

Riggs Park Frequently Asked Questions

General Topics

May 2013



District Department of the Environment
Government of the District of Columbia

Frequently Asked Questions

As part of the vapor mitigation system (VMS) installation project, the District has responded to numerous questions from Riggs Park residents as it relates to the Riggs Park VMS installation process and the access agreement. The District remains committed to providing information to the residents of Riggs Park. With that, the following questions and answers are provided to voice the concerns of select residents of Riggs Park and to share those concerns with the community as a whole.

Question: Will I be receiving a VMS in my home?

Response

In accordance with the Final Remedy, a VMS will only be installed in homes deemed eligible and as detailed in individual 2010 Homeowner Reports.

Question: Will I be receiving copies of my testing results that qualified my property to receive a VMS?

Response

The testing results that determined if a home was eligible to receive a VMS was detailed in the May 2010 Homeowner Reports that were mailed out to all homes. Please refer to those reports for individual eligibility.

Question: Why, when Chevron paid to install the three (3) VMS did they pay the electric bills?

Response

Chevron, as the Responsible Party (RP) for the gasoline related impacts observed in groundwater were ordered by EPA to install, operate and maintain the three (3) vapor mitigation systems that are currently on-line in three (3) residential homes. These three VMS were installed to mitigate an **actual risk** of vapor intrusion from the impacted groundwater plume directly caused by the release from the former Chevron gasoline service station. In an effort to further protect the residents of Riggs Park, the District examined the **potential** for a vapor intrusion risk and recommended the installation of VMS in select eligible residential homes to address **potential health risks** that could arise from groundwater-related contaminants in the subsurface. Since the installation of these VMS are based upon an actual risk, Chevron agreed to pay the cost associated with operating the VMS.

Question: Why is the District not paying the electric bills for the VMS systems being installed?

Response

The District will be installing and sampling VMS in homes deemed eligible per the Final Remedy using funds provided by the settlement agreement with Chevron, and to the extent necessary based on the data observed during each sampling event. However, given the finite nature of funds available, and the uncertain extent of future costs necessary to complete the project, the District cannot agree to take on increased electrical costs, as such an obligation would not only be difficult to document, but also may violate the District's Anti-Deficiency Laws. Furthermore, we expect the increased expense to be relatively modest, and homeowners always have the option of refusing a VMS. Based on information received from the contractor sampling the VMS currently online, the costs to operate the systems are approximately \$6 a month.

Question: Where can I view a copy of the contract?

Response

The contract has always been available to view at <http://dcoa.dc.gov/DC/DGS/DGS%20Services/RFP%20DDOE%20Site%20Remediation%20Services%20Part%201.pdf>

Question: How much is the per unit cost the District paying you to install the VMS on my property?

Response

Each VMS will cost approximately \$2,400. Please note that this cost is **ONLY** for the VMS installation completed by a licensed professional, and does not include oversight costs, sampling and lab costs, costs incurred by complications with installation, maintenance costs, and any other outside costs other than a problem-free installation.

Question: What are the standards for the compounds-of-concern?

Response:

The Indoor Air standards for the compounds-of-concern are detailed in the Work plan that can be found on the DDOE website.

Question: What is the life cycle of the motor on the VMS you are installing on my property?

Response

Per the manufacturer, the normal life span of a fan and blower is approximately 6-10 years, and is warranted for 5 years.

For more information on Riggs Park, please contact Sharon Cooke, DDOE, at
(202) 535-25511 or Sharon.Cooke@dc.gov