



**New York State Department of Environmental Conservation**  
**Division of Environmental Remediation**  
Remedial Bureau E, 11<sup>th</sup> Floor

Basil Seggos  
Commissioner

**POST-CONSTRUCTION SITE VISIT REPORT**

<b>Site Code #:</b> 401058	<b>Contract No.</b> 009709	<b>Date:</b> 11/10/16	<b>Report #:</b> hw401058.2016_NOV_10
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**Site Name:** Former Roxy Cleaners

**Location:** 156 Delaware Ave. Town of Bethlehem, Albany County, New York

**DEC Proj. Mgr.:** David Chiusano, NYSDEC

**DEC Consultant Proj. Mgr.:** Amy Picunas, CDM Smith

**CDM Smith Arrival:** 1300

**CDM Smith Departure** 1400

	<b>1:00 PM</b>	<b>2:00 PM</b>
<b>Weather</b>	Partly Sunny	Partly Sunny
<b>Temperature</b>	50F	50F
<b>Wind Direction/Speed</b>	S/8mph	S/7mph

**Purpose for Visit:**

- CDM Smith met with the potential buyers for the parcel (DeThomasis Construction Company, Inc.) to locate onsite groundwater monitoring wells. Per Environmental Easement R2016-16680, the groundwater monitoring wells must be sampled in conformance with the Former Roxy Cleaners Site Management Plan.

**Description of Site Activities and Observations:**

- All seven monitoring wells were located, using a metal detector and distance wheel.
- Monitoring well locations were marked using spray paint.
- The road box and protective cap for MW-04 were observed missing (see photo log for details). CDM Smith recommends redrilling MW-04.
- Approximately 12-inches of crushed stone overlay MW-01 and MW-03. The wells will need to be dug out for sampling.
- CDM Smith observed a drum remaining onsite. There is no funding mechanism under CDM Smith's current Work Assignment to cover pickup and disposal of the drum. See "Items of Concern" below for details.
- Representatives of DeThomasis Construction Company, Inc. requested additional information regarding responsibility for addressing the issues at MW-04, MW-01, and MW-03. See "Items of Concern" below for details.

**Visitors to Site:**

- Amy Picunas, CDM Smith
- Anthony DeThomasis, DeThomasis Construction Company, Inc.
- Richard DeThomasis, DeThomasis Construction Company, Inc.

**Project Schedule Items/Issues:**

- N/A

**Samples Taken For Analysis Today:**

- None

**Items of Concern:**

Major Issues	Description & Reason
MW-01	<p>Approximately 12-inches of crushed stone is covering this well. CDM Smith recommends removal of crushed stone, and installation of a 12-in riser and road box to access the well.</p> <p>It is unclear which party (NYSDEC, current owner, potential buyer) is responsible for funding this. A rough estimate to complete repairs has been provided as an attachment to this document.</p>
MW-03	<p>Approximately 12-inches of crushed stone is covering this well. CDM Smith recommends removal of crushed stone, and installation of a 12-in riser and road box to access the well.</p> <p>It is unclear which party (NYSDEC, current owner, potential buyer) is responsible for funding this. A rough estimate to complete repairs has been provided as an attachment to this document.</p>
MW-04	<p>The road box and cap are missing. Gravel and stone were observed fully blocking the well riser. Well will need to jet cleaned or redrilled. CDM Smith recommends abandonment of the existing well and installation of a replacement well.</p> <p>It is unclear which party (NYSDEC, current owner, potential buyer) is responsible for funding this. A rough estimate to complete repairs has been provided as an attachment to this document.</p>
Drum	<p>A 55-gallon drum with a Non-Hazardous Waste label was observed on the southwest corner of the Healthy Pet Center. The drum needs to be transported offsite for proper disposal.</p> <p>There is no funding mechanism under CDM Smith's current Work Assignment to fund the transportation and disposal of this drum. CDM Smith recommends that NYSDEC reach out to a call-out contractor to perform this work. A rough estimate to complete transport and disposal has been provided as an attachment to this document.</p>

**Equipment Onsite**

Machine Type	Usage

**Materials Onsite**

Material Type	Amount

**Offsite Waste Transportation and Disposal**

Waste Stream	Method	Estimated Volume	Disposal Facilities

**Health & Safety:**

Level of protection: Modified Level D

Is the level of protection in conformance with the approved Health & Safety Plan? Yes.

List deviations: None.

Are monitoring results acceptable?

Soil	Y()	N()	NA(X)
Groundwater	Y()	N()	NA(X)
Air CAMP	Y()	N()	NA(X)

Site Visitors	Representing	Entered Exclusion Zone
Amy Picunas	CDM Smith	No intrusive work
Anthony DeThomasis	DeThomasis Construction Company, Inc.	No intrusive work
Richard DeThomasis	DeThomasis Construction Company, Inc.	No intrusive work

**Other Items:**

Project Site Map Attached: Y(X) N()

Photolog Attached: Y(X) N()

**Site Map:**

- Current Site Layout

**Project Budget Issues:**

**Attachments: Well Repair and IDW Disposal Estimate**

**Site Representative:** Amy Picunas

**Date:** 16-NOV-2016

**Representative's signature:**



**cc:**

**D. Chiusano (NYSDEC)**

**G. Burke (NYSDEC)**

**J. Blaum (CDM Smith)**

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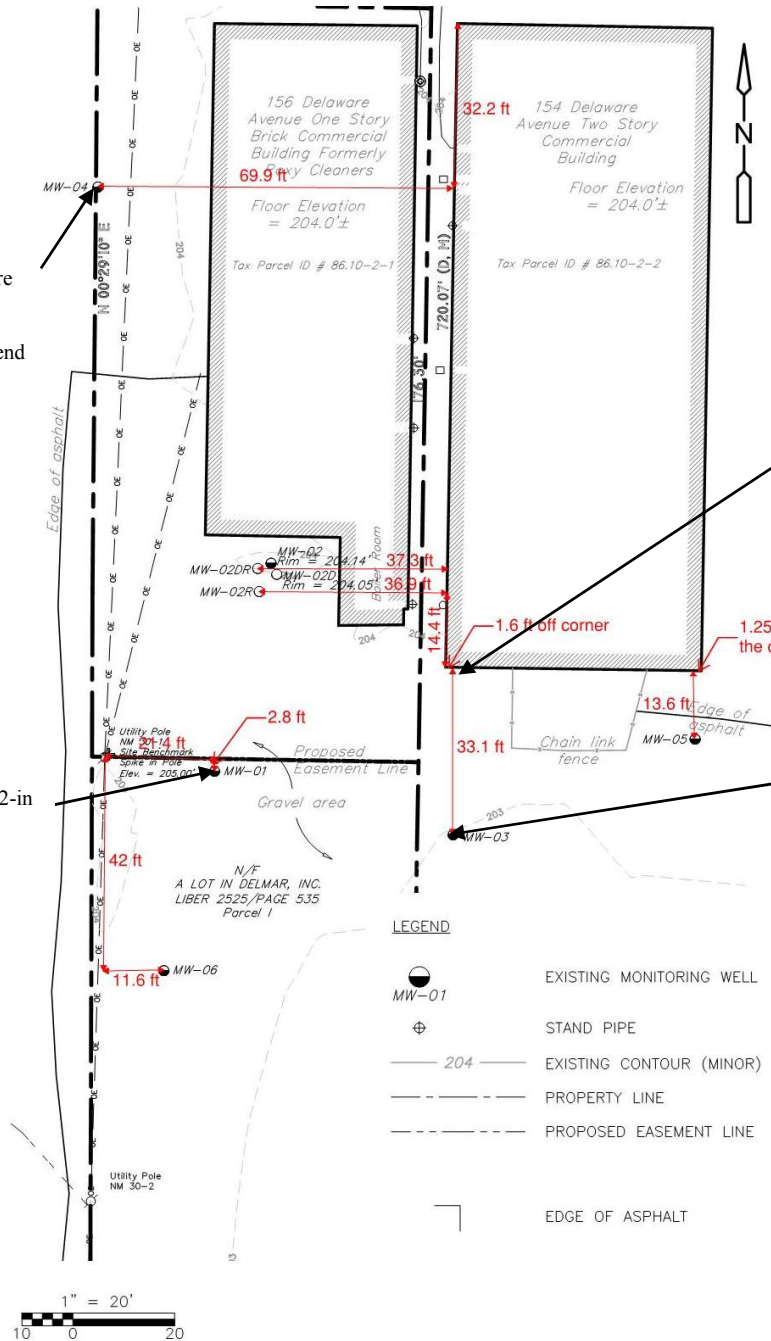
# Site Map

Road box and protective cap are missing. Riser is full of gravel, recommend a redrill.

Buried under ~12-in of crushed stone

Non-Haz 55-gal Drum

Buried under ~12-in of crushed stone



## **Daily Photolog**

<b><u>Photo Number</u></b>	<b><u>Date</u></b>	<b><u>Brief Description</u></b>
1	11/10/16	MW-01, under crushed stone. Recommend removal of stone and installation of riser/road box.
2	11/10/16	MW-02R and MW-02DR, no repairs needed.
3	11/10/16	MW-03, under crushed stone. Recommend removal of stone and installation of riser/road box.
4	11/10/16	MW-04, road box and cap are missing. Riser is blocked with gravel and soil. Recommend abandonment of existing well and installation of a replacement MW-04.
5	11/10/16	MW-05, no repairs needed.
6	11/10/16	MW-06, no repairs needed.
7	11/10/16	Non-Haz 55-gallon drum located on SW corner of Healthy Pet Center. Recommend transport & disposal of drum.



**Photo 1: MW-01, looking north towards Delaware Avenue. Rough location was determined using measurements (shown in Site Map) and then pinpointed using metal detector. CDM Smith recommends removal of crushed stone and installation of a 12-inch riser and new road box to properly access MW-01.**





**Photo 2: MW-2R and MW-2DR, looking north. Wells and road boxes do not require repairs.**



**Photo 3: MW-03, looking north. Rough location was determined using measurements (shown in Site Map) and then pinpointed using metal detector. CDM Smith recommends removal of crushed stone and installation of a 12-inch riser and new road box to properly access MW-03.**





**Photo 4: MW-04, looking north (left photo) and east (right photo). Road box and protective cap is missing. Close-up photo shows riser fully blocked with gravel and soil. CDM Smith recommends abandoning the existing well and installation of a replacement MW-04.**



**Photo 5: MW-05, looking north. No repairs are needed.**





**Photo 6: MW-06, looking north. No repairs are needed.**

**MW-01 and MW-03, remove excess crushed stone and install new riser/road box**

Item	Unit Cost (Average 2016 Unite Rates)		Total No. Units	Total Cost	Assumptions
Digging out wells and installing riser/road box - LABOR	\$ 160.00	/hr/person	8	\$ 1,280.00	2 Laborers, 4 hrs to complete
PVC Well Riser, 2-in I.D., Sched 40	\$ 7.50	/ft	2	\$ 15.00	
4-in O.D. Flushmount Road Box	\$ 155.00	each	2	\$ 310.00	
<b>Subtotal</b>			<b>\$ 1,605.00</b>		



**MW-04, abandon existing well and installation of new well**

Item	Unit Cost		Total No.	Total Cost	Assumptions
	(Average 2016 Unite Rates)		Units		
Dig out and cut off existing MW-04 - LABOR	\$	160.00 /hr/person	4	\$ 640.00	2 Laborers, 2 hrs to complete Info from Table 2-2 in the Remedial Investigation Report, E&E (July 2012)
Grout existing MW-04	\$	7.75 /LF	25	\$ 193.75	
Hollow Stem Auger, 4.25-in PVC Well Riser, 2-in I.D., Sched 40	\$	14.40 /LF	25	\$ 360.00	
PVC Well Screen, 2.0 inch ID, #10 slot, schedule 40	\$	7.50 /ft	15	\$ 112.50	
Well screen sand pack for 2.0 inch monitoring - well set in 4.25 inch hollow stem augers	\$	7.00 /ft	10	\$ 70.00	
Seal for 2.0 inch monitoring well set in 4.25 inch hollow stem augers	\$	7.20 /ft	10	\$ 72.00	
Riser Backfill for 2.0 inch well set in 4.25 inch hollow stem augers	\$	19.00 /ft	2	\$ 38.00	
4-in O.D. Flushmount Road Box	\$	9.50 /ft	13	\$ 123.50	
Well Development, Pump and surge method (w/surge block)	\$	155.00 each	1	\$ 155.00	
Supply Clean DOT-approved 55 gallon drums with wood pallets (per drum)	\$	160.00 /hr/person	1	\$ 160.00	
Filling and Moving 55 gallon drums to staging on site (per drum)	\$	55.00 each	2	\$ 110.00	
Construction of one (1) temporary decontamination pad using a swimming pool or other method (lump sum)	\$	91.00 each	2	\$ 182.00	
Steam cleaning of drill rig, tools and all other equipment between borings (per hour)	\$	300.00 each	1	\$ 300.00	
	\$	160.00 /hr/person	1	\$ 160.00	
<b>Subtotal</b>				<b>\$ 2,676.75</b>	1 Laborer, 1 hr to complete

**IDW - Pickup & Disposal of Three (3) Drums - existing drum + well install soil cuttings drum + well development purge water drum**

Item	Unit Cost		Total No.	Total Cost	Assumptions
	(Average 2016 Unite Rates)		Units		
Transportation	\$	250.00	/trip	1	\$250.00
Drum Disposal					
Water - Non-Haz Waste	\$	105.00	/drum	1	\$105.00
Drum Disposal					
Soil - Non-Haz Waste	\$	105.00	/drum	2	\$210.00

**Subtotal                      \$565.00**

**Grand Total   \$ 4,846.75**



**Photo 7: Non-Haz drum, located on southwest corner of Healthy Pet Center. Drum appears sound, no obvious leakage or buckling observed. CDM Smith recommends transport & disposal of drum.**