



C.0463

AGRA Earth &  
Environmental Limited  
95 Scurfield Boulevard  
Winnipeg, Manitoba  
Canada R3Y 1G4  
Tel. (204) 488-2997  
Fax. (204) 489-8261

August 22, 1996

Manitoba Environment  
Building 2 - 139 Tuxedo Avenue  
Winnipeg, Manitoba  
R2W 5J5



Attention: Mr. Edwin Yee

Dear Sir;

**RE: ELEVATOR ADDITION  
CENTRA GAS SUTHERLAND AVENUE OPERATIONS BUILDING  
WINNIPEG, MANITOBA**

The purpose of this letter is to update Manitoba Environment (ME) on the status of the elevator addition project recently completed at the above site. ME has been routinely updated on the project status since construction began, primarily as a result of the soil and water treatment projects which have resulted from construction. The elevator addition was completed in June 1996.

As you are aware through previous correspondence, a PAH resistant, synthetic liner was installed below the elevator addition. The purpose of the liner was to provide an additional level of safety against the potential for PAH vapours entering into the building. As the elevator addition extends to a depth which is below the water table on a seasonal basis (i.e. spring and summer), the liner was also to act as a safeguard against PAH impacted water (and associated vapours) entering into the building. Subsequent to completion of the elevator, testing by AGRA Earth & Environmental Limited (AEE) has indicated that the liner system has failed and as a result water is present within the liner.

Testing undertaken by AEE since the leak was detected has indicated that there are no PAH vapours within the elevator pit. Furthermore, although the present water level at the site is above the elevator pit slab elevation, there has been no accumulation of water in the pit. AEE along with Centra Gas and Scouten Mitchell Sigurdson are presently developing both short and long term action plans. At present, the discussions have focused primarily on determining potential implications of the leak and possible remedial options if it is determined that such measures are required. To date, potential remedial measures and action items which have been discussed include:

1. Interior sealing of the elevator pit.

Engineering & Environmental Services

2. Modifications to the ventilation system to ensure proper air movement and exchange within the elevator pit and basement level of the building.
3. Detection instruments to determine if water or vapours are present within the elevator pit.
4. Pumping system to remove water from interior of liner; including possible water treatment and/or injection upstream from the site.

An appropriate decision will be made once a number of additional factors have been determined; including leak rate, PAH levels in the groundwater, PAH levels in the air and long term water levels. Any input which Manitoba Environment can offer would be greatly appreciated. Centra Gas is keeping their employees fully apprised of the situation and any long term remedial measures will be made known to both the employees and Manitoba Environment prior to implementation.

If you have any questions regarding this matter, please feel free to contact the undersigned or Messrs Joe Smolinski or Andy Galarnyk at Centra Gas.

Yours truly,

**AGRA Earth & Environmental Limited**



Harley Pankratz, P.Eng.  
Manager; Winnipeg Operations

Dist: (1) Addressee  
(1) Centra Gas Manitoba Inc.; Joe Smolinski  
(1) Centra Gas Manitoba Inc.; Andy Galarnyk  
(1) Scouten Mitchell Sigurdson; James Stewart

HDP/km  
3866LT3.HDP