 correspondence, the *Bi-Weekly Status Update* for February 25, 2021 regarding the Thornton Shopping Center is as follows:

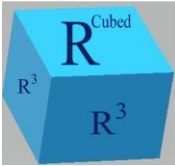
COMPANY/SUB CONTRACTOR	R ³ /Alpine Remediation, Inc.				
PLANNED WORK	SAMPLES	DATE COLLECTED	RESULTS		
OFS-2	MW-20	2/16/2021	34.6 µg/L		
BOS 100 [®] INJECTED	BOS 100 [®] VOLUME (lbs.)	DEPTHS	DATE	SLURRY VOLUME (gal.)	INJECTION PRESSURE (psig.)
OFS-2 (pt.14)	105	16',18',20',22',24'	2/16/2021	75	800 - 300
OFS-2 (pt.16)	105	16',18',20',22',24'	2/16/2021	75	1200 - 300
OFS-2 (pt.15)	105	15',17',19',21',23'	2/16/2021	75	1200 - 300
OFS-2 (pt.17)	105	15',17',19',21',23'	2/16/2021	75	1200 - 300
OFS-2 (pt.23)	105	15',17',19',21',23'	2/17/2021	75	1200 - 300
OFS-2 (pt.27)	105	15',17',19',21',23'	2/17/2021	75	1200 - 300



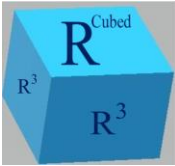
OFS-2 (pt.25)	105	15',17',19',21',23'	2/17/2021	75	1200 - 500
OFS-2 (pt.19)	105	15',17',19',21',23'	2/17/2021	75	800 - 300
OFS-2 (pt.20)	105	16',18',20',22',24'	2/17/2021	75	1200 - 400
OFS-2 (pt.26)	105	16',18',20',22',24'	2/17/2021	75	1200 - 300
OFS-2 (pt.22)	105	16',18',20',22',24'	2/17/2021	75	900 - 300
OFS-2 (pt.24)	105	16',18',20',22',24'	2/17/2021	75	1200 - 400
OFS-2 (pt.9)	105	15',17',19',21',23'	2/19/2021	75	1200 - 500
OFS-2 (pt.11)	105	15',17',19',21',23'	2/19/2021	75	1200 - 600
OFS-2 (pt.8)	105	16',18',20',22',24'	2/19/2021	75	1200 - 500
OFS-2 (pt.10)	105	16',18',20',22',24'	2/19/2021	75	1200 - 600
OFS-2 (pt.13)	105	15',17',19',21',23'	2/19/2021	75	1200 - 600
OFS-2 (pt.18)	105	16',18',20',22',24'	2/19/2021	75	1200 - 500
OFS-2 (pt.12)	105	16',18',20',22',24'	2/19/2021	75	1200 - 500
OFS-2 (pt.21)	105	15',17',19',21',23'	2/19/2021	75	900 - 300
PERFORMANCE SAMPLING	SAMPLES	DATE COLLECTED	DATE OF RESULTS		
OFS-2	N/A				
SOLID WASTE GENERATED	NO. OF DRUMS SOIL	NO. OF DRUMS WATER	HAZARDOUS WASTE GENERATED	NO. OF DRUMS SOIL	NO. OF DRUMS WATER
OFS-2	N/A				



OTHER PLANNED ACTIVITIES	ESTIMATED SCHEDULE	POTENTIAL ROADBLOCKS/ DELAYS			
CDPHE and Thornton LLC/Jay Brown agreed to a <i>Joint Motion for Entry of Stipulated Injunction.</i>	11/23/2020 Phase I offsite installation to be completed by 3/15/2021. Phase II offsite installation to be completed by 6/1/2021.				
CDPHE requested that offsite wells MW-29, MW-30, and MW-31 (installed by RETTEW) be sampled in 2020.	12/08/2020				
R ³ collected groundwater samples from offsite wells MW-29, MW-30, and MW-31.	12/10/2020				
R ³ submitted the <i>Second Semi-Annual 2020 Groundwater Monitoring Report Addendum</i> to the CDPHE for review and approval.	01/08/2021				
R ³ took delivery of the 1 st order of BOS 100 for Phase I.	2/8/2021				



<p>R³ placed 2nd order of BOS 100 for Phase I (expected delivery by 3/5/2021).</p>	<p>2/10/2021</p>				
<p>R³ commenced with Phase I injections (in Treatment Area OFS-2).</p>	<p>2/16/2021</p>				
<p>Thornton LLC and City of Thornton have scheduled a conference to discuss current available options going forward with the development/ remediation of the Thornton Shopping Center.</p>	<p>3/10/2021</p>				
<p>Thornton LLC is working with Sterling Design design/architectural/ surveying team to subdivide the shopping center to sell additional parcels to developers. With that in mind, Thornton LLC is in discussion with real estate brokers and multiple potential users for the site to develop a subdivision plan that works more closely with their needs.</p> <p>Thornton LLC is</p>	<p>Ongoing</p>				



<p>conferring with potential purchasers of the complete shopping center; has received one offer and has made a counter offer.</p> <p>Thornton LLC has built a construction fence around the vacant east buildings (8954 – 8988) to protect against vagrants prior to demolition, which is anticipated to occur after remediation of asbestos in the Spring of 2021. Thornton LLC is aware that any remediation will be done by a licensed contractor, per CDPHE requirements.</p>					
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I will notify you if there are any pending additions/deletions to this update. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

REMEDATION RISK REDUCTION, LLC

Thomas A. Harp, P.G., M.S.C.E., M.B.A.

Principal