

Transmitted Via Priority Mail

May 22, 2006

James A. Moras, Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau D, 12th Floor
625 Broadway
Albany, NY 12233-7013

Re: Work Plan for Additional Sub-Slab Investigation
Universal Instruments, Kirkwood, Broome County, New York
NYSDEC Site No. 7-04-026

Dear Mr. Moras:

On behalf of Universal Instrument Corporation, Blasland, Bouck & Lee, Inc. (BBL) has prepared this work plan for further assessment of sub-slab conditions at the Universal Instruments Corporation (UIC) site in Kirkwood, New York.

UIC has requested that the existing active slab depressurization system (ASD) be expanded to further address the indoor air quality of chlorinated volatile organic compounds (VOCs), as detected by periodic indoor air sampling at the facility¹. UIC has made this request because UIC will be vacating the building by June 1, 2006 and the facility will be occupied by a new owner. As the first step to implement UIC's request, BBL proposes to conduct further sub-slab assessment to identify areas where there is potential for elevated concentrations of VOC vapors beneath the building floor slab.

SCOPE OF WORK

The objective of this proposed work is to provide additional sub-slab data that will be used in conjunction with the existing set of sub-slab data to identify possible locations for additional sub-slab vapor extraction/depressurization points. The data generated will be used to assist in the design and construction of an expanded ASD system for the facility.

Ten locations are proposed for sub-slab investigation. The proposed locations are shown on Figure 1 (attached). The rationale for each location is presented below.

1. 1984 Building Addition, Electrical Switch Gear Area – This location is an indoor air sampling point and had an elevated sub-slab reading during the previous investigation. This location will be checked to see if the operating ASD system is influencing this location;

¹ Indoor air sampling is conducted semi-annually (typically March and September) as part of NYSDEC-approved Operations, Maintenance & Monitoring (OM&M) activities.

2. Main Building, Cafeteria – This location is an indoor air sampling point and is located adjacent to an outside area where chlorinated VOC-affected soil was previously excavated;
3. Main Building, Office Cube Space – This location is near an indoor air sampling point and is immediately adjacent to the foundation separating the main building from the 1978 and 1984 building additions;
4. 1978 Addition, Storage Room – This location is adjacent to an outside area where chlorinated VOC-affected soil was previously excavated;
5. 1982 Building Addition, NE Corner – This location is adjacent to an outside area where chlorinated VOC-affected soil was previously excavated (same area as #4);
6. 1982 Building Addition, Central Area – This location is away from know or suspected VOC impacts to sub-slab soil and will provide delineation data for VOC vapor presence beneath the floor slab;
7. Main Building, Central Area – This location is away from know or suspected VOC impacts to sub-slab soil and will provide delineation data for VOC vapor presence beneath the floor slab;
8. Main Building, Eastern Area – This location is away from know or suspected VOC impacts to sub-slab soil and will provide delineation data for VOC vapor presence beneath the floor slab;
9. 1982 Addition, Hallway – This location is adjacent to an outside area where chlorinated VOC-affected soil was previously excavated (former roof drain leader location); and
10. Main Building, SW Office Space – This location is adjacent to an outside area where chlorinated VOC-affected soil was previously excavated (same area as #9).

Sub-slab investigation activities will be conducted consistent with the guidance provided by the New York State Department of Health's (NYSDOH) document *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*, Public Comment Draft (February 2005).

Each investigation point will be drilled as a 2-inch diameter core hole and will be monitored with a photoionization detector (PID) to assess for VOC vapors under static conditions. After these monitoring events, a vacuum (30 inches of water from a ShopVac) will be applied to each investigation point to assess air flow beneath the floor slab. Air withdrawn from the investigation points under vacuum will be checked using the PID. Small diameter (less than 0.5 inch) holes will be drilled 5, 10, and 20 feet away and will be monitored for negative pressure by observing if smoke is drawn into the holes. Additionally, each air pressure monitoring hole will be checked for negative pressure using a magnehelic gauges. The negative pressure test holes will be located in the field to avoid interference from potential obstructions such as current and former exterior wall foundations, and column foundation piers. The test locations, test times, and PID and negative pressure data will be recorded in the project field book. The information will be provided in the investigation report.

In order to quantify the types and concentrations of VOCs beneath the floor slab, an air sample will be collected from the investigation points that have VOC vapors detected exceeding 100 parts per million by volume (ppmv) as measured by the PID. If less than five of the investigation points have PID

readings exceeding 100 ppm, additional air samples will be collected from the investigation points that have the highest PID readings so that a minimum of five sub-slab air samples are collected.

The sub-slab vapor samples will be collected using Summa canisters. The samples will be collected prior to initiating the air flow tests. Samples will be collected through a Teflon sample tube placed in the investigation point core hole. The sample tube will be temporarily sealed in each core hole to prevent the introduction of surface air. The samples collected in the Summa canisters will be analyzed for VOCs using EPA Method TO-15. The summa canister regulators will be set so that each sub-slab air sample is collected over a period of one hour.

The data collected during this investigation will be compiled and summarized in a report. Tables presenting the data will be included along with figures showing where tests occurred and where VOCs vapors were detected. The report will include a design for expanding the existing ASD system as warranted by the investigation results.

The sub-slab pressure testing and air sample collection are scheduled to occur on May 24, 2006. Laboratory data for the air samples should be available within three weeks of collection. The sub-slab investigation report will be submitted by June 30, 2006.

Please call if you have further comments or questions.

Sincerely,

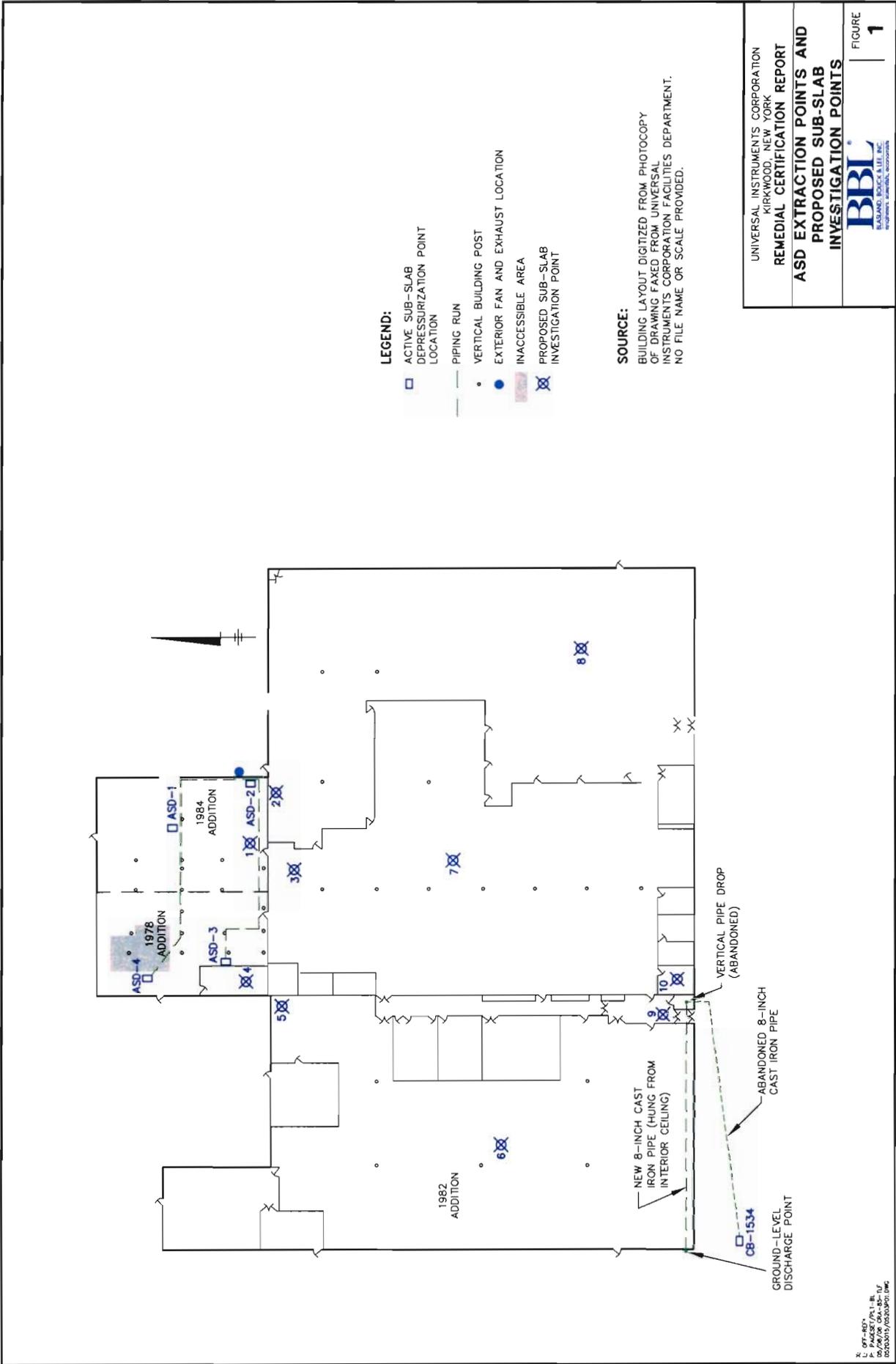
BLASLAND, BOUCK & LEE, INC.



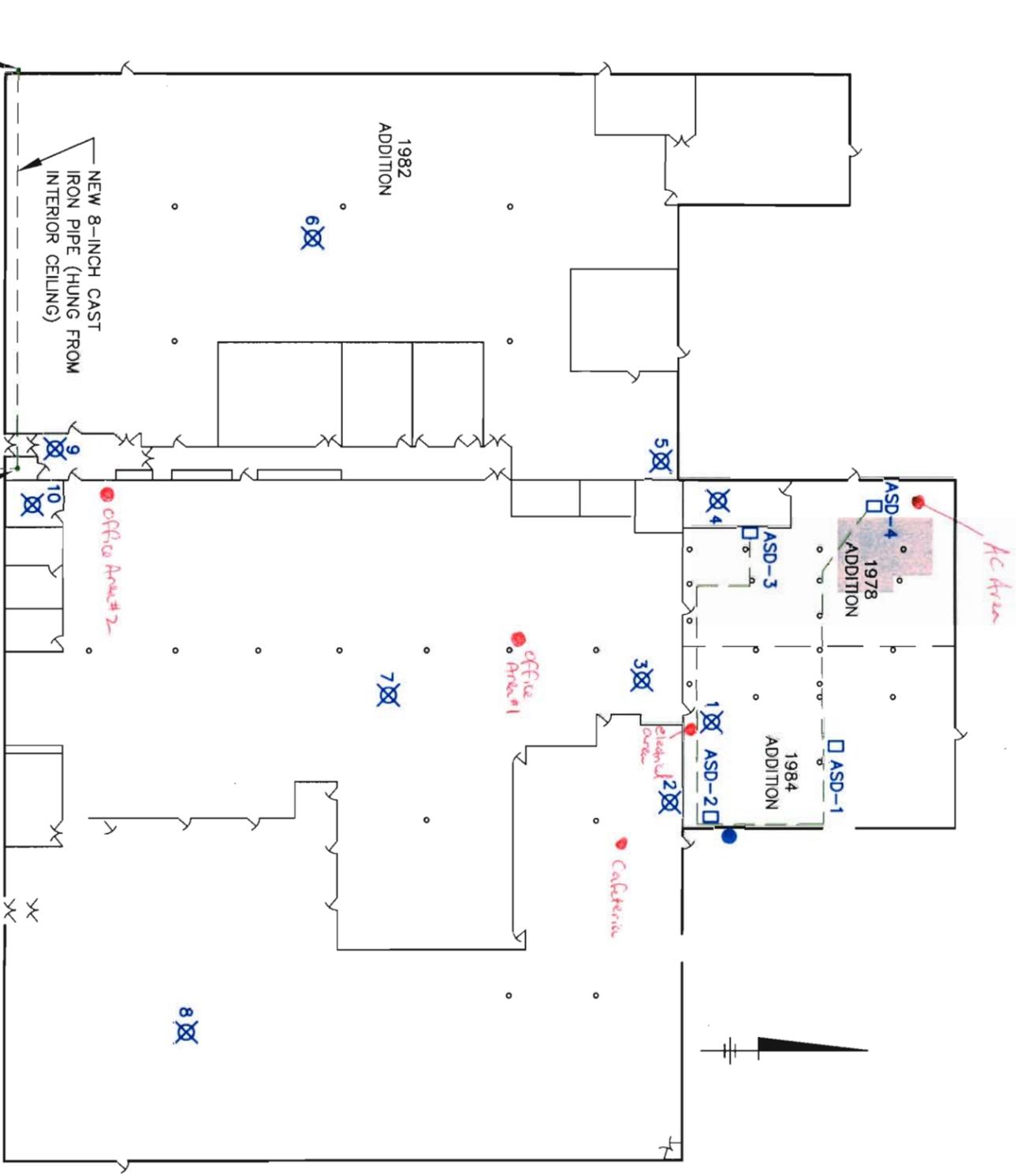
Gregory Albright, R.G., C.H.G.
Senior Geologist/Project Manager

GRA/jmp
Enclosure

cc: Dawn Hettrick (NYSDOH)
Ivonne Cabrera (Dover Corporation)
Patrick J. Gillard (Universal Instruments Corporation)
Mark A. Gialanella (Universal Instruments Corporation)
D. Robert Gan (ARCADIS)



X: JPL-847
 P: PAKIST/PL-1-B
 05/09/06 04:48:17
 02/09/06/02/04/01/046



NEW 8-INCH CAST IRON PIPE (HUNG FROM INTERIOR CEILING)

ABANDONED 8-INCH CAST IRON PIPE

VERTICAL PIPE DROP (ABANDONED)

GROUND-LEVEL DISCHARGE POINT

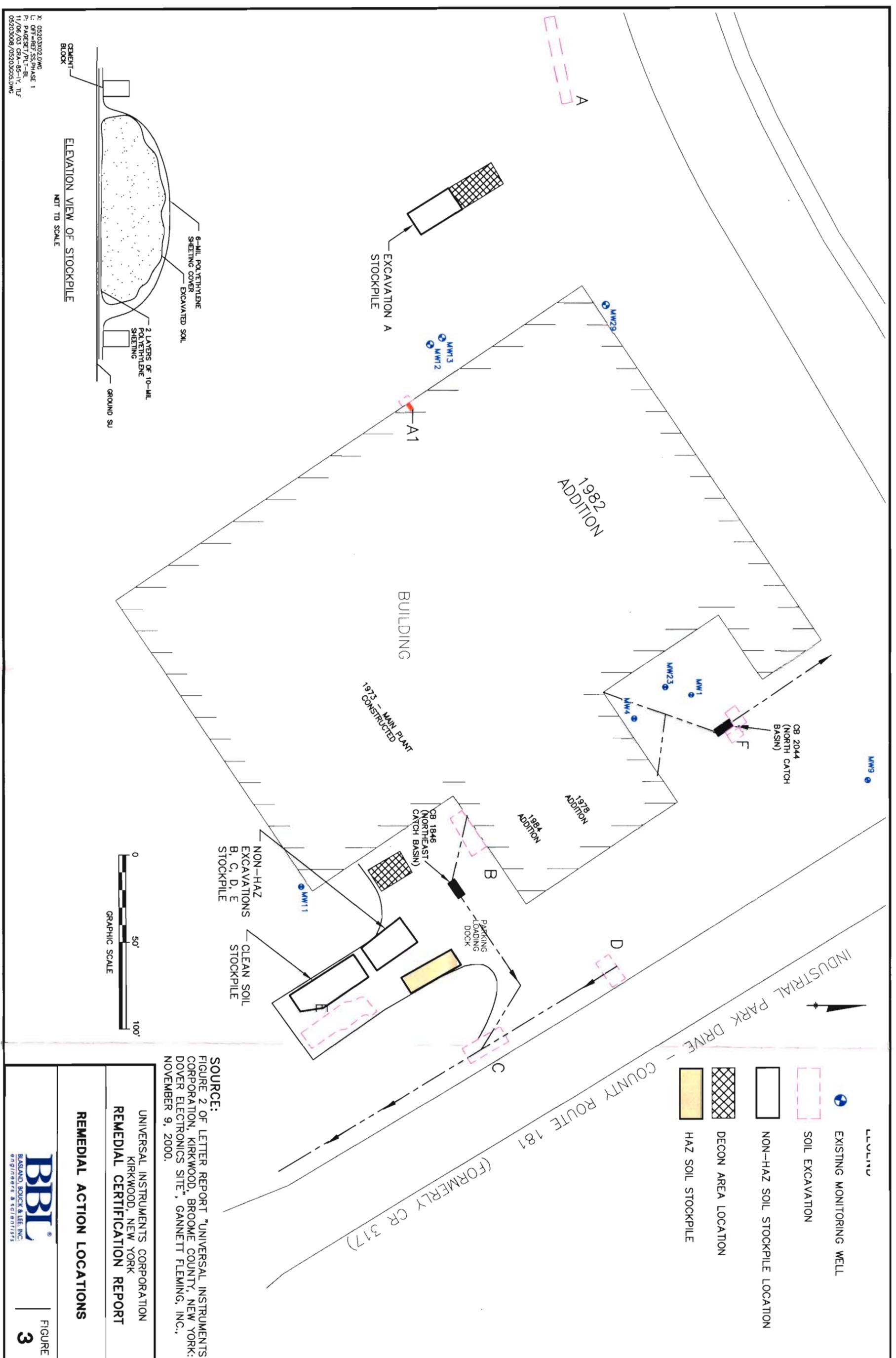
CB-1534

- LEGEND:**
- ACTIVE SUB-SLAB DEPRESSURIZATION POINT LOCATION
 - PIPING RUN
 - VERTICAL BUILDING POST
 - EXTERIOR FAN AND EXHAUST LOCATION
 - INACCESSIBLE AREA
 - ⊗ PROPOSED SUB-SLAB INVESTIGATION POINT

SOURCE:
 BUILDING LAYOUT DIGITIZED FROM PHOTOCOPY OF DRAWING FAXED FROM UNIVERSAL INSTRUMENTS CORPORATION FACILITIES DEPARTMENT. NO FILE NAME OR SCALE PROVIDED.

UNIVERSAL INSTRUMENTS CORPORATION
 KIRKWOOD, NEW YORK
 REMEDIAL CERTIFICATION REPORT
ASD EXTRACTION POINTS AND PROPOSED SUB-SLAB INVESTIGATION POINTS

X OFF-REPT
 P. PAGESET/PL-1-RL
 05/09/06 CRA-95-11F
 05203015/05203010.DWG



SOURCE:
 FIGURE 2 OF LETTER REPORT "UNIVERSAL INSTRUMENTS CORPORATION, KIRKWOOD, BROOME COUNTY, NEW YORK: DOVER ELECTRONICS SITE", GANNETT FLEMING, INC., NOVEMBER 9, 2000.

UNIVERSAL INSTRUMENTS CORPORATION
 KIRKWOOD, NEW YORK
REMEDIAL CERTIFICATION REPORT
REMEDIAL ACTION LOCATIONS

BBL
 BURLAND, BUCK & LEE, INC.
 ENGINEERS & SCIENTISTS

FIGURE **3**

X: 05203002.DWG
 L: OFT-REF.SS.PHASE 1
 P: PAGESET/PLT-BL
 11/06/03 CRA-95-1V, TUF
 05203009/05203005.DWG

[From Remedial Action Report]