

2025 PERIODIC REVIEW REPORT

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

NYSDEC Site Number: 401061

CHA Project Number: 021645.000

April 14, 2026

Prepared for:
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LIST OF ACRONYMS & ABBREVIATIONS

1,2-DCE	Trans-1,2-dichloroethene
BBL	BBL Management Group
BMS	Building Management System
CHA	CHA Consulting, Inc.
EC	Engineering Controls
IC	Institutional Controls
NYS	New York State
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
O&M	Operations & Maintenance
PRR	Periodic Review Report
ROD	Record of Decision
SCO	Soil Cleanup Objective
SCG	Standards, Criteria and Guidance
SMP	Site Management Plan
SSDS	Sub-Slab Depressurization System
SSVS	Sub-Slab Ventilation System
TMP	Tax Map Parcel
UST	Underground Storage Tank
VOC	Volatile Organic Compound

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 of 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 (SMP), 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 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 and was converted to an active system in the summer of 2016 with the installation of an in-line fan on the discharge stack.

At the time of the annual SSDS inspection for the 2025 reporting year at the 144 State Street building on April 13, 2026, the seven sub-systems comprising the SSDS were observed to be operating and functioning properly. The sub-system pressure readings observed during the April 13, 2026, inspection are indicative of sufficient vacuum to produce the required negative sub-slab pressure at monitoring points throughout the basement.

On April 13, 2026, CHA also inspected the SSDS at the 140 State Street building, and the system was found to be operating and functioning properly, based on the observed system manometer reading. Though no integrated electronic BMS is present at the 140 State Street building, the operational status of the SSDS during the reporting period was confirmed via monthly system checks by the building management company, BBL Management Group (BBL).

At the time of the annual site-wide inspection conducted on April 13, 2026, 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 systems. No changes in

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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.

Per the monitoring schedule presented in the NYSDEC-approved SMP, neither sub-slab nor indoor air monitoring was performed during the 2025 reporting period. The next monitoring event is scheduled to occur during the 2027-2028 heating season.

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. CHA recommends the development and implementation of a plan for the formal deactivation of the system, including the completion of another round of sampling during the next heating season, conducted while the SSDS is not in operation.

Similarly, CHA recommends the completion of another round of sampling at 144 State Street during the next heating system, conducted while the SSDS is not in operation, to evaluate the potential for deactivation of the system.

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 under 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 the 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, except 134 State Street which was combined with 136 State Street. In addition, note that 144 State Street was historically referred to as 142 State Street. A comparison of historical and current parcels is identified below.

Table 1-1. 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.

After 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 the 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 LLC (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 to be conducted.

1.1 Site Background

The property associated with 67 Howard Street was historically a dairy farm until approximately 1934, when historical resources indicate a chemical laboratory and metal drum storage building were constructed on the property. Albany Laboratories was located at the property from approximately 1935 to 1985, before it was vacated until 2015. In 2015, the 67 Howard Street property was redeveloped.

Historical records indicate the 140 State Street property was used for residential purposes until becoming mixed-use doctor’s offices and apartments in 1914. From approximately 1934 to 1979, the property was used as the Berkshire Hotel. The building was left vacant after 1979 until 2008, when it was demolished.

Before the Site was 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 the 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 2008 and February 2011, petroleum-contaminated soil was excavated from the Site from the former courtyard area and along the foundation wall of the building located at 144 State Street. 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 by 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 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 subsection.

1.2 Summary of Site Remedy

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 of either impervious surfaces 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 meet the applicable soil cleanup objectives (SCOs). Where the soil cover was required, it was required to be a minimum of a one-foot thick layer of soil meeting the SCOs for cover material as outlined in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover was placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetative layer. All imported fill material brought to the Site was required to meet the requirements for the identified Site uses as outlined in 6 NYCRR Part 375-6.7(d).

For 140 State Street, the Site cover was required to consist of either impervious surfaces 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 meet 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 outlined 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 outlined 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.
- Implementation of an IC (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 under 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 SMP.
- Development and implementation of an SMP, which includes the following:
 1. Institutional and Engineering Control Plan (IC & EC Plan) that identifies all use restrictions and ECs 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 the 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 IC & EC Plan.

2.0 INSTITUTIONAL AND ENGINEERING CONTROLS 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 outlined 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 April 13, 2026, the Site cover was observed to be unchanged since the 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 and were observed to be in good condition. There was staining identified on the exterior of the building at 140 State Street due to a fire. No evidence of cracking or damaged concrete or asphalt was observed. The Site Inspection Form is included in Appendix A, and representative photographs are included in Appendix B.

2.1.2 Sub-Slab Depressurization Systems

144 State Street

At the time of the inspection conducted by CHA on April 13, 2026, the SSDS at the 144 State Street building (Renaissance Hotel) was observed to be operating and functioning properly. Specifically, the Magnehelic manometer for each sub-system (#1 through #7) and the roof-mountain sub-system fan all appeared to be in good condition and operating correctly. Airflow was noted at the discharge points for each of these sub-systems. The manometer readings for the seven operating fans were consistent with the readings observed in September 2015 (soon after the system was activated) and during the subsequent Site inspection visits that have been completed since that time. Based on post-installation communication testing conducted by Aztech Technologies, Inc. during the fall of 2015, the April 2026 manometer readings are indicative of

sufficient vacuum to produce the required negative sub-slab pressure at monitoring points throughout the basement. The following table summarizes the readings for each subsystem.

Table 2-1. Individual Sub-System Vacuums (Inches of Water Column)

Date	Sub-System 1	Sub-System 2	Sub-System 3	Sub-System 4	Sub-System 5	Sub-System 6	Sub-System 7
09/14/15	2.0	5.4	1.8	1.0	1.8	3.5	9.0
04/05/16	2.0	5.6	1.8	1.0	1.9	3.5	9.0
12/13/16	2.1	5.6	1.9	1.0	1.8	3.5	9.5
12/06/17	2.0	5.7	2.0	1.0	1.8	3.5	9.0
12/05/18	2.0	5.8	1.9	1.0	2.1	3.7	9.0
11/21/19	2.0	5.9	1.9	1.0	2.2	4.1	8.6
12/03/20	2.0	5.9	2.1	1.8	1.1	4.2	9.0
12/03/21	2.0	6.0	2.0	2.0	0.5	5.1	8.5
12/14/22	2.0	6.0	2.0	1.5	5.0*	5.5	8.0
12/15/23	1.8	6.1	2.1	1.0	4.6	6.0	8.5
12/20/24	2.0	6.0	2.1	2.0	5.0	6.4	8.5
4/13/26	1.9	6.1	2.1	2.0	5.2	6.6	7.5

*Reading was 0 inches of water column on December 14, 2022. Following the replacement of the fan for sub-system #5, the vacuum was recorded as 5.0 inches of water column on January 27, 2023.

No cracks or other evidence of damage to the piping or system components were 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 Facilities for the Renaissance Hotel checked the Building Management System (BMS) for activation of an alarm within the BMS, which is triggered by a decrease in pressure to less than -0.25 inches of water in any of the sub-systems. Activation of the passive sub-slab ventilation system of the BMS alarm was verified via a notification on the system's main computer screen in Mr. Vanamburgh'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.

140 State Street

The annual inspection of the SSDS at the 140 State Street building was also completed by CHA on April 13, 2026. 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. Conversion of the system was based on the 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 (1,2-DCE) 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 was submitted to the NYSDEC.

At the time of the April 13, 2026 inspection, the SSDS at the 140 State Street building was observed to be operating properly, 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. No cracks or other evidence of damage to the visible piping or fan was observed.

Given the absence of a low-pressure alarm integrated with an electronic building management system (as is installed in the 144 State Street building), following the 2019 annual inspection, CHA arranged for BBL Management Group (BBL) to conduct monthly system checks to confirm and document system operation by observing the manometer on the vertical riser pipe in the basement of the building. Based on the monthly system checks conducted by BBL, the system was operational throughout the 2025 reporting period, and the manometer readings indicated negative pressure/vacuum was maintained beneath the floor slab.

2.1.3 Site Use

At the time of the April 13, 2026 site-wide inspection, CHA observed no changes in the use of the Site or the adjacent 144 State Street property since the completion of redevelopment activities in 2015. The Site (67 Howard Street/140 State Street) continues to be used for mixed commercial office/residential purposes and a multi-level parking garage, while the 144 State Street property continues to be used as the Renaissance Hotel. No new development was observed at the Site or the adjacent 144 State Street property.

2.2 IC/EC Certification

The ECs, including the cover for the Site, the SSDS for the 140 State Street building, and the SSDS for the 144 State Street building, were in place and functioning properly during the reporting period. The ICs, including the environmental easements for 67 Howard Street and 140 State Street properties, remain in place.

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 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 (VOCs), 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 2022. The findings from that event were presented in CHA's previous report, which was reviewed and approved by the NYSDEC. In accordance with the monitoring schedule note above, the next sub-slab and indoor air monitoring event is to occur during the 2027-2028 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 Operations & Maintenance (O&M) Plan include:

- Annual inspection of the SSDS in the 140 State Street building and 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 of this report.

5.0 CONCLUSIONS & RECOMMENDATIONS

5.1 Conclusions

Based on the site-wide inspection conducted on April 13, 2026, 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 was operational and functioned properly throughout the reporting period and continues to be effective in mitigating potential exposure of the public to remaining contaminants in the soil at the Site.

The SSDS within the 140 State Street building was operational and functioned properly throughout the reporting period. Based on manometer measurement of the sub-slab vacuum, the SSDS continues to maintain the minimum required vacuum beneath the basement floor slab to mitigate potential exposure of the public to remaining contaminants in the 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.

5.2 Evaluation of Remedy Performance, Effectiveness & Protectiveness

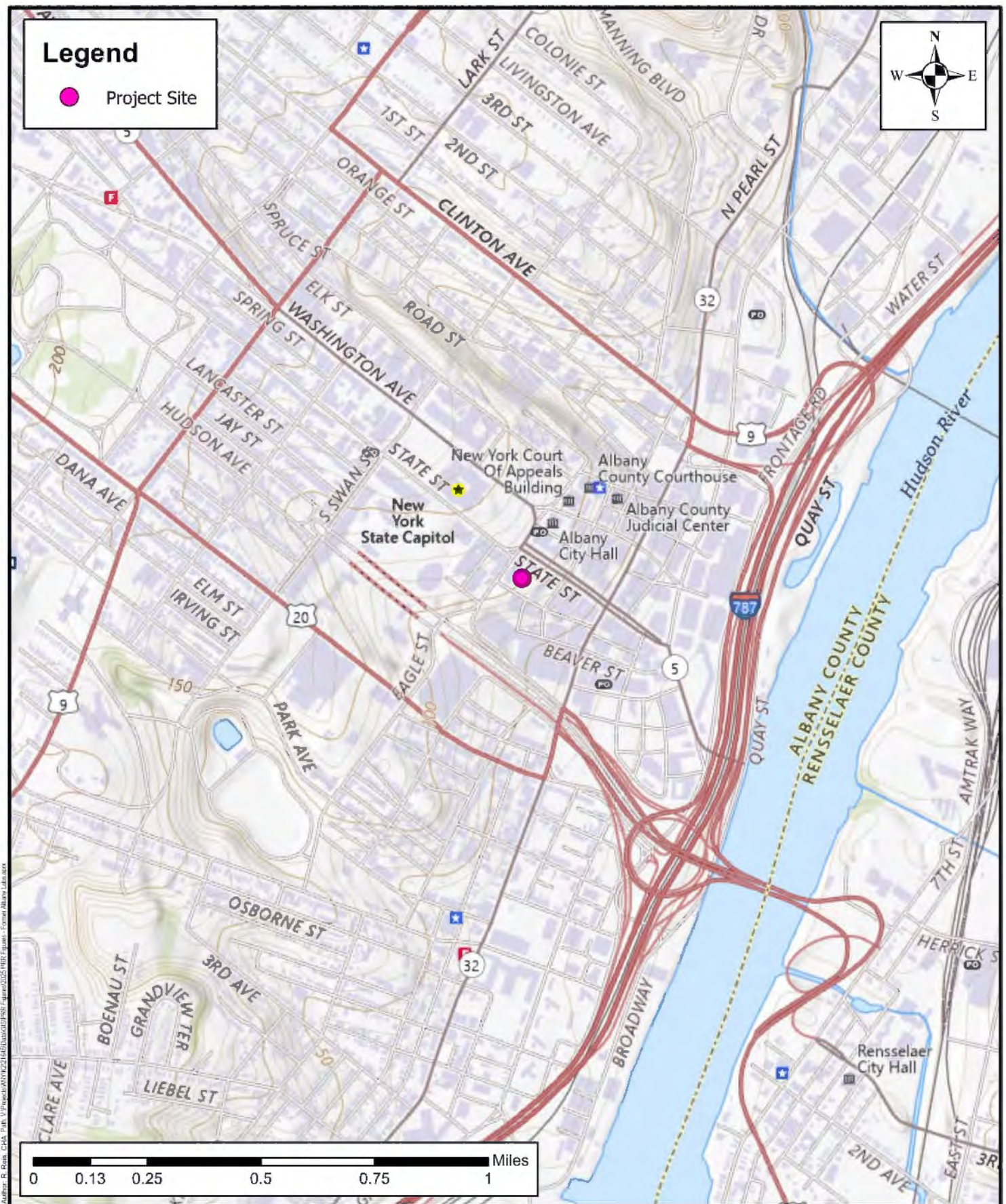
Provided the ICs and ECs established for the Site and the adjacent 144 State Street property remain in place and are maintained, it is expected that the remedy will continue to be effective in the protection of human health and the environment.

5.3 Recommendations

It is recommended that the current ICs and ECs 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. CHA recommends the development and implementation of a plan for the formal deactivation of the system, including the completion of another round of sampling during the next heating season, conducted while the SSDS is not in operation.

Similarly, CHA recommends the completion of another round of sampling at 140 State Street during the next heating system, conducted while the SSDS is not in operation, to evaluate the potential for deactivation of the system.

FIGURES



Project No.:
021645.000
APR 2026

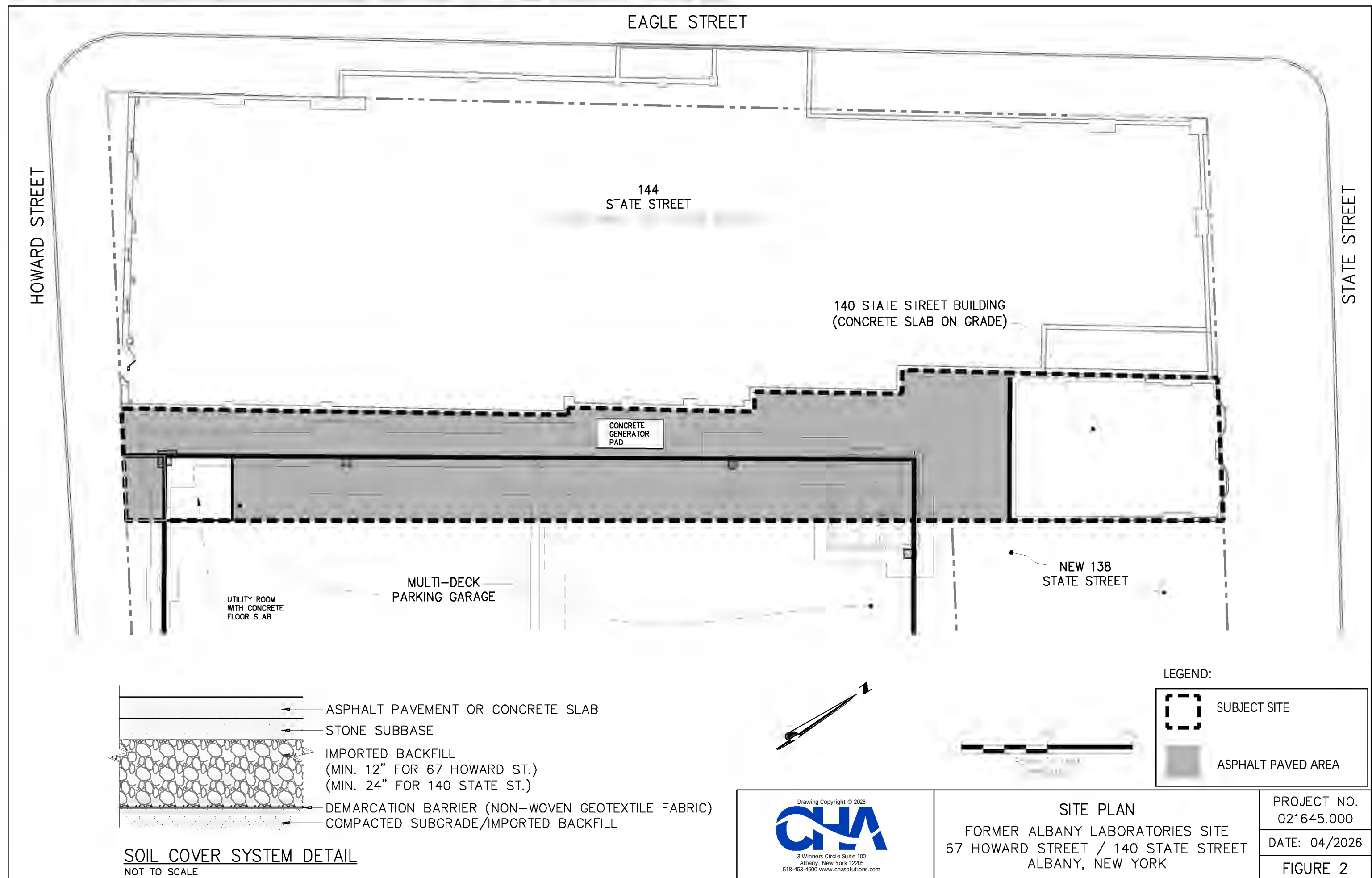
SITE LOCATION MAP

FIGURE 1

67 Howard Street / 140 State Street
City of Albany, Albany County, New York



3 Winners Circle Suite 100
Albany, New York 12205
www.chasolutions.com



APPENDIX A

Site Inspection Forms



SITE-WIDE /SOIL COVER ANNUAL INSPECTION CHECKLIST

Report No.	
Page 1 of 2	
Date: 4/13/2024	Time: 01:00 pm

Site Name: Former Albany Laboratories	Project No. 21645
Address: 140 State and 67 Howard Streets, Albany, NY	Weather: <i>Cloudy</i>
Inspector(s): Seth Fowler/Calvin Koenitzer	Temp.: Hi <i>68°F</i> Low <i>48°F</i>
Type of Inspection: ☒ Routine ☐ Post Severe Condition	

SITE ACCESSIBILITY INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
Site accessible and passable.	☒	☐	☐	

SITE RECORDS INSPECTION

ITEM/CONDITION	YES	NO	N/A	COMMENTS
Site Records are up to date with latest revisions or changes to SMP	☒	☐	☐	

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.	☒	☐	☐	

SIGNAGE AND GATE INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Is a sign posted at entrance?	☒	☐	☒	
Is a gate present at the entrance?	☒	☐	☒	
Is the gate locked and secured?	☒	☐	☒	

SOIL COVER SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of erosion of cover soils?	☐	☒	☒	
Evidence of cracks or depressions in cover soils?	☐	☒	☒	
Evidence of exposed or damaged subgrade soils?	☐	☒	☒	

ASHPALT/CONCRETE COVER SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of damaged asphalt or concrete?	☐	☒	☐	
Evidence of pitting, rutting, cracks or depressions in asphalt or concrete cover?	☐	☒	☐	

DRAINAGE SYSTEM INSPECTION

ITEM/CONDITION	YES	NO	NA	COMMENTS
Evidence of erosion in drainage structures?	☐	☒	☐	
Presence of siltation in drainage structures?	☐	☒	☐	

Evidence of settlement in drainage structures?	☐	☒	☐	
Evidence of restrictions of water flow in drainage ditches and structures?	☐	☒	☐	
VECTOR INSPECTION				
ITEM/CONDITION	YES	NO	NA	COMMENTS
Were any vectors observed?	☐	☒	☐	
Evidence of vector activity (tracks, droppings, dens, etc.)	☐	☒	☐	
Evidence of damage due to vector activity?	☐	☒	☐	
VEGETATIVE INSPECTION (if applicable)				
ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
Vegetation is well established over greenspace areas.	☐	☐	☒	
There is no evidence of stressed vegetation.	☐	☐	☒	
There is no evidence of bare or thin vegetative cover.	☐	☐	☒	
There is no evidence of overgrowth or areas that need to be mowed.	☐	☐	☒	
There is no evidence of recent areas of excavation or disturbed areas.	☐	☐	☒	
ADDITIONAL NOTES & OBSERVATIONS				
No deficiencies noted				
Signature: 		Time Charged:		Mileage Charged:



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST

Report No. 140 State Street

Date: 4/13/2026

Time: 13:00

Inspector(s): Seth Fowler/Calvin Koenitzer

Project No. 021645

Type of Inspection: ☒ Routine ☐ Post Severe ConditionWeather: Cloudy
Temp.: Hi 67°F Low 48°F

FAN/BLOWER SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
The blower unit is operational,	☒	☐	☐	
There is no excessive noise emanating from the blower.	☒	☐	☐	
There is no excessive vibration emanating from the blower.	☒	☐	☐	
The blower unit is not excessively hot to the touch.	☒	☐	☐	
The blower unit housing is clean and in good condition.	☒	☐	☐	

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.	☒	☐	☐	Manometer in basement
Pressure gauge on discharge piping in good condition and shows positive pressure being exhausted from blower.	☒	☐	☒	
Pressures are within acceptable normal range for system.	☒	☐	☐	Pressure Reading: 0.6 inches H ₂ O
When required, pressure field extension testing demonstrates continued sub-slab communication.	☐	☐	☒	Pressure field extension testing not performed

ELECTRICAL/ALARM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
No observable electrical component damage.	☒	☐	☐	
All electrical disconnects/switches tested and functional.	☒	☐	☐	
Alarm sounds when blower power disconnected and pressure falls below alarm set point.	☐	☐	☒	System has no alarm

PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All above-grade piping in good condition and free of cracks or other damage.	☐	☐	☒	
All pipe supports undamaged and functional.	☐	☐	☒	Above grade piping not visible
In-line mufflers/silencers installed and functioning properly.	☐	☐	☒	
Discharge piping above roof undamaged and free of obstructions.	☒	☐	☐	
All labels present and legible	☒	☐	☐	



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST

Report No. 140 State Street

Date: 4/13/2026

Time: 13:00

CONCRETE SLAB/PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All visible pipe penetrations appear properly sealed (e.g. not air leak noise).	☐	☐	☒	Pipe penetration for vertical riser not visible
There are no new significant, observable floor cracks or penetrations that may breach the floor tightness and effectiveness of the system.	☒	☐	☐	

ADDITIONAL NOTES & OBSERVATIONS

No deficiencies noted

Signature:

Total Inspection Time: 1 hr

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SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST

Report No. 144 State Street

Date: 4/13/2026

Time: 13:00

Inspector(s): Seth Fowler/Calvin Koenitzer

Project No. 021645.000

Type of Inspection: ☒ Routine ☐ Post Severe ConditionWeather: ~~Sunny~~ Cloudy

Temp.: Hi 67°F Low 48°F

FAN/BLOWER SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
The blower unit is operational,	☒	☐	☐	
There is no excessive noise emanating from the blower.	☒	☐	☐	
There is no excessive vibration emanating from the blower.	☒	☐	☐	
The blower unit is not excessively hot to the touch.	☒	☐	☐	
The blower unit housing is clean and in good condition.	☒	☐	☐	

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.	☒	☐	☐	
Pressure gauge on discharge piping in good condition and shows positive pressure being exhausted from blower.	☐	☐	☒	
Pressures are within acceptable normal range for system.	☒	☐	☐	Pressure Reading: _____ inches H ₂ O Refer to Page 2 ✕
When required, pressure field extension testing demonstrates continued sub-slab communication.	☐	☐	☒	Pressure field extension testing not performed

ELECTRICAL/ALARM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
No observable electrical component damage.	☒	☐	☐	
All electrical disconnects/switches tested and functional.	☒	☐	☐	
Alarm sounds when blower power disconnected and pressure falls below alarm set point.	☒	☐	☐	No audible alarm; system tied into the BMS

PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All above-grade piping in good condition and free of cracks or other damage.	☒	☐	☐	
All pipe supports undamaged and functional.	☒	☐	☐	
In-line mufflers/silencers installed and functioning properly.	☒	☐	☒	
Discharge piping above roof undamaged and free of obstructions.	☒	☐	☐	
All labels present and legible	☒	☐	☐	



SUB-SLAB DEPRESSURIZATION SYSTEM CHECKLIST

Report No. 144 State Street

Date: 4/13/2026

Time: 13:00

CONCRETE SLAB/PIPING SYSTEM INSPECTION

ITEM/CONDITION	TRUE	FALSE	N/A	COMMENTS
All visible pipe penetrations appear properly sealed (e.g. not air leak noise).	☒	☐	☐	
There are no new significant, observable floor cracks or penetrations that may breach the floor tightness and effectiveness of the system.	☒	☐	☐	

ADDITIONAL NOTES & OBSERVATIONS

Vaccum Gaugae Readings

Sub System #	Gauge Reading
1	2.0 1.9
2	6.0 6.1
3	2.1 2.1
4	2.0 2.0
5	5.0 5.2
6	6.4 6.6
7	8.5 7.5

Signature: 

Total Inspection Time: 1 hr.

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APPENDIX B

Photographic Log



Photograph 1. Riser piping for the seven individual subsystems comprising the sub-slab depressurization system at 144 State Street (4/13/2026).



Photograph 2. Close-up view of manometer panel for individual subsystems and tubing associated with the magnehelic manometers (4/13/2026).



Photograph 3. Roof-mounted fan units for individual sub-systems at 144 State Street (4/13/2026).



Photograph 4. Fan units for subsystems at 144 State Street (4/13/2026).



SITE PHOTOGRAPHS
 FORMER ALBANY LABORATORIES SITE
 67 HOWARD STREET/140 STATE STREET
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK

PROJECT NO.
 21645.000



Photograph 5. Seals around riser pipes at roof penetrations (4/13/2026).



Photograph 6. Inside laundry chute room in basement of 144 State Street; horizontal piping for individual sub-systems connected to vertical riser pipes (4/13/2026).



SITE PHOTOGRAPHS
 FORMER ALBANY LABORATORIES SITE
 67 HOWARD STREET/140 STATE STREET
 CITY OF ALBANY
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Photograph 7. Looking southwest; paved surface cover in alley between 144 State Street (to the right) and parking garage (to the left) (4/13/2026).



Photograph 8. Looking east; paved surface cover in area adjacent to rear side of 140 State Street building (4/13/26).



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Photograph 9. Looking southeast; paved surface cover between 140 State Street (to the left) and the parking garage (to the right) (4/13/26).



Photograph 10. Looking northeast from Howard Street; paved surface cover in alley between 144 State Street and the parking garage (4/13/26).



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Photograph 11. Looking southeast toward Howard Street; paved surface cover within lowest level of parking garage (4/13/26).



Photograph 12. Looking north; paved surface cover within lowest level of the parking garage (4/13/26).



SITE PHOTOGRAPHS
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Photograph 13. Roof of 140 State Street building; exhaust stack, fan and switch for SSDS (4/13/26).



Photograph 14. View of manometer and vertical riser pipe for SSDS at 140 State Street (access via basement level) (4/13/26).



SITE PHOTOGRAPHS
 FORMER ALBANY LABORATORIES SITE
 67 HOWARD STREET/140 STATE STREET
 CITY OF ALBANY
 COUNTY OF ALBANY STATE OF NEW YORK

PROJECT NO.
 21645.000

APPENDIX C

Institutional & Engineering Controls Certification Form





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

67 Howard Street/140 State Street
Site Address: 67 Howard Street Zip Code: 12207
City/Town: Albany
County: Albany
Site Acreage: 0.170 0.226

Reporting Period: March 01, 2025 to March 01, 2026

- | | 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 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 ControlsParcelOwnerInstitutional Control**76.33-1-13**

Columbia Eagle LLC.

Soil Management Plan
 Landuse Restriction
 Site Management Plan
 IC/EC Plan

Ground Water Use Restriction
 Soil Management Plan
 Landuse Restriction
 Site Management Plan

76.33-1-15

Columbia Eagle LLC.

O&M Plan

Soil Management Plan
 Landuse Restriction
 Site Management Plan
 IC/EC Plan

Soil Management Plan
 Landuse Restriction
 O&M Plan
 IC/EC Plan

Soil Management Plan
 Landuse Restriction
 Site Management Plan
 O&M Plan
 IC/EC Plan

Environmental easement with a land use restriction. A site management plan with soil management, IC/EC and O&M plans.

Description of Engineering ControlsParcelEngineering Control**76.33-1-13**

Cover System

76.33-1-15

Cover System
 Cover System
 Vapor Mitigation
 Cover System

Cover system (the building) and an SSDS.

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 Engineering Control 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. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The 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. 401061

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's Authorized Representative (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

4/13/26

Date

EC CERTIFICATIONS

Box 7

Qualified Environmental Professional 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 Scott Smith, P.E. at CHA Consulting, Inc.
print name 300 South State St., Syracuse, NY 13202,
print business address

am certifying as a Qualified Environmental Professional for the Owner
(Owner or Remedial Party)



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



Stamp
(Required for PE)

04/14/2026
Date

www.chasolutions.com

