

MEMORANDUM

November 9, 2021

To: Matthew Dunham (NYSDEC)
From: Heather Budzich and Tom Drachenberg (Parsons)
Subject: Building Demolition at the Former Erwin Dry Cleaners (Site ID 828154, D009811-15)

1.0 BACKGROUND

As discussed in a conference call August 20, 2021, and per your request, Parsons is pleased to provide this budgetary estimate for building demolition services at the Former Erwin Dry Cleaners Site (Site), located in the Town of Greece, New York (Site ID 828154). Preparation of this estimate was not included in the original work assignment (WA)-15 budget associated with Contract D009811. NYSDEC requested Parsons prepare this engineer's estimate following the August 10, 2021, structural evaluation at the site, which concluded the existing building could be taken down without adversely affecting the adjacent building (Grandma's Attic). Monroe County stated they prefer full demolition of the building due to the dilapidated state of the building, followed by full remediation. Demolition of the existing structure would facilitate hot spot/source area removal of impacted soils within the building footprint where concentrations are highest. A copy of the Structural Evaluation Report is included in Attachment A.

Buildings to be demolished are required to undergo environmental surveys and hazardous material assessments to identify and quantify materials to be removed prior to demolition. The purpose of the survey is to identify materials and energy sources that would pose a threat to health, safety, or the environment if not isolated, handled safely or properly disposed. Pre-demolition activities would include safe isolation and disconnection of existing building utilities, and disposal of universal waste and asbestos containing materials (ACM). Demolition of the existing structure would include all above grade elements of the building. The existing concrete floor slab would remain in place to provide a cover for impacted soils beneath the slab until remedial activities are performed. Demolition and removal of the concrete slab would be addressed during the remedial action.

The remainder of this memo details the assumptions used to develop the cost estimate for demolishing the building. Actual pricing may vary significantly from what is included herein pending analytical results from the hazardous material assessment and disposal costs at the time the work is completed. Pricing was estimated using published data such as RS Means Construction Cost Data, in-house cost files, recent similar projects, and budgetary quotes from contractors. Construction oversight costs were calculated using Parsons current 2021 average reimbursement rates for direct salary costs per the NYSDEC approved CPI Adjustment for Schedule 2.10(a), dated January 29, 2021 (per Contract D009811). Additionally, the labor rates include Parsons indirect labor mark-up (123.57%) and fixed fee (12%) under the existing contract.

2.0 Hazardous Material Assessment

In preparation of demolition activities, a hazardous material assessment (pre-demolition survey) is required to determine the potential presence and extent of hazardous materials in the building. The survey would consist of

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an ACM survey, sampling for lead-based paint, and identification of universal waste materials such as lighting ballasts, fluorescent light tubes, transformers, and equipment related to the former dry-cleaning operations.

2.1 ACM Survey

This cost estimate includes budget for completion of an ACM survey of the building in compliance with New York State Department of Labor (NYSDOL) Industrial Code Rule (ICR) 56 regarding pre-demolition asbestos building surveys. The ACM survey of building materials would be completed in readily accessible interior and exterior portions of the building. Since the structural integrity of the roof has been compromised due to water infiltration, any roofing observations or material assessments will be completed by accessing the roof from a ladder. Additional costs may apply if rental of an aerial lift is required. Cost estimates developed for this task assume the ACM survey would be completed in one day by a NYSDOL certified asbestos inspector. Oversight costs were also included for the engineering consultant to provide oversight during the ACM survey.

Budget developed for this cost estimate focuses on targeting materials identified during the August 10, 2021, structural evaluation. Materials recommended for testing and analysis include pipe insulation, sheet rock, ceiling tile, concrete floor, floor tile and mastic, mastic – roof, mastic – rug, mortar between bricks, roof shingle, stucco, tar paper, and window caulk. This list should not be considered comprehensive; additional materials may be identified for sampling during the ACM survey. Suspect materials will be located, sampled, quantified and the friability of the material determined. The material quantities will be noted in linear feet, square feet, or cubic feet, depending on the nature of the material.

Friable and non-friable bulk samples (24 total) will be analyzed for asbestos content using Polarized Light Microscopy and Dispersion Staining (PLM/DS) in accordance with NYSDOH ELAP Method 198.1. Non-friable, organically bound (NOB) materials and ceiling tiles containing cellulose will be analyzed using NYSDOH ELAP Method 198.6 (Gravimetric Matrix Reduction, GMR PLM) and 198.4 (Transmission Electron Microscopy, TEM). The cost estimate assumes the samples will first be analyzed by method 198.6 (40 quantity). If analysis by this method does not produce an asbestos result greater than one percent, the sample will subsequently be analyzed by 198.4 (TEM) for confirmation. For cost estimating, it was assumed, 90 percent of the samples submitted for analysis by Method 198.6 will yield inconclusive results and warrant confirmation analysis by Method 198.4 (36 quantity).

Budget has been included for the ACM survey company to provide a formal Asbestos Survey Report. Additional labor hours were budgeted for the review by the engineering consultant. A copy of this report would be included with the demolition bid solicitation packages to support asbestos abatement activities.

2.2 Lead-Based Paint Survey

A lead-based paint survey (LBPS) will be completed by the company performing the ACM survey described above at the same time as the ACM survey. No additional time was budgeted for this task. Costs included for the LBPS allow for a USEPA lead-based paint (LBP) inspector or risk assessor to test representative interior and exterior surfaces that may be disturbed during building demolition activities. The survey will use an X-ray fluorescence analyzer (XRF), a non-destructive technique (sample collection not required) to test/analyze painted and/or coated surfaces to provide information relative to the general lead concentration present. If the presence of lead is detected in any painted surfaces, care and consideration during building demolition activities will be required related to employee exposure to air-borne lead.



2.3 Universal Waste and Hazardous Material Survey

Although a universal waste and hazardous material survey has not been completed to date, various items of interest were noted during the August 10, 2021, structural evaluation of the site building and from a review of site photos. as listed below.

- Three dry cleaning machines/appurtenances (previously emptied)
- Fire extinguisher
- Fire exit signs
- Fluorescent light tubes (between approximately 4 feet and 8 feet in length)
- Electric control panels and switches
- Opaque poly tank – not sure if tank is empty or contents
- Electronic devices including printer, fax machine and a television
- Gas meter

In addition to the items noted above, other items that should be confirmed during the universal waste and hazardous material survey in support of the building demolition process are listed below.

- Thermostats
- A/C units with Freon / A/C fluids
- Copper piping with insulation (existing photos appear to be FRP insulation, not ACM)
- Miscellaneous metal supports
- Small pump units (one suspended from ceiling, one on the floor)
- Emergency exit lighting

Budget has been included for a one-day comprehensive survey by an appropriately procured subcontractor to further assess the building for universal waste materials, quantities, and condition. The findings from the survey would be documented in a Hazardous Material Survey Report. Oversight costs were also included for the engineering consultant to provide oversight during the universal waste and hazardous material survey.

3.0 Building Decommissioning and Demolition

Decommissioning and demolition of the building is anticipated to be completed in a phased approach by a single contractor and their sub-tier contractors to expedite the work by allowing the prime demolition contractor to coordinate schedules with various subcontractors. The decommissioning phase includes removal and disposal of universal waste and hazardous materials; asbestos abatement and utility disconnects. The demolition phase includes taking the building down and disposing of the materials as appropriate. Demolition of the building will be to the existing concrete slab on grade. This slab will remain to serve as a cover.

3.1 Contractor Selection

Budget was included for Parsons to prepare bid documents in support of obtaining fair and equitable pricing from potential demolition contractors. The bid documents would likely include a site location drawing, results from the universal waste and hazardous materials survey, a copy of the Asbestos Survey Report, and utility disconnect requirements. Costs associated with this effort include labor to address questions by potential



vendors during the bid solicitation process, review and analysis of bids received, and procurement of the selected bidder.

3.2 Pre-Mobilization

Following selection of a qualified contractor, pre-mobilization activities may commence. Budget established for this task includes time for the selected contractor to prepare a site operations plan to outline the scope of work necessary to complete the decommissioning and demolition of the on-site structure. Additionally, the contractor would be required to apply for a demolition permit for review and approval by the Town of Greece, Greece, New York. Asbestos abatement notifications and requests for variance, if needed, would be completed prior to initiating related activities. The demolition contractor would be required to coordinate with the local fire department to complete a pre-demolition inspection to verify utilities are de-energized. Additional costs were included for vector control to mitigate potential adverse effects on near-by businesses or residential properties resulting from building disturbance. Lastly, costs were included to establish site controls using temporary fencing, safety cones/barriers, etc.

3.3 Decommissioning

The decommissioning phase allows for mobilization of subcontractors and their lower tier subcontracts, to:

- Identify, locate, isolate and remove/disconnect utilities consistent with the Town of Greece Permit requirements.
- Perform the removal and disposal of miscellaneous unsecured equipment and furnishings.
- Complete asbestos abatement.
- Complete removal of universal waste and other hazardous waste materials.

The remainder of this section provides a brief description of each of these items and provides the basis for development of the cost estimate.

Utility Identification, Isolation and Removal

Prior to commencing demolition activities, the selected contractor will be required to confirm utilities to the site are identified, isolated, and properly disconnected as required by each utility entity. The purpose of this process is to provide a safer environment for workers during demolition by identifying buried and active utility lines. Utilities identified at the site include electric, water, sewer, storm, and gas; however, incomplete information as to the utility diameter, pipe construction, depth below ground surface, distance from building to nearest utility main, etc., are unknown. Below is a summary of information available based on preliminary discussions with the local utility entities and a previous site walk.

Electric service to the building is three-phase from overhead lines to the southeast corner of the building. The conductors for all three phases have been cut at the building. There is a room inside the building with several electrical control panels. Lighting fixtures and electrical outlets were observed throughout the building. Based on discussions with Rochester Gas and Electric (RG&E), with proper notification and lead time, RG&E will remove the overhead lines from the building to the utility pole located in the access road south of the building at no cost.

RG&E indicated two gas mains are located on the north side of the building, but they do not service the building. All service is reportedly from a gas main located in Corona Road entering the south side of the building. The gas



meter is located on the south exterior wall of the building. Service appears to be on through the meter but inside the building there is a closed valve and a cap on the downstream outlet. RG&E would be responsible for turning off the service at the main utility line and removing the meter adjacent to the building. Preliminary conversations with RG&E indicated the gas service line is likely a one-inch plastic line and may be 18 to 24 inches below ground surface (bgs); however, this was not verified as part of this cost estimate.

Water service to the site, is from a water main located in Corona Road and water service is reportedly, to the south side of the building. Preliminary conversations with the Monroe County Water Authority (MCWA) indicate the water service to the building may be a split service with the adjacent building, Grandma's Attic. Additionally, it was unclear if there are separate water meters for the two buildings and the location of these meters. MCWA indicated the water meter may be located in the "boiler room" but it was not clear which structure contained the "boiler room." Lastly, MCWA indicated the water main beneath Corona Road is five feet bgs, but did not have information as to the depth, nor diameter of the utility servicing the building.

According to the Town of Greece Sanitary Sewer Department (SSD), the sanitary service to the building is on the north side of the building and is likely a four-inch clay or cast-iron lateral that connects to an eight-inch main on West Ridge Road. The SSD requires 48-hour notice and must be present to observe the excavation and cutting/capping of the lateral service to the building. Two bathrooms are present inside the building, and sanitary piping was observed.

A storm drain was observed in the floor of the mechanical room. The remnants of a roof drainage system above the ceiling were noted during the structural evaluation. Some of the associated piping from the roof drainage have been removed.

The budget for utility identification includes time for the demolition contractor to coordinate with the local utility companies and review available utility drawings, participate in up to two, eight-hour site visits to confirm entrance position of each utility to the building, and confirm location and depth of the main utility line to confirm utility disconnects. As a secondary measure, budget has been included for a private underground utility mark-out company to locate and identify utilities or potential underground obstructions that may be present in an area requiring excavation to disconnect a given utility. The budget assumes this is a one-day effort by a utility mark-out company. Oversight by the engineering consultant would be included as part of other utility identification site visits.

For this cost estimate, it was assumed all above grade utilities located inside the building would be cut and capped flush with the existing concrete floor slab. For utilities located on the exterior of the building (those bringing service to the building), two trenches will be cut to access the utilities at the entrance point. As stated previously, the gas and water service the building from the south and the storm and sanitary service the building from the north. For cost estimating, it was assumed a test pit four feet wide, four feet in length, and four feet deep would be needed to facilitate cutting and capping each utility following confirmation from each entity the service lines have been isolated/de-energized at the mains. A separate mobilization cost was included for the utility cutoff work to account for preparation for this work by the demolition contractor. Each test pit would be backfilled with excavated spoils and the surface would be restored in-kind (i.e., grass or asphalt). This cost estimate does not consider full removal of the utility below grade, rather only the means necessary to facilitate cutting and capping.



Removal of Hazardous Waste Materials and Universal Waste

Materials identified during the universal waste and hazardous material survey would be removed from the building prior to initiating demolition activities and disposed or recycled as appropriate. The budget for this task includes costs to package, transport and dispose of the universal waste per USDOT and USEPA standards. The budget also assumes the dry-cleaning machines and poly tanks are empty of waste product. It is assumed, this equipment/tanks would be triple rinsed and the rinsate would be drummed/containerized. The cost estimate assumes two 55-gallon drums are generated for each dry-cleaning appurtenance (six drums total). A single composite sample would be collected from the drums and sent for analysis of VOCs, ignitability, reactivity and corrosivity. The cost estimate assumes the drum contents are hazardous as a conservative assumption and include costs for the waste transportation and disposal company's mobilization. Oversight costs were also included for the engineering consultant to provide oversight during the removal of universal waste (assumed 1 day).

Asbestos Abatement

Asbestos abatement of any ACM material identified during the asbestos survey will be completed prior to commencing demolition activities. The methods and materials necessary for completing this phase of work will be documented in an Asbestos Abatement Work Plan to be developed by the abatement contractor for review and approval by Parsons and NYSDEC. This Work Plan will include details about the containment and decon areas, asbestos removal and disposal, and a listing of state, local or other regulations the company is required to adhere to. The abatement contractor will be required to complete any necessary notifications to local or state agencies. Additionally, they would be responsible for completing and submitting any variance requests for review and approval by NYSDEC. The abatement contractor will be required to use properly licensed/certified workers. For cost estimating purposes it was assumed the asbestos abatement duration will be seven days total; five days for the actual abatement, one day for background sampling and one day for clearance sampling. This duration may change depending on the findings from the asbestos survey. Costs are included for the asbestos abatement work to be completed by one Supervisor, one Foreman and two project Laborers. Costs included in this estimate were developed by incorporating the items listed below.

- Lift Rental to access elevated ACM or elements related to the roofing structure
- Mobilization to the work site – workers and all required equipment
- Set-up a containment area
- Establish three stage decontamination facility (i.e., clean room, shower room, and equipment room)
- Establish regulated abatement work areas
- Use of HEPA filtered vacuums and negative air machines to establish a negative pressure system
- Proper removal and packaging of all asbestos as outlined per local, state, and federal regulations
- Drums for waste disposal
- Proper cleaning of work areas and decontamination of objects in work areas
- Proper record retention according to local, state, and federal regulations
- Development of an Asbestos Abatement Report

Asbestos Abatement Air Monitoring

Third party asbestos air monitoring and sampling will be completed by a subcontractor to the engineering consultant and will be a separate entity from the abatement company. The air monitoring company will provide



a certified NYSDOL Air Sampling Technician and Asbestos Project Monitor to provide work area and personnel exposure monitoring in accordance with ICR 56 and OSHA 1926.1101[f], respectively.

Work area air monitoring will consist of pre-tests (background), monitoring during abatement and clearance testing after abatement. Sample quantities priced herein assume the project is a “large asbestos project” as defined in ICR 56. The cost estimate assumes no NYSDOL, or other site-specific asbestos abatement variances are needed.

Pre-test sampling will be completed both inside and outside the building before any preparation work is started. This cost estimate assumes five samples will be collected inside the intended abatement work area and five outside this area. This data will be used as baseline data. Monitoring will also be required in the work areas during abatement and decontamination activities over each entire work shift. For budgeting purposes, it was assumed five samples will be collected per shift: one sample from the entrance/exit of decontamination area, one from the negative air exhaust, two samples in areas away from the decon area with preference to locations adjacent to work areas or near critical barriers and one outside the building. Asbestos monitoring will also include collection of clearance samples following completion of abatement activities and will include five samples from inside the abatement area and five outside. Analysis of asbestos air samples will be performed by phase contrast microscopy (PCM) in accordance with National Institute of Occupational Safety and Health (NIOSH) Method 7400, which also requires two blank sampling cassettes be submitted with each day’s samples for quality control / quality assurance analysis. Costs were estimated using a 24-hour turn-around-time. Budget has been included for the Air Monitoring company to compile a report to document the work and summarize the monitoring results.

Personnel exposure assessment monitoring will be completed for each worker in the abatement work area. Costs were included for conducting both 8-hour time weighted average sampling and 30-minute short term exposure sampling for each employee (four) each day (five total) during abatement activities.

3.4 Demolition

Demolition of the Former Erwin Dry Cleaning building will be performed following the asbestos abatement and removal of universal and hazardous waste materials after the appropriate clearance has been provided. Demolition will be completed in a controlled manner and will include dust control throughout demolition and waste loadout. Care will be taken when removing the western wall adjacent to the neighboring building to minimize potential damage. Demolition will include removal of roofing materials, wood deck ceiling, interior walls, brick walls, and windows to the top of slab. The slab and footings are to remain for use as a soil cover until remediation takes place. Existing holes in the concrete floor slab from utility disconnects or previous environmental investigations will be filled with crushed rock and sealed with concrete.

It is likely demolition will take place using a top-down approach with an excavator with hydraulic breaker, shear and pulverizing attachments. The cost estimate assumes all the building materials will be disposed of as non-hazardous at an approved construction and demolition (C&D) disposal facility. It is assumed demolition and subsequent load-out and disposal will take five days to complete. The cost estimate assumes no sorting for recycling or salvage.



4.0 COST ESTIMATE

The preliminary cost estimate totals \$323,800. This cost includes \$61,100 for engineering oversight during all phases of work and includes budget for completing review of contractor submittals and reporting. Additionally, \$262,700 was estimated for implementation of the work scope detailed herein, including a 20% markup on the subtotal for contractor overhead and profit, a 25% contingency, and a 7% markup bonds and insurance. **This estimate is preliminary and may be subject to change as the scope is refined and actual quotes are obtained.** The cost estimate for completing the hazardous material assessment, decommissioning, and building demolition/disposal activities is included in Table 1.

5.0 SCHEDULE

The projected schedule for completing the activities described in this memo is included below.

Task	Estimated Time to Complete
Universal Waste Survey, Removal, and Disposal	2 days
Asbestos Containing Material and Lead Paint Survey	1 day
Asbestos Abatement	7 days
Utility Markout and Disconnect	3 days
Site Survey	1 day
Demolition	5 days



Table 1: Cost Estimate for Demolition of Former Erwin Dry Cleaners Building

Item	Engineering Oversight Cost	Estimated Cost for Demolition	Notes
Hazardous Material Assessment			
ACM Survey	\$9,500	\$2,600	
Asbestos Characterization Sampling		\$1,500	
Lead-Based Paint XRF Survey		\$1,700	Could be performed by same company and at same time as ACM survey and sampling
Universal Waste Survey		\$2,000	
Decommissioning			
Pre-Mobilization and Mobilization	\$28,900	\$12,800	Includes costs to prepare Demolition and Asbestos Abatement Work Plan, Health and Safety Plan, and Demolition Permit. Includes costs to mobilize asbestos abatement and demolition contractor crew and equipment to site. Includes costs for temporary fencing, vector control and traffic control.
Utility Identification, Isolation and Removal		\$4,100	Includes utility markout, mobilization for utility cutoff equipment and cutoff of sewer and gas lines
Asbestos Abatement		\$33,300	Includes abatement and third party air monitoring during abatement, pre-testing and clearance testing, and preparation of air monitoring report by abatement subcontractor
Universal Waste Removal		\$3,100	Includes labor, equipment, and packaging for universal waste
Demolition and Disposal			
Air Monitoring	\$22,700	\$2,600	For dust and VOCs during demolition tasks
Building Demo/Deconstruction		\$37,300	Includes waste transportation for C&D materials and restoration
Demolition Materials Disposal		\$44,200	Includes disposal of asbestos and C&D materials
Universal Waste Transportation & Disposal		\$15,000	
Misc. Waste Disposal		\$7,600	Includes characterization and disposal for soil from utilities cutoff, PPE, and decon water
Demobilization		\$5,000	
Subtotal	\$61,100	\$172,800	
Contractor Overhead and Profit (20%)		\$34,600	
Contingency (25%)		\$43,200	
Bonds and Insurance (7%)		\$12,100	
Sub-Total	\$61,100	\$262,700	
Total		\$323,800	



Matthew Dunham
NYSDEC
November 9, 2021
Page 10

Attachment A

Structural Evaluation – August 18, 2021



MEMORANDUM

Former Erwin Cleaners Building Inspection (Site ID# 828154)

Date: August 18, 2021
To: Matt Dunham (NYSDEC)
From: John Schmid, Heather Budzich and Matt Crance (Parsons)

An inspection was performed of the Former Erwin Cleaners building located at 1445 West Ridge Road, in Greece, NY (Site ID# 828154) on Tuesday, August 10, 2021. Parson's inspectors John Schmid, P.E. served as the structural inspector, Jeff Keyt, P.E. as mechanical inspector, Matt Crance, P.E. as environmental inspector and Heather Budzich, P.E. as Project Manager. Also present during the inspection was Tim Murphy (Monroe County Real Property Tax Service Office) as the owners representative. The inspection took place between 8:30 – 11:00am. Inspection access was provided by walking through the front doors of the building (north side) as well as through the garage door at the loading dock (south side of the building). Access was available to the outside three faces (north, south, and east) of the building. There was no access to the roof. The following is a summary of the inspection findings. A photolog is included as Attachment A.

The building is a one-story structure and consists of two load bearing brick walls on both the east and west faces. These walls are spaced 38 ft apart and support three-foot-deep steel trusses that run east-west, perpendicular to the walls. The steel trusses appear to be fabricated from 2 x 2 angles and are spaced approximately five feet apart. These trusses support what appears to be 1.5-inch x 10-inch longitudinal wooden boards which form the roof (running north to south). The load bearing walls appear to be constructed from three weirs of brick and are approximately 16 inches thick. A sketch of the load bearing walls, and steel trusses is included as Attachment B. The exterior of the east and south walls is coated with stucco. The west wall abuts the wall of the adjacent building; as such, the exterior face of that wall was not visible at the time of the inspection. The western wall appears to be independent of the adjacent building's wall. The north wall primarily consists of glass windows and doors.

The interior of the northern portion of the building consists of a reception area and former clothing pick-up/drop-off area. The floor is carpeted, and the rooms are separated by non-load bearing walls consisting of sheetrock. Moving to the south of the building, the flooring transitions to tile and concrete. Based on the age of the building, it is possible the tiles contain non-friable asbestos. Sampling would be needed for confirmation. Three large pieces of dry-cleaning equipment remain. Additionally, there are two single unit bathrooms and a separate room with various electrical panels inside the building. The ceiling throughout consists of 2 foot by 4-foot white drop ceiling tiles. Two approximately 36-inch diameter circular fans are present on the eastern wall of the building, open to the exterior. There is also a single man entry door on this wall.

The building has an additional 11-foot extension at the rear (south end) of the building. This extension has cinder block wall sides and a wooden framed roof. The eastern portion of this extension is at grade with the exterior of the building and appears to have contained a mechanical room where water and gas services entered the building, and the sewer pipes are located. A storm drain was visible in the floor of this room. The gas service appears to be capped inside the building but not disconnected.

Electric service is three-phase from overhead lines to the southeast corner of the building. Access to this room is through a double wide door on the southern exterior wall or through a single man door inside the building. The western side of the extension appears to be a loading dock which is about 30 inches above grade and may have been used to facilitate loading from trucks. The floor in this room is at the same level as the floor in the rest of the building. The loading dock has a roll up garage door to the exterior. The floor of the extension appears to be concrete throughout. No basement was observed in any part of the building.

Inspection from the inside of the building found the roof is compromised throughout the building which has allowed water to infiltrate all areas of the building interior. Light was observed coming through the roof in several places. Water infiltration has caused ceiling panels and other debris to fall to the floor throughout the building. While the wooden roof is no longer salvageable, the steel trusses in the main portion of the building appear to be in good condition and can be reused. The brick walls were in fair condition. Both the exterior and interior walls appear to be straight, but both walls show signs of water infiltration from the compromised roof. The extent of damage to the brick walls cannot be fully determined since the exterior face of the walls are covered with stucco and the interior surface of these walls with sheetrock. Despite the presence of water damage, the walls appear to be structurally sound. Since the interior walls are not load bearing, they could easily be removed. The roof of the extension is completely compromised due to water damage.

During the inspection, Mr. Murphy indicated he has had a couple interested buyers for the property; however, he indicated the County would not sell in good faith until the remediation was complete. The County seemed in favor of salvaging the existing building if possible due to concerns about what type of building/business could be constructed in accordance with new building codes if the building were replaced. Parsons discussed the possibility of re-using the exterior brick walls and steel trusses to maintain the existing building/footprint. Additionally, Parsons mentioned, the possibility of a future property owner entering the Brownfield Program. However, following completion of the inspection, Mr. Murphy sent a follow up email to Parsons indicating the County would prefer demolition of the building in full followed by remediation.

Based on the structural evaluation, it appears the extension of the building could be removed without compromising the remaining structure. Additionally, based on observations from the building exterior, the western wall of the building appears to be an independent wall and is separate from the eastern wall of the adjacent building. As such, the Former Erwin Cleaners building could be demolished without adversely impacting the adjacent building assuming proper care is taken during demolition. However, prior to formal demolition, Parsons recommends a localized demolition (small area) of the western wall to verify the independent wall structure. Additionally, since a roof inspection was not completed, the roofing details between the two buildings is unknown. As part of the demolition process, consideration would be needed for how to address these details (e.g., re-tar roof seam line, new flashing, parapet detail, etc.), if necessary.

With respect to environmental characterization, the highest levels of soil contamination in exceedance of commercial soil SCOs are in the southern end of the building (in/adjacent to the building "extension") or southwest of the building exterior at soil borings, SB-107 (extension), SB-16 (just north of extension) and SB-110 (southern exterior). The next highest readings, in exceedance of residential soil SCOs were further to the north inside the main building, along the western wall, closer to the dry-cleaning equipment that still resides inside the building (SB-103) and near the overhead door that separates the reception area from the back part of the building (SB-101). Other detections above

unrestricted soil SCOs were observed inside the building at SB-106, SB-15 and SB-14 in the eastern portion of the main building, During the structural evaluation, no borings were observed in the “mechanical room.” Collection of a sample(s) from this room is recommended.

From a conceptual model standpoint, the highest soil concentrations are located near or within the current and historic loading dock areas, which is historically, where dry clearing chemicals were spilled as stated in the 2009 Shaw Group, Inc. Final Regulatory File Review/Property History Assessment Report. It was not clear from a review of this report or aerials contained within, when the building extension was added on. A review of refusal depths for soil borings collected at the site indicates, the bedrock elevation is relatively uniform beneath the building at a depth of approximately 16 feet below ground surface (bgs) in the main building footprint. The top of rock at SB-107, located within the “extension” was slightly shallower at 14.8 feet bgs. Borings immediately to the south of the building exterior encountered refusal at shallower depths (approximately 11 to 13 feet bgs). Therefore, chemicals spilled from the loading dock would likely have moved down through soil to the top of rock and then followed the top of rock north to the low point beneath the building before heading in a westerly direction.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View of front (north) side of building. Main entrance through double glass doors.



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View of east exterior wall. Note exterior has stucco which has been compromised due to water damage, especially in the parapet area.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View of southeast corner of building, looking northwest. Note 11-foot extension that was built on the south end of the building. Also shown, overhead three-phase electric service to building.



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View of east exterior wall and building “extension.”

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View inside main building, looking west. The reception area and clothing pick-up/drop-off area is through the overhead door to the north (right side of picture). Note the ceiling is compromised throughout due to water infiltration. Former dry-cleaning equipment/machines remain. Yellow arrow pointing to SB-103/MW-13.



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View inside main building looking southeast towards the "extension" area. Note the ceiling is compromised throughout due to water infiltration.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: Looking up at transverse steel roof trusses. Note that the suspended ceiling is compromised throughout. Overhead ceiling tiles no longer in place.



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: Another view looking up at roof trusses (east-west) which support the roof. Note longitudinal wooden boards that form the roof, north to south.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View to the north, looking at southern facing exterior wall.



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View to the north, standing in the overhead door on south side of building, in the building "extension." This room is referred to as the loading dock. Note compromised ceiling and water infiltration throughout. Additionally, dry cleaning equipment remains. To the right, (not shown in picture), are steps down to the mechanical room, which is located at grade with the building exterior. Yellow arrow is pointing to SB-107.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View is of the “mechanical room.” Standing on the loading dock, looking east. Floor is about 30” below grade of loading dock. Note, cinder block construction. Water damage is evident. Suggest installing soil boring in this room.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation



Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View of electric control panel room. Single bathroom to the right through doorway.

Attachment A: Photographic Log

Site: Former Erwin Cleaners Site, Structural Evaluation

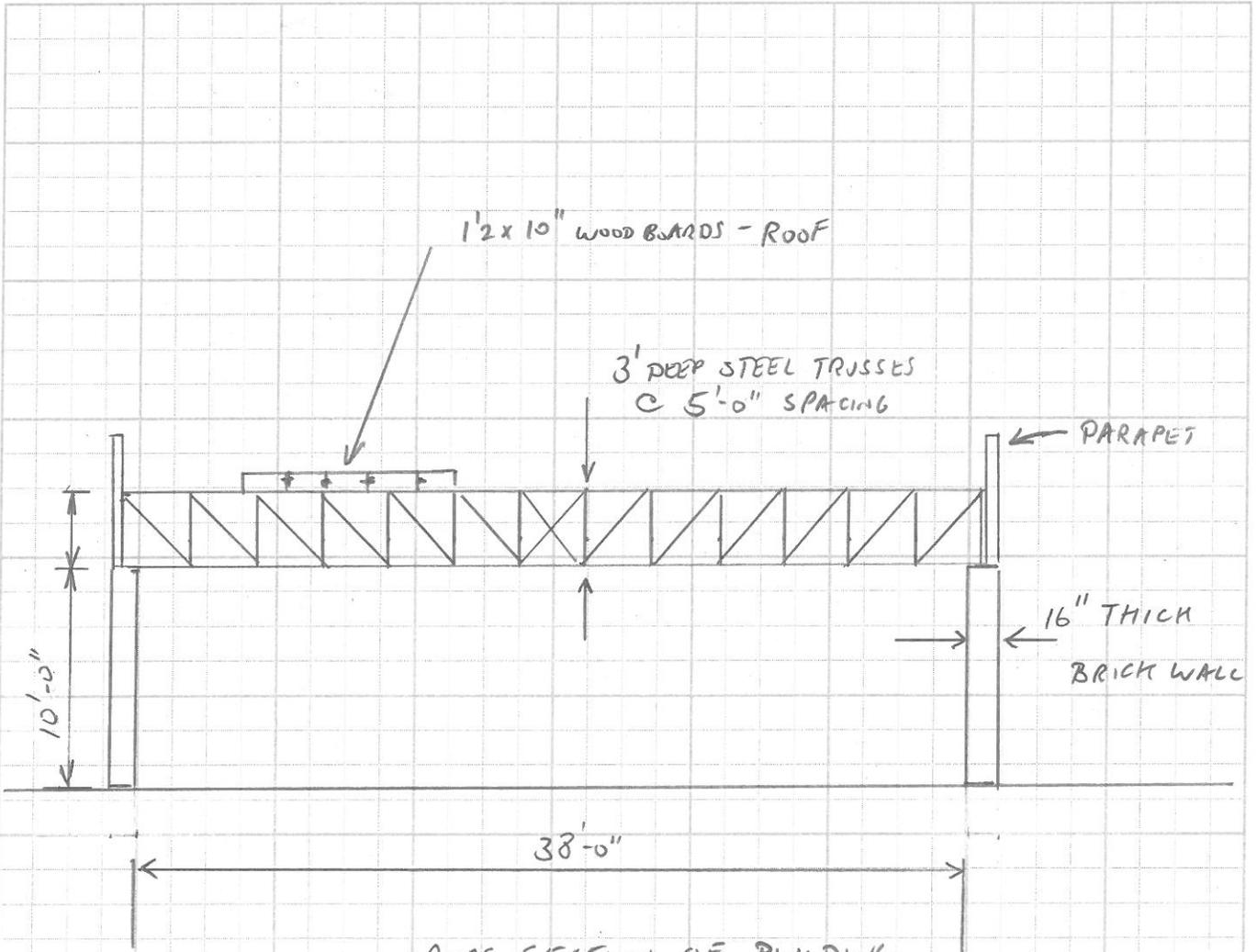


Title: Former Erwin Cleaners

Location: 1445 West Ridge Road, Greece, NY

Date: August 10, 2021

Description: View of south wall of Former Erwin Cleaners building. Electric meter, on brown painted surface is the adjacent building. Yellow cinder block shows the construction of the “extension.” The overhead garage door is to the loading dock area of the Former Erwin Cleaners building.



CROSS SECTION OF BUILDING
1445 W RIDGE ROAD
ROCHESTER NEW YORK