

2018 PERIODIC REVIEW REPORT

**Former Albany Laboratories Site
67 Howard Street/140 State Street
City of Albany, New York**

**New York State
Department of Environmental Conservation
Site Number: 401061**

CHA Project Number: 21645.6002

Prepared for:

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EXECUTIVE SUMMARY

The Former Albany Laboratories Site (Site) is located in Albany County, New York and is identified as Tax Map Parcel (TMP) Nos. 76.33-1-13 and 76.33-1-15 on the City of Albany Tax Map. The address for the Site is 67 Howard Street and 140 State Street, Albany, New York.

Based on the results of subsurface investigations and interim remedial measures completed at the Site, and sub-slab vapor/indoor air sampling completed at the adjacent 144 State Street building, the New York State Department of Conservation (NYSDEC) issued a Record of Decision (ROD) for the Site in March 2014. The ROD summarized previous investigations and activities associated with the Site, and documented the selected remedy for the Site, which was identified as “site cover with on-site institutional and engineering controls,” consisting of the placement of a site cover over on-site soils, imposition of an environmental easement, development and implementation of a Site Management Plan, and installation/operation of a sub-slab depressurization system (SSDS) at the adjacent 144 State Street building. The remedy was implemented beginning in June 2014 upon issuance of the Site Management Plan (SMP), which included the environmental easement.

Although not specifically required by the ROD, a passive sub-slab ventilation system (SSVS) was installed in the 140 State Street building during construction activities in 2015 as a proactive measure. Results of initial sub-slab soil vapor and basement indoor air sampling in January 2016, following completion of construction activities, indicated the presence of trans-1,2-dichloroethene in both sub-slab soil vapor and indoor air. Although not included in the list of compounds regulated under the New York State Department of Health (NYSDOH) guidance for soil vapor intrusion, conversion of the passive SSVS to an active system was offered voluntarily by the Owner as a precaution. The system was converted during the summer of 2016, following discussion with and concurrence by the NYSDEC and NYSDOH.

At the time of the annual SSDS inspection at the 144 State Street building on December 5, 2018, the seven sub-systems comprising the SSDS were observed to be operating and functioning properly. Based on post-installation communication testing conducted by Aztech Technologies, Inc. during the fall of 2015, the sub-system pressure readings observed during the December 5, 2018 inspection are indicative of sufficient vacuum to produce the required negative sub-slab pressure at monitoring points throughout the basement.

At the time of the annual site-wide inspection conducted on December 10, 2018, the Site was observed to be in good condition. In areas not covered by buildings/structures, CHA observed no

cracks or other evidence of damage to the concrete and asphalt pavement cover. No changes in the use of the Site or the adjacent 144 State Street property were observed during the site-wide inspection, and no new development was observed. The annual SSDS inspection at the 140 State Street building was also conducted on December 10, 2018. At the time of the inspection the system was found to be non-operational. The cause of the malfunction was not readily apparent at the time of the inspection. Following consultation with the contractor who installed the system fan, the building management company, BBL Management Group (BBL), and its electrician made multiple attempts to diagnose the malfunction and ultimately determined that the problem was associated with the wiring to the switch for the fan. BBL's electrician replaced the wiring from the electrical panel to the switch and from the switch to the fan, and the system was reactivated in early March 2019. No further issues were noted. CHA has arranged with BBL to conduct monthly system checks to confirm and document system operation and report the operational status to CHA following each system check.

In accordance with the monitoring schedule presented in the NYSDEC-approved SMP, neither sub-slab nor indoor air monitoring was performed during the 2018 reporting period. The next monitoring event is scheduled to occur during the 2021-2022 heating season.

It is recommended that the current institutional and engineering controls for the Site and the adjacent 144 State Street property remain in place, and the engineering controls continue to be inspected and monitored as required by the SMP. Provided these controls remain in place and are maintained, it is expected that the remedy will continue to be effective in the protection of human health and the environment.

No changes to the remedy, and/or monitoring or operation & maintenance plans are recommended at this time.

1.0 PROJECT/SITE OVERVIEW

This Periodic Review Report (PRR) is a required element of the remedial program at the Former Albany Laboratories Site located at 67 Howard Street and 140 State Street, Albany, New York (hereinafter referred to as the “Site”) under the New York State (NYS) Inactive Hazardous Waste Disposal Site Remedial Program administered by New York State Department of Environmental Conservation (NYSDEC). The Site was remediated in accordance with Order on Consent Index #DER-401061-02-25-11, Site # 401061, which was executed on April 12, 2011.

Columbia Eagle LLC (Columbia Eagle) entered into an Order on Consent with the NYSDEC requiring the Remedial Party, Columbia Eagle, to investigate and remediate contaminated media at the Site. Two figures showing the Site location and boundaries of this 0.226-acre Site are provided in Figures 1 and 2, respectively.

At the time of the Order on Consent, the Site consisted of properties identified as 67 Howard Street and 140 State Street only. In 2014, Columbia Eagle subdivided previously purchased parcels on the same city block including 132, 134, 136, and 138 State Street, as well as 59 Howard Street. As indicated in Table 1 below, Columbia Eagle subdivided these parcels such that 59 Howard Street and the western approximately three quarters of the 132, 134, 136, 138, and 140 State Street properties were incorporated into 67 Howard Street, while the remaining approximately one quarter of each site retained its original address, with the exception of 134 State Street which was combined with 136 State Street. In addition, please note that 144 State Street was historically referred to as 142 State Street. A comparison of historical and current parcels is identified below.

Table 1. Comparison of Historical and Current Parcels

Historical Parcel	Current Parcel
59 Howard Street	67 Howard Street
67 Howard Street	67 Howard Street
132 State Street	67 Howard Street 132 State Street
134 State Street	67 Howard Street 136 State Street
136 State Street	67 Howard Street 136 State Street
138 State Street	67 Howard Street 138 State Street
140 State Street	67 Howard Street 140 State Street
142 State Street	144 State Street

While the subdivision of the parcels has resulted in address changes to the property, it is noted that only the original 67 Howard Street and 140 State Street were included in the Consent Order with the NYSDEC. While remedial action at 144 State Street (formerly referred to as 142 State Street) is discussed in this PRR, it should be noted that this parcel was not part of the property included under the Consent Order.

Subsequent to completion of the remedial work, some contamination was left at the Site, which is hereafter referred to as “remaining contamination”. Institutional and Engineering Controls (ICs and ECs) have been incorporated into the site remedy, as outlined in the NYSDEC’s March 2014 Record of Decision (ROD), to control exposure to remaining contamination to ensure protection of public health and the environment. An Environmental Easement, issued by the NYSDEC, and recorded with the Albany County Clerk, requires compliance with the Site Management Plan (SMP) developed for the Site, and all ECs and ICs placed on the Site and affected portions of off-site properties.

The Site is identified as Tax Map Parcel (TMP) Nos. 76.33-1-13 and 76.33-1-15 on the City of Albany Tax Map. The Site is an approximately 0.226-acre parcel, extending from Howard Street northeastward to State Street, to the east of Eagle Street, within the City of Albany’s downtown area. The current owner of record of the Site is Columbia Eagle LLC, 302 Washington Avenue Extension, Albany, New York 12203.

This PRR was prepared by CHA Consulting, Inc. (CHA), on behalf of Columbia Eagle (the Remedial Party) as a required element of the NYSDEC-approved SMP developed for the Site, and summarizes the sub-slab vapor and indoor air monitoring, and site-related inspections conducted during 2018.

1.1 SITE BACKGROUND

Sometime prior to 1934, the property associated with 67 Howard Street was originally a dairy farm. On a 1934 Sanborn map, 67 Howard Street was shown to have a chemical laboratory and the courtyard behind the building was shown to be used as a “Thinner storage yard in metal drums”. According to city directories, the 67 Howard Street property was operated as Albany Laboratories from 1935 to 1985. The property has been vacant since 1985.

The earliest records indicate that the 140 State Street property was originally a private dwelling. Circa 1914 documents reported that the property was used as doctor’s offices and apartments. At

some time prior to 1934 and until at least 1979, the building was used as the Berkshire Hotel. The building was vacant thereafter until it was demolished in 2008.

Prior to the Site being listed on the New York State Registry of Inactive Waste Disposal Sites in February 2011, the Site was overseen by the NYSDEC as spill No. 0704683. In July 2007, a 2,000-gallon fuel oil underground storage tank (UST) was identified on the 140 State Street property and in September 2008, the UST was removed and impacted soil around the tank was excavated and disposed of off Site.

Contamination was primarily observed in the location of a courtyard formerly located within the northern portion of the 67 Howard Street parcel and the southern end of the 140 State Street parcel. Contamination had also migrated east to the 138 State Street parcel.

In September and October 2008, the top three feet of soil, approximately 251.5 tons, was removed from the former courtyard area. Post-excavation samples indicated the presence of remaining soil contamination above the SCGs. Additional excavation of contaminated soil was conducted in January and February 2011. Soil was excavated along the foundation wall of the building located at 144 State Street. The excavation spanned the two lots that make up the Site and the adjacent lot located at 138 State Street. Approximately 895 tons of petroleum-contaminated soil was excavated. Of this total, 34.14 tons of soil was disposed of off-site as hazardous waste while the remaining soil was disposed of off-site as non-hazardous waste. Excavations were backfilled with clean, imported fill material brought to the Site which met the requirements for the identified Site use as set forth in 6 NYCRR Part 375-6.7(d).

Excavation to the west was limited by the foundation of the 144 State Street building and as a result sub-slab vapor, indoor air and outdoor air samples were collected in February and November 2012 within and outside the building to evaluate whether actions were necessary to address exposures related to soil vapor intrusion. This investigation indicated mitigation was recommended in accordance with the Guidance for Evaluating Soil Vapor Intrusion in the State of New York (New York State Department of Health (NYSDOH), October 2006).

Based on the results of subsurface investigations and interim remedial measures completed at the Site, and sub-slab vapor/indoor air sampling completed at the adjacent 144 State Street building, the NYSDEC issued a Record of Decision (ROD) for the Site in March 2014, which summarized previous investigations and activities associated with the Site and documented the selected remedy for the Site. The components of the selected remedy are described in the following section.

1.2 SUMMARY OF SITE REMEDY

The NYSDEC selected a remedy of “site cover with on-site institutional and engineering controls”. As presented in the March 2014 ROD, the remedy included the following major components:

- A site cover was required to allow for commercial use of the 67 Howard Street Parcel and restricted residential use of the 140 State Street parcel.

For 67 Howard Street, the site cover was required to consist either of the structures such as buildings, pavement and sidewalks comprising the site development, or a soil cover in areas where the upper one foot of exposed surface soil would exceed the applicable soil cleanup objectives (SCOs). Where the soil cover was required, it was required to be a minimum of one foot thick layer of soil meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover was required to be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetative layer. Any fill material brought to the Site was required to meet the requirements for the identified site uses as set forth in 6 NYCRR Part 375-6.7(d).

For 140 State Street, the site cover was required to consist either of the structures such as buildings, pavement and sidewalks comprising the site development, or a soil cover in areas where the upper two feet of exposed surface soil would exceed the applicable soil cleanup objectives (SCOs). Where the soil cover was required, it was required to be a minimum of two feet thick consisting of soil meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover was required to be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetative layer. Any fill material brought to the Site was required to meet the requirements for the identified site uses as set forth in 6 NYCRR Part 375-6.7(d).

- Installation and continued operation, maintenance and monitoring of a sub-slab depressurization system (SSDS) within the building at the off-site, adjacent 144 State Street property.
- Imposition of an institutional control (in the form of environmental easements) for the controlled properties that:
 1. Requires the remedial party or site owner to complete and submit to the NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3);
 2. Allows the use and development of the 67 Howard Street property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
 3. Allows the use and development of the 140 State Street property for restricted residential, commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws; and

4. Requires compliance with the NYSDEC-approved Site Management Plan (SMP).
- Development and implementation of a Site Management Plan, which includes the following:
 1. Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the Site and details the steps and media-specific requirements necessary to ensure that the following institutional and engineering controls remain in place and effective: environmental easements, cover system and the off-site SSDS (144 State Street). This plan includes the following:
 - Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - Descriptions of the provisions of the environmental easements including any land use restrictions;
 - A provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
 - A provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site;
 - Provisions for the management and inspection of the identified engineering controls;
 - Provisions for maintaining site access controls and NYSDEC notification;
 - Provision of the steps necessary for the periodic reviews and certification of the institutional and engineering controls.
 2. Monitoring Plan to assess the performance and effectiveness of the remedy. This plan includes provisions for monitoring for vapor intrusion for any buildings developed on the Site, as may be required by the Institutional and Engineering Control Plan.

2.0 INSTITUTIONAL / ENGINEERING CONTROLS (IC/EC) PLAN COMPLIANCE REPORT

2.1 IC/EC PLAN REQUIREMENTS AND COMPLIANCE STATUS

Institutional controls implemented at the Site in the form of environmental easements for the 67 Howard Street and 140 State Street parcels, and more specifically the Site Management Plan, require periodic inspection of the above-referenced engineering controls and evaluation of Site use to ensure that exposure to remaining contamination is prevented and the use and development of the Site is consistent with the restrictions set forth in the environmental easements.

Engineering controls implemented at the Site that are subject to periodic inspection consist of the site cover and the SSDS at the Site (in the building at 140 State Street) as well as the SSDS operating off-site in the adjacent building at 144 State Street (Marriott Renaissance Hotel), designed to maintain negative pressure beneath the entire building footprint.

2.1.1 Inspection of Site Cover

At the time of the annual site-wide inspection conducted by CHA on December 10, 2018, the site cover was observed to be unchanged since completion of site redevelopment activities in 2015, consisting largely of the building at 140 State Street and the multi-level parking garage structure on the 67 Howard Street property. Areas of the Site not covered by these structures were covered with either concrete or asphalt pavement, observed to be in good condition. No evidence of cracking or damaged concrete or asphalt was observed. The Site Inspection Form is included in Appendix A and photographs are included in Appendix B.

2.1.2 Sub-Slab Depressurization Systems

144 State Street

During the 2018 reporting period, the annual inspection of the SSDS at the 144 State Street building (Renaissance Hotel) was completed by CHA on December 5, 2018. At the time of the inspection, the SSDS was observed to be operating and functioning properly, as indicated by the magnehelic manometer for each sub-system (#1 through #7). The manometer readings were consistent with the readings observed in September 2015 (soon after the system was activated) and also during site visits by CHA in April and December 2016, and December 2017. Based on post-installation communication testing conducted by Aztech Technologies, Inc. during the fall of 2015, these

readings are indicative of sufficient vacuum to produce the required negative sub-slab pressure at monitoring points throughout the basement.

Date	Individual Sub-System Vacuums (Inches of Water Column)						
	Sub-System 1	Sub-System 2	Sub-System 3	Sub-System 4	Sub-System 5	Sub-System 6	Sub-System 7
09/14/15	2	5.4	1.8	1	1.8	3.5	9
04/05/16	2	5.6	1.8	1	1.9	3.5	9
12/13/16	2.1	5.6	1.9	1	1.8	3.5	9.5
12/06/17	2	5.7	2	1	1.8	3.5	9
12/05/18	2	5.8	1.9	1	2.1	3.7	9

System operation was confirmed via inspection of the seven in-line fans mounted on the roof of the building. Each fan was observed to be operating and air flow was noted from each of the discharge pipes. No cracks or other evidence of damage to the piping or fans was observed. As part of the inspection, the main system switch for the fans was tested and the system was temporarily switched off. The switch functioned properly, as all seven fans shut down.

While the fans were off, CHA personnel and the Director of Engineering for the Renaissance Hotel, Mr. Frank Chobot, checked the Building Management System (BMS) to verify activation of an alarm within the BMS, which is to be triggered by a decrease in pressure to less than -0.25 inches of water in any of the sub-systems. Activation of the BMS alarm was verified via notification on the system's main computer screen in Mr. Chobot's office. The SSDS was then switched back on and all seven fans were observed to be operating properly upon conclusion of CHA's inspection visit. The Site Inspection Forms are included in Appendix A and photographs are included in Appendix B.

140 State Street

The annual inspection of the SSDS at the 140 State Street building was completed by CHA on December 10, 2018. It should be noted that initially, a passive sub-slab ventilation system was installed in the 140 State Street building during its construction in 2015. However, the system was converted to an active SSDS during the summer of 2016, with activation occurring in late August. System operation was confirmed during a site visit on August 23, 2016. Conversion of the system was based on results of initial sub-slab vapor and indoor air sampling conducted during January 2016, specifically the detection of elevated levels of trans-1,2-dichloroethene in sub-slab vapor as well as indoor air samples, and subsequent discussion with the NYSDEC and NYSDOH. The findings of the January 2016 sampling event were presented in CHA's report dated March 7, 2016, which was previously submitted to the NYSDEC. Details of the conversion of the system, including the *Vapor Mitigation System Activation Report* (prepared by Alpine Environmental Services, Inc.)

are included in Appendix B of the March 7, 2016 report. The SMP was revised to reflect the conversion of the system, and a revised version has been submitted to the NYSDEC.

At the time of the December 10, 2018 inspection, the SSDS at the 140 State Street building was observed to be non-operational, as indicated by the manometer in the vertical riser pipe (accessed via a wall-mounted hatch in the basement) and then confirmed upon inspection of the fan and discharge piping on the roof of the building. The cause of the malfunction was not readily apparent at the time of the inspection; however, it was suspected to be a faulty fan.

Consequently, CHA contacted Alpine Environmental Services (Alpine), the contractor that installed the fan. It was Alpine's opinion that based on the limited number of years the fan has been in service, the problem was unlikely to be a faulty fan. Alpine recommended that the building management company, BBL Management Group (BBL), first conduct an assessment of the electrical service to the fan and associated electrical components (e.g. junction box, switch). Following investigation by BBL and its electrical contractor into possible electrical-related issues, it was ultimately determined that the problem was associated with the wiring to the switch for the fan. On March 11, 2019, the electrician replaced the wiring to the switch and from the switch to the fan, and the system was reactivated. No further issues were noted.

In the absence of a low-pressure alarm integrated with an electronic building management system (as is installed in the 144 State Street building), CHA has made arrangements with BBL for monthly system checks to confirm and document system operation by observing the manometer on the vertical riser pipe in the basement of the building. Following each system check, BBL will contact CHA to report the operational status.

2.1.3 Site Use

At the time of the December 2018 site-wide inspection, CHA observed no changes in the use of the Site (mixed commercial/residential building and multi-level parking garage) or the adjacent 144 State Street property (Renaissance Hotel) since completion of redevelopment activities in 2015, and no new development was observed at the Site or the adjacent 144 State Street property. There were some changes noted in the tenant occupancy of the basement, first, second and third floors of the 140 State Street building (all formerly occupied by the Spa Wellington): the basement is now unoccupied; the first and second floors are now occupied by an engineering consulting firm; and the third floor is now occupied by a law firm. The fourth and fifth floors continue to be occupied by residential tenants.

2.2 IC/EC CERTIFICATION

The engineering controls including the site cover for the Site and the SSDS for the 144 State Street building were in place and functioning properly during the reporting period. The SSDS for the 140 State Street building was found to be non-operational at the time of the December 2018 site inspection. The problem was determined to be the result of faulty electrical wiring to the switch for the system fan. It is unknown how long the fan had not been in operation. As described above, the electrical problem was resolved, the system was reactivated on March 11, 2019 and is now functioning properly, and a protocol has been implemented to confirm and document proper operation on a monthly basis.

The SMP is being implemented and based on this review, the remedy continues to be protective of public health and the environment, and compliant with the ROD. At this time, it is recommended that all controls for the Site and the adjacent 144 State Street property remain in place. The Institutional and Engineering Controls Certification Forms are included in Appendix C.

3.0 MONITORING PLAN COMPLIANCE REPORT

3.1 COMPONENTS OF THE MONITORING PLAN

Components of the Monitoring Plan include:

- Collection of sub-slab vapor and indoor air samples from both the 140 State Street and 144 State Street buildings, at least one year following system installation and during the heating season, for laboratory analysis for volatile organic compounds, and then every five years thereafter, during the heating season.
- Preparation of sub-slab vapor and indoor air sampling reports for both the 140 State Street and 144 State Street buildings following each monitoring event, and submittal of the reports to the NYSDEC.

3.2 MONITORING COMPLETED DURING REPORTING PERIOD

3.2.1 Sub-Slab Vapor and Indoor Air Monitoring Activities

Sub-slab and indoor air monitoring were last conducted in December 2016. The findings from that event were presented in CHA's previous reports, which were reviewed and approved by the NYSDEC. In accordance with the monitoring schedule noted above, the next sub-slab and indoor air monitoring event will occur during the 2021-2022 heating season.

3.3 COMPLIANCE WITH PERFORMANCE STANDARDS

This section is not applicable, as no sub-slab or indoor air monitoring was performed during this reporting period.

4.0 OPERATION & MAINTENANCE PLAN COMPLIANCE REPORT

4.1 COMPONENTS OF THE O&M PLAN

Components of the O&M Plan include:

- Annual inspection of the SSDS in the 140 State Street building and in the adjacent, off-site 144 State Street building;
- Monitoring of the systems to confirm that they are operating and producing the vacuum required to maintain the minimum negative pressure beneath the floor slabs in the above-referenced buildings.

4.2 O&M TASKS COMPLETED DURING REPORTING PERIOD

Operations and maintenance tasks associated with the sub-slab depressurization systems were verified by CHA at the time of the annual site-wide inspection and are described in section 2.1.2 of this report.

5.0 CONCLUSIONS, EVALUATION AND RECOMMENDATIONS

5.1 CONCLUSIONS

Based on the site-wide inspection conducted on December 10, 2018, the site cover appeared to be in good condition; no cracks or other evidence of damage to the asphalt pavement or concrete were observed.

The SSDS within the 144 State Street building functioned properly throughout the reporting period and continues to be effective in mitigating potential exposure of the public to remaining contaminants in soil at the Site.

During the reporting period, no changes in the use or additional development were observed at the Site or the adjacent 144 State Street property.

The only issue identified during the annual inspections that required corrective action was a problem with the electrical service to the switch for the roof-mounted fan associated with the 140 State Street SSDS, which resulted in the fan being down for an undetermined period of time. The electrical problem was resolved by BBL and the SSDS was reactivated on March 11th.

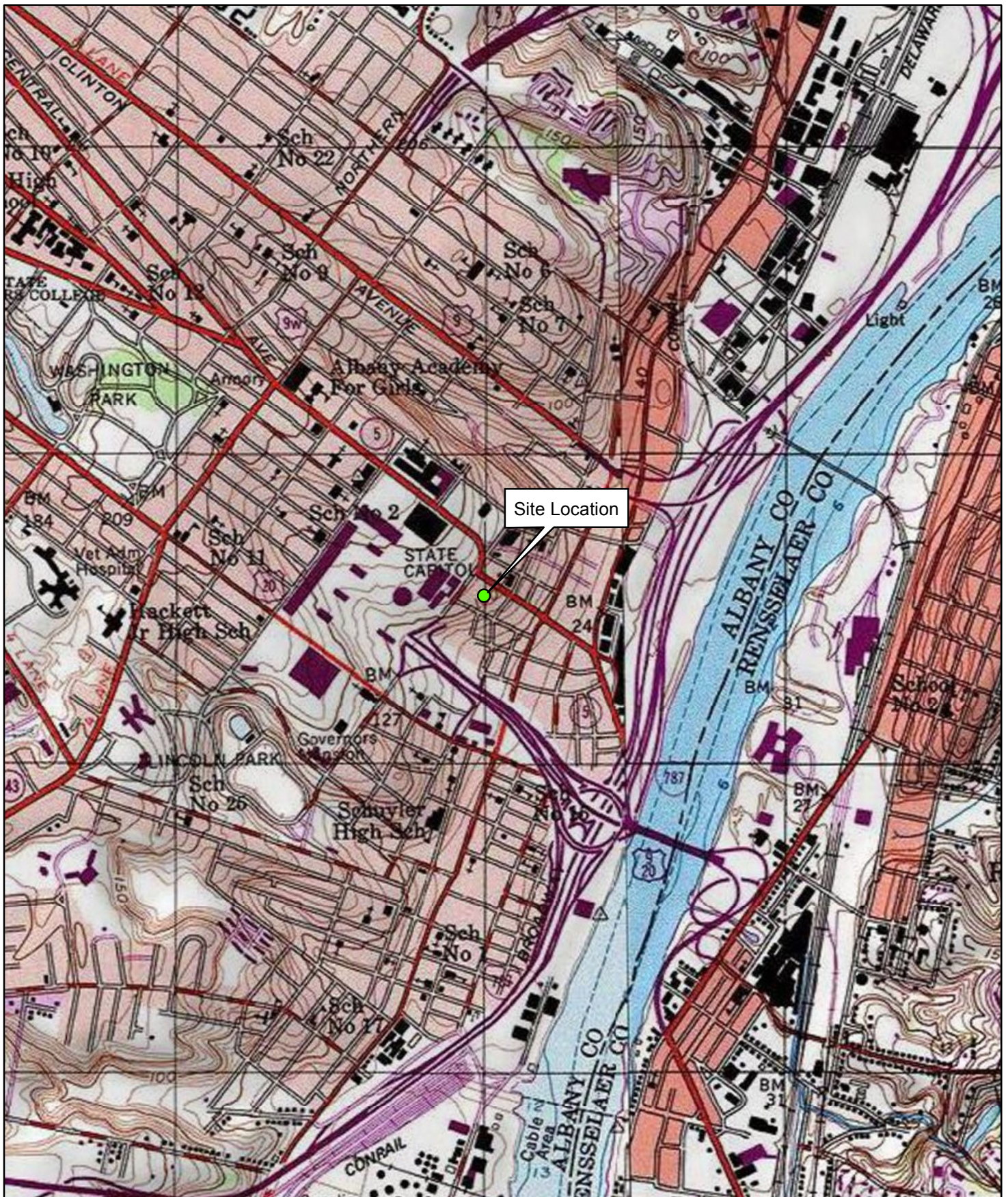
5.2 EVALUATION OF REMEDY PERFORMANCE, EFFECTIVENESS & PROTECTIVENESS

Provided the Institutional Controls and Engineering Controls established for the Site and the adjacent 144 State Street property remain in place and are maintained, it is expected that the remedy will continue to be effective in the protection of human health and the environment.

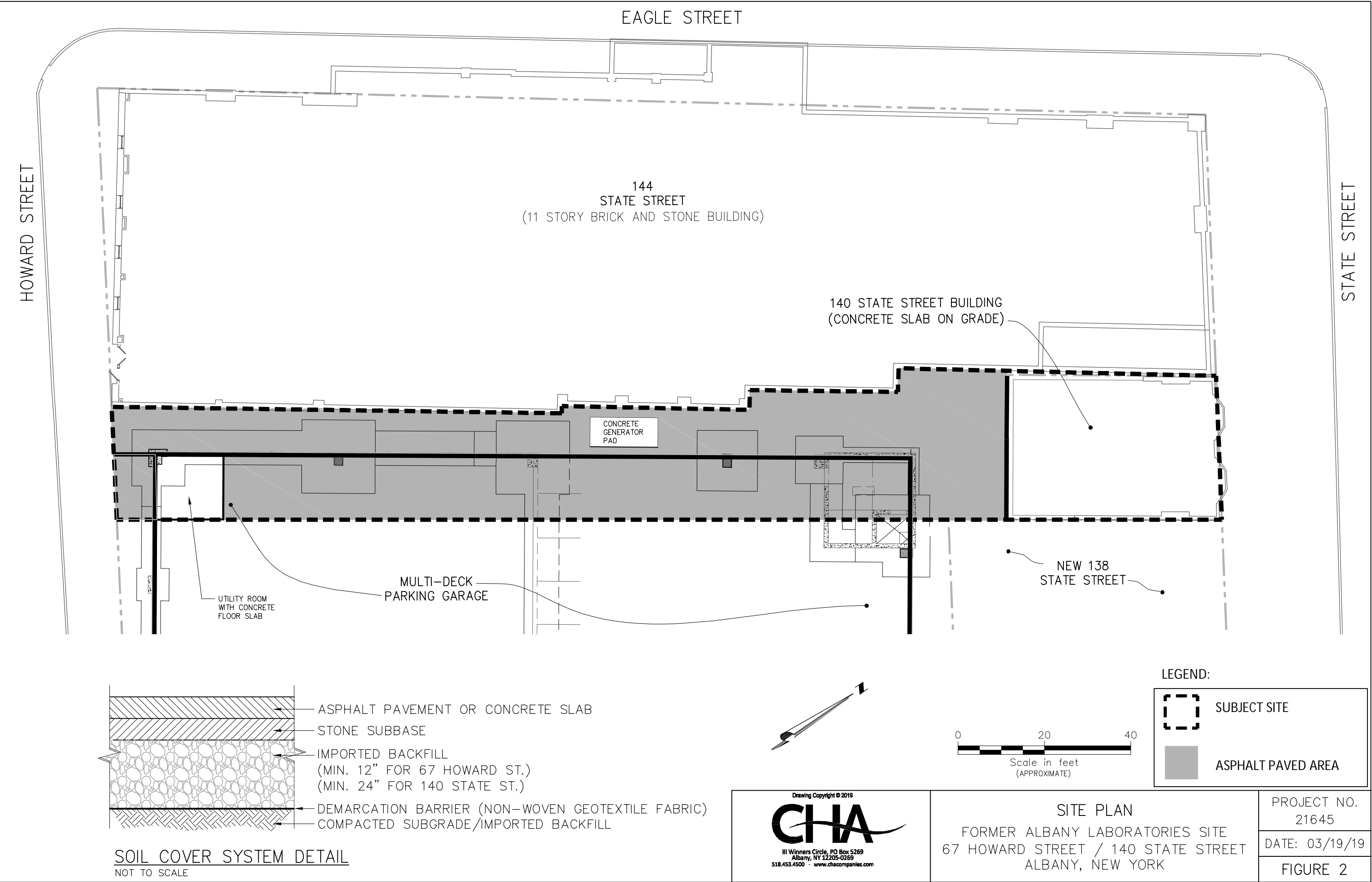
5.3 RECOMMENDATIONS

It is recommended that the current institutional and engineering controls in place at the Site and the adjacent 144 State Street property remain in place, and the engineering controls continue to be inspected and monitored. No changes to the remedy, and/or monitoring or operation & maintenance plans are recommended at this time.

FIGURES



	<div data-bbox="342 1812 667 1942"> <p>design/construction solutions</p> </div>			<div data-bbox="974 1833 1380 1942"> <p>Site Location Map 67 Howard Street / 140 State Street Albany, New York</p> </div>	
	<p>Scale 1" = 2000'</p>	<p>CHA No. 21645</p>	<p>3/19/19</p>	<p>Service Layer Credits: Copyright: © 2013 National Geographic Society, I-cubed Albany & South Troy USGS Quadrangles, Date: 1994 & 1980</p>	



APPENDIX A

Site Inspection Forms



SITE-WIDE /SOIL COVER ANNUAL INSPECTION CHECKLIST

Report No. _____	
Page 1 of 2	
Date: 12/10/18	Time: 4:00 PM

Site Name: Former Albany Laboratories	Project No. 21645
Address: 140 State Street / 67 Howard Street, Albany, NY	Weather: SUNNY SKIES
Inspector(s): JOHN FAVREAU	Temp.: Hi 37°F Low
Type of Inspection: <input checked="" type="checkbox"/> Routine <input type="checkbox"/> Post Severe Condition	

SITE ACCESSIBILITY INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
Site accessible and passable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SITE RECORDS INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
Site Records are up to date with latest revisions or changes to SMP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

INSTITUTIONAL CONTROL INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
The Site continues to be utilized for commercial, industrial or restricted residential (140 State Street) uses only.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SIGNAGE AND GATE INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Is a sign posted at entrance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is a gate present at the entrance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is the gate locked and secured?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

SOIL COVER SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of erosion of cover soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of cracks or depressions in cover soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Evidence of exposed or damaged subgrade soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

ASHPALT/CONCRETE COVER SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of damaged asphalt or concrete?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Evidence of pitting, rutting, cracks or depressions in asphalt or concrete cover?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

DRAINAGE SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of erosion in drainage structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Presence of siltation in drainage structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Evidence of settlement in drainage structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Evidence of restrictions of water flow in drainage ditches and structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

VECTOR INSPECTION				
ITEM/CONDITION	YES	NO	NA	COMMENTS
Were any vectors observed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Evidence of vector activity (tracks, droppings, dens, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Evidence of damage due to vector activity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
VEGETATIVE INSPECTION (if applicable)				
ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
Vegetation is well established over greenspace areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
There is no evidence of stressed vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
There is no evidence of bare or thin vegetative cover.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
There is no evidence of overgrowth or areas that need to be mowed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
There is no evidence of recent areas of excavation or disturbed areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
ADDITIONAL NOTES & OBSERVATIONS				
<p>- No DEFICIENCIES NOTED.</p>				
Signature: <i>John L. Tameau</i>		Time Charged:		Mileage Charged:

12/10/18



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST - ACTIVE

Site: 140 State Street

Date: 12/10/18

Time: 3:30pm

Inspector(s): John Favreau

Project No. 21645

Type of Inspection: ☒ Routine ☐ Post Severe Condition

Weather: *SUNNY, CLEAR SKIES*

Temp.: Hi *37°F* Low

FAN/BLOWER SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
The blower unit is operational.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
There is no excessive noise emanating from the blower.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
There is no excessive vibration emanating from the blower.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The blower unit is not excessively hot to the touch.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
The blower unit housing is clean and in good condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SYSTEM PRESSURE INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
Vacuum gauge on inlet piping in good condition and shows negative pressure is being applied to sub-slab.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>GOOD CONDITION, BUT NOT SHOWING NEGATIVE PRESSURE</i>
Pressure gauge on discharge piping is in good condition and shows positive pressure being exhausted from blower.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NO GAUGE ON DISCHARGE PIPING.</i>
Pressures are within acceptable normal range for system.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pressure Reading: <i>0</i> inches H ₂ O
When required, pressure field extension testing demonstrates continued sub-slab communication.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

ELECTRICAL/ALARM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
No observable electrical component damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All electrical disconnects/switches tested and functional.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Alarm sounds when blower power disconnected and pressure falls below alarm set point.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NO LOW-PRESSURE ALARM ON SYSTEM.</i>

PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All above-grade piping in good condition and free of cracks or other damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All pipe supports undamaged and functional.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
In-line mufflers/silencers installed and functioning properly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Discharge piping above roof undamaged and free of obstructions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All labels are present and legible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST - ACTIVE

Site: 140 State Street

Date: 12/10/18

Time: 3:30pm

CONCRETE SLAB/PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All visible pipe penetrations appear properly sealed (e.g. no air leak noise).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
There are no new significant, observable floor cracks or penetrations that may breach the floor tightness and effectiveness of the system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ADDITIONAL NOTES & OBSERVATIONS

- SYSTEM OBSERVED DOWN ON 12/10/18. BBL WILL WORK WITH ITS ELECTRICIAN TO ASSESS WHETHER THE CAUSE IS A FAILED SWITCH. CHA TO CONTACT ALPINE ENV. SVCS. TO DISCUSS POSSIBLE FAN FAILURE.

Signature:

John R. Faneau 12/10/18

Total Inspection Time:

M:\14357\Rpts\Site Management Plan - Post Remediation\Appendices\Appendix H - Site-Wide Inspection Form\Site-Wide Inspection Checklist.doc



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST - ACTIVE

Site: 144 State St. / Renaissance Hotel

Date: 12/05/18

Time: 3:00pm

Inspector(s): John Favreau

Project No. 21645

Type of Inspection: ☒ Routine ☐ Post Severe Condition

Weather: *CLOUDY*

Temp.: Hi *36°F* Low

FAN/BLOWER SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
The blower unit is operational.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>ALL SEVEN FANS OPERATING.</i>
There is no excessive noise emanating from the blower.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
There is no excessive vibration emanating from the blower.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The blower unit is not excessively hot to the touch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
The blower unit housing is clean and in good condition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SYSTEM PRESSURE INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
Vacuum gauge on inlet piping in good condition and shows negative pressure is being applied to sub-slab.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>ALL SEVEN GAUGES SHOWING NEGATIVE PRESSURE.</i>
Pressure gauge on discharge piping is in good condition and shows positive pressure being exhausted from blower.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NO PRESSURE GAUGES ON DISCHARGE PIPING.</i>
Pressures are within acceptable normal range for system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pressure Reading: _____ inches H ₂ O <i>* SEE PAGE 2</i>
When required, pressure field extension testing demonstrates continued sub-slab communication.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>PRESSURE FIELD EXTENSION TESTING NOT PERFORMED.</i>

ELECTRICAL/ALARM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
No observable electrical component damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All electrical disconnects/switches tested and functional.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alarm sounds when blower power disconnected and pressure falls below alarm set point.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NO AUDIBLE ALARM; SYSTEM IS CONNECTED TO THE BLDG. MGT. SYSTEM, WHICH IS ALERTED.</i>

PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All above-grade piping in good condition and free of cracks or other damage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All pipe supports undamaged and functional.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
In-line mufflers/silencers installed and functioning properly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Discharge piping above roof undamaged and free of obstructions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
All labels are present and legible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST - ACTIVE

Site: 144 State St. / Renaissance Hotel

Date: 12/05/18

Time: 3:00pm

CONCRETE SLAB/PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All visible pipe penetrations appear properly sealed (e.g. no air leak noise).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
There are no new significant, observable floor cracks or penetrations that may breach the floor tightness and effectiveness of the system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ADDITIONAL NOTES & OBSERVATIONS

- VACUUM GAUGE READINGS:

VAPOR MITIGATION
SYSTEM #

GAUGE READING

1

2" H₂O

2

5.8" H₂O

3

1.9" H₂O

4

1" H₂O

5

2.1" H₂O

6

3.7" H₂O

7

9" H₂O

Signature:

John L. Tameau 12/5/18

Total Inspection Time:

M:\14357\Rpts\Site Management Plan - Post Remediation\Appendices\Appendix H - Site-Wide Inspection Form\Site-Wide Inspection Checklist.doc

APPENDIX B

Photographic Log



Photo 1: Magnehelic manometer panel and riser pipes for the seven individual subsystems comprising the sub-slab depressurization system at 144 State Street (12/05/18).



Photo 2: Close-up view of riser pipes for individual subsystems and tubing associated with the magnehelic manometers (12/05/18).



Photo 3: Riser pipes for individual subsystems (12/05/18).

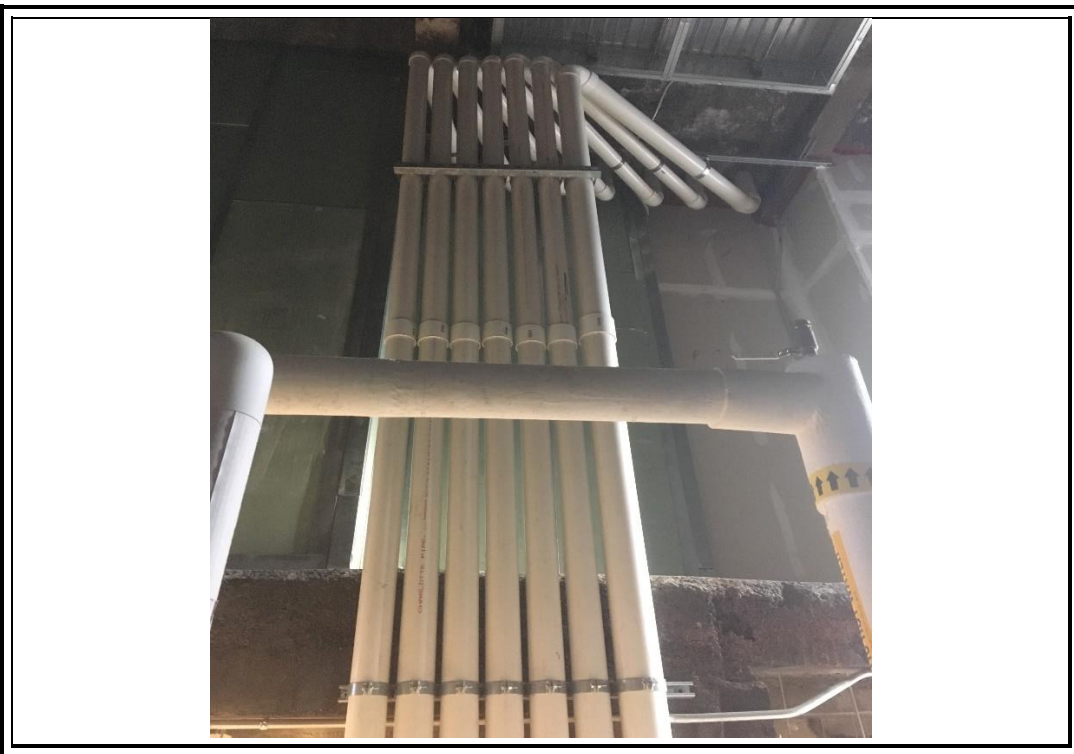


Photo 4: Riser pipes for individual subsystems extending to/through the building roof (12/05/18).



PHOTOGRAPHIC LOG

**2018 PRR - Former Albany Laboratories Site
67 Howard Street/140 State Street, Albany, NY
CHA Project No. 21645**



**Photo 5: Roof-mounted fan units and exhaust points for individual subsystems at 144 State Street
(12/05/18)**



**Photo 6: Roof-mounted fan units and exhaust points for individual subsystems at 144 State Street
(12/05/18)**



Photo 7: Piping connections to fans for individual subsystems at 144 State Street (12/05/18).



Photo 8: Riser pipes for individual subsystems extending through the roof at 144 State Street (12/05/18)



Photo 9: Inside laundry chute room in basement of 144 State Street; horizontal piping for individual subsystems connected to vertical riser pipes; condensation collection sumps comprise bottom portion of each vertical riser pipe (12/05/18) .

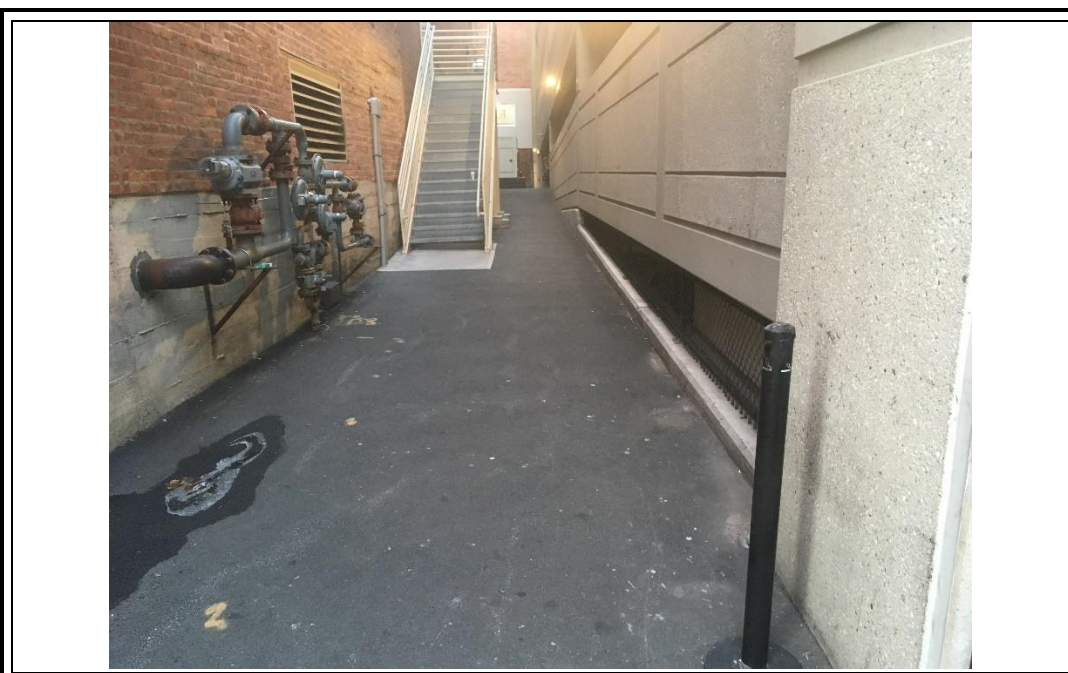


Photo 10: Looking northeast; paved surface cover in alley between 144 State Street (to the left) and the parking garage (to the right) (12/10/18).

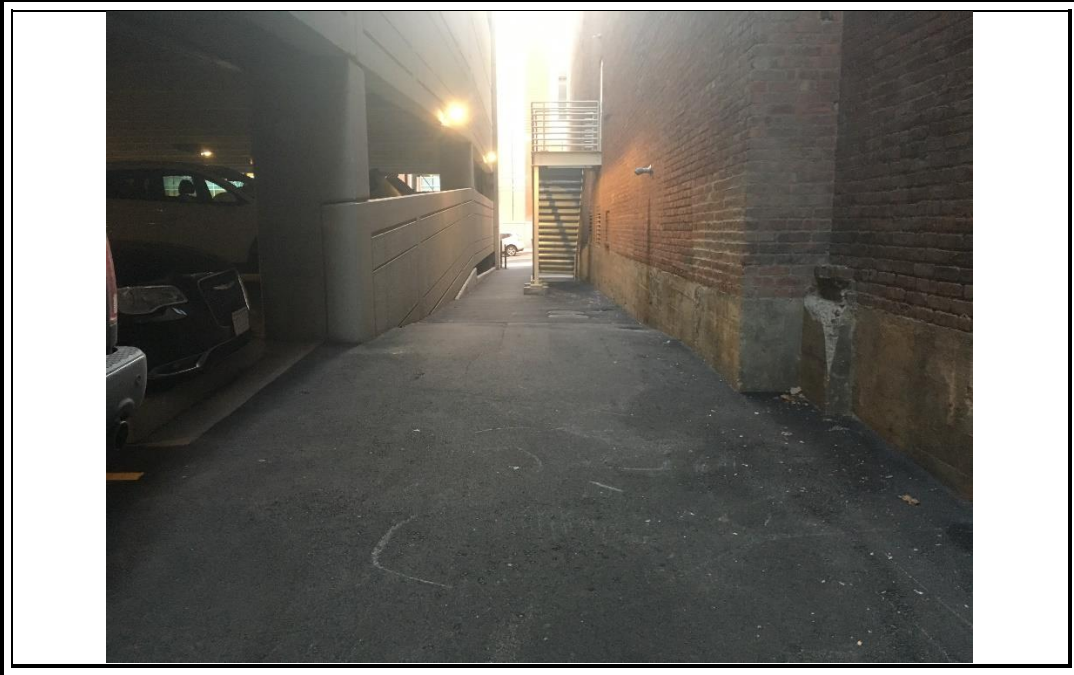


Photo 11: Looking southwest, toward Howard Street; paved surface cover in alley between 144 State Street (to the right) and the parking garage (to the left) (12/10/18).



Photo 12: Looking southwest; paved surface cover in alley between 144 State Street (to the right) and the parking garage (to the left); emergency generator visible in upper center of photo (12/10/18).



Photo 13: Looking north; Paved surface cover adjacent to rear side of 140 State Street building (upper right) and 144 State Street building (upper left) (12/10/18).

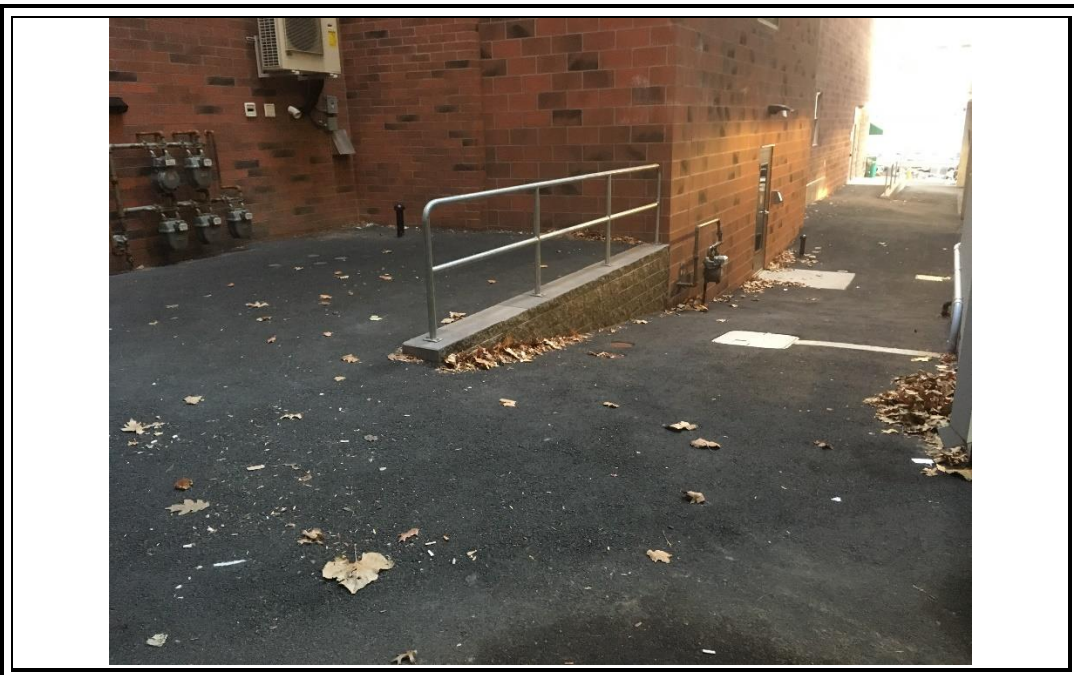


Photo 14: Looking south-southwest; paved surface cover in area adjacent to rear side of 140 State Street building; south side of parking garage visible at far right in photo (12/10/18).

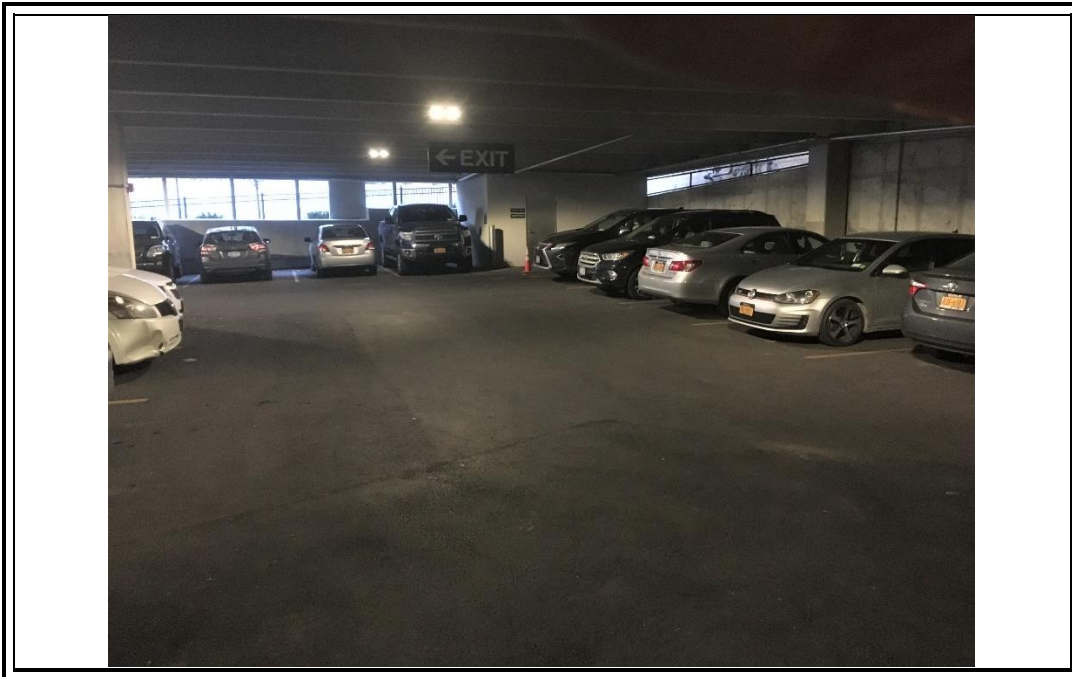


Photo 15: Looking west (toward Howard Street); paved surface cover within lowest level of parking garage; utility room visible in upper center of photo (12/10/18).

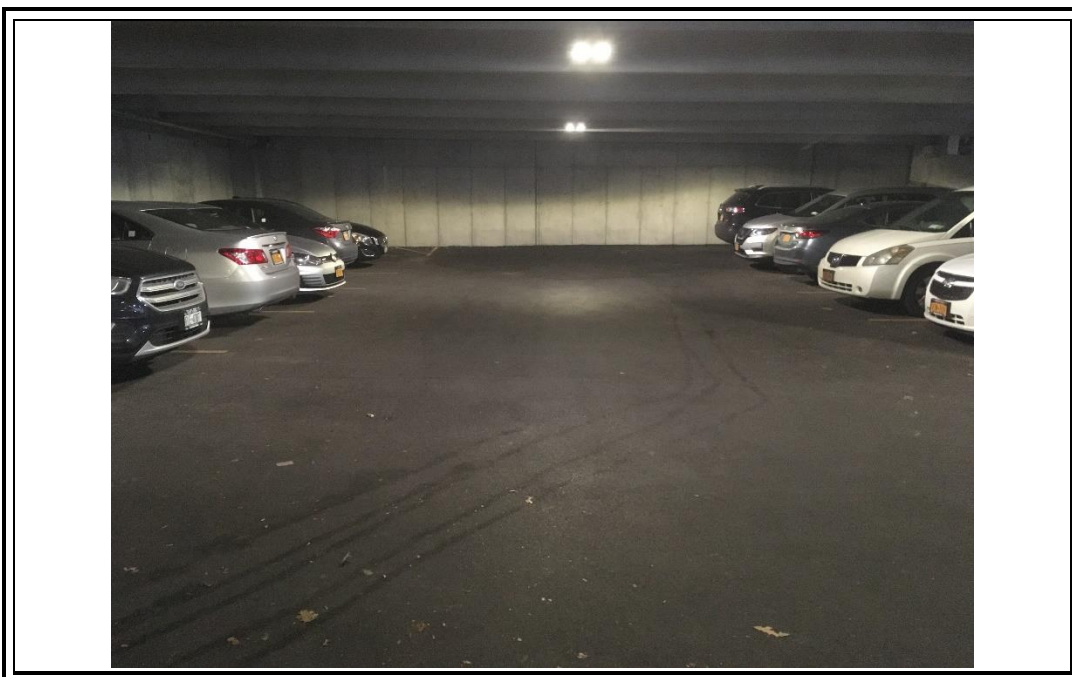


Photo 16: Looking northeast; paved surface cover within lowest level of parking garage (12/10/18).

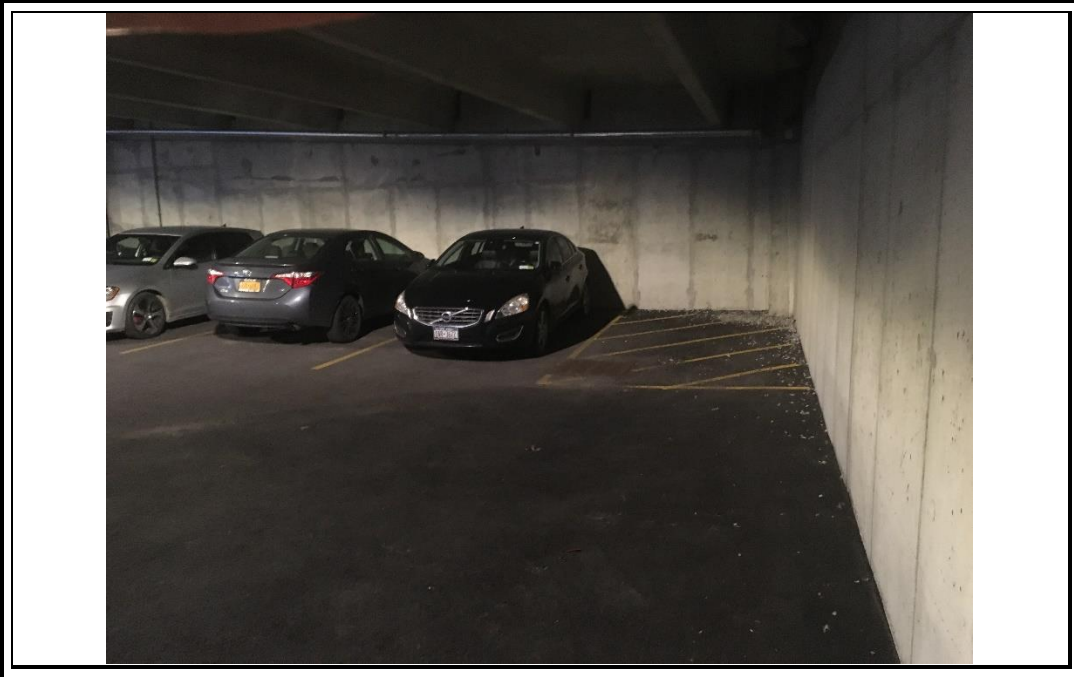


Photo 17: Looking northwest; paved surface cover and storm drain (center of photo) within the northwest corner of the lowest level of the parking garage (12/10/18).



Photo 18: Roof of 140 State Street building; exhaust stack, fan and switch for the sub-slab depressurization system (12/10/18).



Photo 19: Close-up view of roof penetration point for SSDS exhaust stack at 140 State Street (12/10/18).



Photo 20: Close-up view of connection between SSDS exhaust stack and fan at 140 State Street (12/10/18).

APPENDIX C

Institutional & Engineering Controls Certification Forms



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. 401061

Site Name Former Albany Laboratories

Site Address: 67 Howard Street/140 State Street Zip Code: 12207

City/Town: Albany

County: Albany

Site Acreage: 0.226

Reporting Period: January 1, 2018 to December 31, 2018

YES NO

1. Is the information above correct?

☒ ☐

If NO, include handwritten above or on a separate sheet.

2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period?

☐ ☒

3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?

☐ ☒

4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?

☐ ☒

If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.

5. Is the site currently undergoing development?

☐ ☒

Box 2

YES NO

6. Is the current site use consistent with the use(s) listed below?

☒ ☐

7. Are all ICs/ECs in place and functioning as designed?

☒ ☐

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional Controls

Parcel: 76.33-1-13, 76.33-1-15

Owner: Columbia Eagle

Imposition of an institutional control (in the form of environmental easements) for the controlled properties that:

Requires the remedial party or site owner to complete and submit to the NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3).

Allows the use and development of the 67 Howard Street property for commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

Allows the use and development of the 140 State Street property for restricted residential, commercial and industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws.

Requires compliance with the NYSDEC-approved Site Management Plan (SMP).

Development and implementation of a Site Management Plan which includes the following:

Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the Site, and details the steps and media-specific requirements necessary to ensure that the following controls remain in place & effective: environmental easements; cover system; sub-slab depressurization systems. This plan includes the following:

- Excavation Plan which details the provisions for management of future excavations on the Site;
- Descriptions of the provisions of the environmental easements, including any land restrictions;
- A provision for the evaluation of the potential for soil vapor intrusion for any buildings developed on the Site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
- Provisions for the management and inspection of the identified engineering controls;
- Provisions for maintaining site access controls and NYSDEC notification; and
- Provisions of the steps necessary for the periodic reviews and certification of the institutional and engineering controls

Monitoring Plan to assess the performance and effectiveness of the remedy. This plan includes provisions for monitoring for vapor intrusion in any buildings developed on the Site, as may be required by the Institutional and Engineering Control Plan.

Box 4**Description of Engineering Controls**

Parcel: 76.33-1-13, 76.33-1-15

Owner: Columbia Eagle

Engineering controls in place at the Site consist of a site cover system and a sub-slab depressurization system which is operating in the building at 140 State Street. In addition, there is a sub-slab depressurization system operating in the adjacent building at 144 State Street.

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☒ ☐

2. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☒ ☐

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

**IC CERTIFICATIONS
SITE NO.**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I Brandon Stabler at 302 Washington Ave Extension, Albany, NY 12203,
print name print business address

am certifying as Owner (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.



Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

3/26/19
Date

IC/EC CERTIFICATIONS

Box 7

Professional Engineer Signature

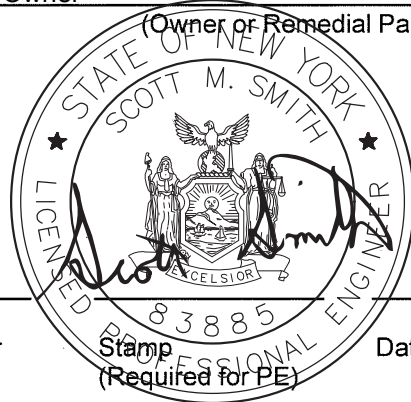
I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Professional Engineer for the _____ Owner
(Owner or Remedial Party)



Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification



Stamp
(Required for PE)

04/05/19

Date

