

PRIVILEGED AND CONFIDENTIAL ATTORNEY/CLIENT COMMUNICATION  
AND/OR ATTORNEY WORK PRODUCT SUBJECT TO ATTORNEY-CLIENT PRIVILEGE

Site Area Remediation Alternatives - Revised September 28, 2011

Remedy Elements	Alternatives					
	Recommended Remedy in 2011 FS	NYSDEC's "Policy" (ISTD)	ISTD of PCBs >50ppm@0-8 ft.bls	ISTD of PCBs >10ppm@0-8ft.bls	Install Cover & Artificial Turf	Install TSCA Cap, Cover & Artificial Turf
<b>Park Soil Remediation Alternatives</b>						
<b>Blue-green Material Remediation</b>	None	Stabilize/Excavate 0-17 ft.bls (\$2.0M)	Stabilize/Excavate 0-8 ft.bls (\$1.4M)	Stabilize/Excavate 0-8 ft.bls (\$1.4M)	Stabilize/Excavate 0-8 ft.bls (\$1.4M)	None
<b>Surface Soil Remediation (&gt; Restricted-Residential SCOs)</b>	Excavate 0-2ft.bls (\$8.0M)	Excavate 0-2ft.bls (\$8.0M)	Install 2ft. cover/limited excavation (\$3.6M)	Install 2ft. cover/limited excavation (\$3.6M)	Relocate utilities to perimeter of ballfield area Install retaining wall around ballfield area Install upto 4 ft. soil cover over ballfield area Install artificial turf over ballfield Limited excavation outside ballfield area. GW monitor plan post cap (\$7.4M)	Relocate utilities to perimeter of ballfield area Install TSCA cap Place 2 ft. cover over TSCA cap Install artificial turf over ballfield Limited excavation outside ballfield area (\$7.8M)
<b>PCB Remediation</b>	N/A (other than top 2 ft.)	ISTD >10ppm@2-10 ft.bls ISTD >50ppm@10-30 ft.bls (\$19.0M)	ISTD >50ppm@0-8 ft.bls (\$6.0M)	ISTD >10ppm@0-8 ft.bls (\$12.0M)	None	None
<b>Metals Remediation (&gt; Restricted-Residential SCOs)</b>	None	Stabilize 2-15ft.bls (\$11.6M)	None	None	None	None
<b>Subtotal Costs</b>	<b>\$8.0M</b>	<b>\$40.6M</b>	<b>\$11.0M</b>	<b>\$17.0M</b>	<b>\$8.8M</b>	<b>\$7.8M</b>
<b>Other Comprehensive Remedy Alternatives</b>						
<b>VOC Source Area Remediation</b>	ISTD/SVE > 10 ppm TVOCs (\$15.6M)	ISTD/SVE > 10 ppm TVOCs (\$15.6M)	ISTD/SVE > 10 ppm TVOCs (\$15.6M)	ISTD/SVE > 10 ppm TVOCs (\$15.6M)	ISTD/SVE > 10 ppm TVOCs (\$15.6M)	ISTD/SVE > 10 ppm TVOCs (\$15.6M)
<b>Soil Gas Remediation</b>	Operate Soil Gas IRM (\$1.9M)	Operate Soil Gas IRM (\$1.9M)	Operate Soil Gas IRM (\$1.9M)	Operate Soil Gas IRM (\$1.9M)	Operate Soil Gas IRM (\$1.9M)	Operate Soil Gas IRM (\$1.9M)
<b>Access Road Soil Remediation</b>	Install cover (\$0.6M)	Install cover (\$0.6M)	Install cover (\$0.6M)	Install cover (\$0.6M)	Install cover (\$0.6M)	Install cover (\$0.6M)
<b>Groundwater Remediation</b>	Operate Groundwater IRM (\$4.7M) Off-site Groundwater (\$33.7M)	Operate Groundwater IRM (\$4.7M) Off-site Groundwater (\$33.7M)	Operate Groundwater IRM (\$4.7M) Off-site Groundwater (\$33.7M)	Operate Groundwater IRM (\$4.7M) Off-site Groundwater (\$33.7M)	Operate Groundwater IRM (\$4.7M). Use wells for post Ball Field cap monitoring Off-site Groundwater (\$33.7M)	Operate Groundwater IRM (\$4.7M) Off-site Groundwater (\$33.7M)
<b>Total Alternative Cost</b>	<b>\$64.5M</b>	<b>\$97.1M</b>	<b>\$67.5M</b>	<b>\$73.5M</b>	<b>\$65.30M</b>	<b>\$64.3M</b>
<b>Total Alternative Cost if Stabilization used for PCBs instead of ISTD</b>	<b>\$64.5M</b>	<b>\$83.0M</b>	<b>\$65.3M</b>	<b>\$70.1M</b>	-----	-----
Notes:	Depths shown are based on the original land surface (i.e., for alternatives including soil cover, before the two-foot soil cover is installed).					
	<b>Cover &amp; Astro Turf Ball Field W/ Post Cap GW monitoring</b>					