State Superfund Standby Contract

Work Assignment JUN 2 2006

Site Management Project

Contract Type: Cost Plus Fixed Fee

Site Name: North Franklin Street Site (#8-49-002)

I. Site Location and Description:

1.1 Location

The North Franklin Street inactive hazardous waste disposal site is an approximately 0.3 acre parcel of land situated in the Village of Watkins Glen, Schuyler County. The site is located in an urban area approximately 400 feet south of Seneca Lake. Two (2) structures currently exist on site. The building referred to as the "Former Auto Museum" is a single-story metal building on a concrete slab. The second structure is referred to as the "Former Dry Cleaning Building." This is a two-story brick building that also includes two (2) unoccupied single-story brick sheds to the east and the "VFW Building attached to the south." The former dry cleaning building and former auto museum are vacant and scheduled for demolition during summer of 2006 under the Brownfield Cleanup Program.

The cleanup is necessary to address groundwater beneath the site that has been contaminated with dry cleaning chemicals known as volatile organic compounds (VOCs), primarily tetrachloroethene (perchloroethene or PCE).

1.2 Operational/Disposal History

Spent solvents resulting from the illegal disposal practices of the former dry cleaning operation has contaminated subsurface soil and groundwater at the site. The solvent was reportedly PCE. This volatile organic compound (VOC) naturally degrades, with time, into several breakdown products including trichloroethene (TCE), 1,2-dichloroethene (1,2 DCE), and vinyl chloride (VC).

1.3 Remedial History

In the fall of 1991, Norstar Bank hired Enasco, Inc. to conduct an environmental assessment at the site. This assessment, concluded in January 1992, indicated that the groundwater was contaminated with elevated levels of Volatile Organic Compounds (VOC) (including tetrachloroethene, also known as perchloroethene (PCE), trichloroethene (TCE), 1,2-Dichloroethene (DCE), and Vinyl Chloride), and low levels of polychlorinated biphenyls (PCB's) at concentrations above NYS Groundwater Standards. As a result, in July 1992, the NYSDEC placed this site on the "Registry of Inactive Hazardous Waste Disposal Sites in New York State" with a classification of "2" (site

number 849002). The area is serviced by a public water supply, and no homes in the immediate area are utilizing private water as their primary source of water, so chemical exposure through drinking water is not a concern.

In October 1992, all of the identified potentially responsible parties were given an opportunity to voluntarily finance the RI/FS. No agreement could be reached with any of them. Therefore, the NYSDEC contracted the services of URS Consultants, Inc. from Buffalo, New York to perform the RI/FS using State Superfund monies. Field work for the investigation was initiated in November 1992. The purpose of the RI was to define the nature and extent of any contamination resulting from previous disposal activities at the site. The RI was conducted in two (2) phases. The first phase was conducted between November 1992 and March 1993, and the second phase was conducted between March 1993 and April 1993.

1.4 Selected Remedy

On January 26, 1994, the NYSDEC signed a Record of Decision (ROD) which selected a remedy to clean up the site involving active soil vapor extraction (SVE) and groundwater extraction and treatment technologies. The state-funded remedial design was completed by the NYSDEC's engineering consultant, URS Consultants, Inc., (URS) in June 1995. Construction of the treatment systems was completed and operations began in the Fall of 1996. Confirmatory soil samples collected during remediation indicated that SVE had effectively cleaned up the soil near the extraction wells, underneath the former auto museum, and to the rear of the former dry cleaning building. However, in the process of collecting the confirmatory samples, it was discovered that the contaminant concentrations in the immediate vicinity of the dry cleaning building were much higher and extended deeper into clay than previously thought. SVE did not clean up this area of highly contaminated soil despite subsequent modifications to and extended operation of the SVE system. Operation of the SVE system was suspended in March 1998 and operation of the groundwater treatment system was suspended at the end of April 1998, pending the results of further investigations. Additional investigations and a chemical oxidation pilot study were performed through 1999 into May 2000 on the remaining soil contamination. In November 2001, URS's final report on the additional investigations and the pilot study concluded that the chemical oxidation pilot study program significantly reduced the mass of chlorinated contaminants in on-site soils. Despite the reduction, however, localized areas with residual contaminant concentrations exceeding remedial action objectives for soils remain concentrated within the deeper clay, primarily at depths ranging from four (4) to six (6) feet below ground surface

In March 2003 the NYSDEC changed the remedy outlined within the 1994 ROD and issued an Explanation of Significant Differences (ESD) for the site. The purpose of the ESD was to describe how the residual contaminated soil and groundwater would be addressed. The change to the remedy included the placement of deed restrictions to prevent usage of groundwater and contact with residual soil contamination in addition to the installation of an active venting system within the former dry cleaner building to control the potential indoor migration of vapors.

The remedial design for the venting system was initiated in July 2003 and completed in December 2003 by the NYSDEC. The construction contract to perform the work was bid in January 2004 and awarded to a qualified contractor, EQ-EWMI of New Jersey, in March 2004. Construction work was initiated on March 22, 2004 and completed four (4) days later on March 26, 2004. Site management of the venting system began in April 2004 by the NYSDEC, and continued until January 2006 when ownership of the parcel changed and the building was scheduled for demolition. During that time air samples from within the former dry cleaning building were collected and analyzed on a bimonthly basis to determine the efficiency of the venting system.

1.5 Current Status

The Department has completed a soil vapor intrusion study within the light commercial area of the site. Most recently, elevated levels of PCE were found in soil gas and indoor air at two additional locations within the groundwater plume. Mitigation of two structures, through the installation of sub-slab depressurization (SSD) systems, was required. URS recently completed installation of a SSD at one of the structures (Seneca Market Building). The system has been installed and under site management since October 2005. Installation of a second SSD in another adjacent structure (VFW building) is scheduled to be completed in June 2006. Site management of that system by URS will also be required.

II. Scope of Work

The tasks and requirements of this work assignment are specified in URS's Design and Construction Standby Contract, D004440. The work shall include, but not necessarily be limited to, the following activities:

1. Site management of the SSD systems installed at the Seneca Market and VFW buildings thru June 2007.

Task 1 Work Plans:

Subtask 1.1 Work Plans:

Within one week of notification of the work assignment, the project cover letter is to be signed and returned by the URS Contract Manager acknowledging receipt of the proposed work assignment.

URS's project manager will have a telephone discussion with NYSDEC's project manager regarding the components of the work assignment and any required scope and schedule changes. A level of effort (LOE) estimate and the associated cost for completing all tasks and deliverables will be submitted for negotiation with URS's work plan.

For the issuance of the work assignment, URS shall prepare and submit six copies of this proposed Work Plan for Remedial Site Management. The purpose of this work plan is to:

1. provide more detail of the scope of work, where necessary, to support URS's LOE estimates and assumptions in the project budget; and

2. present a work plan that includes a Statement of Work, which describes and explains the purpose of the major tasks and sub-tasks; a detailed schedule with milestones and deliverables; a staffing plan; a MBE/WBE and Equal Employment Opportunity (EEO) utilization plan; and a proposed list of subcontractors.

When an acceptable work plan is produced, a Notice to Proceed will be issued to complete the project. It is the goal of the Department to formally approve the Engineer's work plan within 90 days of issuing the work assignment.

Task 2 Remedial Treatment System Site Management 2006-2007:

The purpose of the operations and maintenance task is to provide professional engineering services for the proper site management of the SSD systems for a period of 12 months at the North Franklin Street site.

Subtask 2.1: Indoor Air Monitoring and SSD Management Services

URS will perform two rounds (bi-annual) of indoor air monitoring for potential volatile organic compounds (VOCs), a total of sixteen air samples (4 ambient, 4 subslab, 4 indoor air, 4 SSD stack) plus the appropriate QA/QC samples including analysis and evaluation of indoor ambient data from the Seneca Market and VFW buildings located in Watkins Glen. The analytical results of this sampling and previous samplings will be used to evaluate mitigation efficiency of the two SSD systems in operation within the structures.

All air sampling will be performed within selected rooms of the facilities using passive summa collection canisters. All samples obtained will be analyzed using United States Environmental Protection Agency (EPA) Method TO-15 at the lowest possible detection limits in micrograms per cubic meter (ug/M3) for VOCs.

A standard turnaround time will be required for all air samples. A hard copy of the analytical results, including QA/QC results, and an ASP Category B reporting and deliverable package in CLP format, will be submitted by the qualified laboratory to the URS Project Manager within three weeks after the analytical results become available. The analytical results will be reviewed and validated by URS, as an independent data validator.

URS will submit an evaluation letter report for each bi-annual sampling event summarizing the results and findings obtained during this subtask. The report will be delivered in approximately five weeks after receipt of the analytical results.

III. Level of Effort and Cost Estimates (includes labor, overhead, direct costs, subcontracts, fixed fee):

Task No.	Major Task Description	LOE(hrs.)	Labor Cost
1.1	Develop Detailed Work Plan	40	$ 4,000.00
2.1	Air Monitoring and SSD Services	120	$16,000.00
Totals:		**160**	**$20,000.00**

IV. Period of Performance

Approximately 365 Calendar Days.

V. Work Plan Development Authorization

The Engineer is authorized to spend up to $4,000 to perform Task 1.1.

VI. URS's Site Tentative O&M Project Schedule

Work Assignment Element	No. of Calendar Days from WA Issuance
Department issues W.A.	0
* Consultant submits WP, staffing plan, estimated budget, and M/WBE Utilization Plan	28
Notice to Proceed (Work Plan Approval)	42
Annual Site Management Complete	365

* Milestones for rating purpose

VII: Project Budget

The estimated total project budget is $20,000.

VIII: M/WBE Utilization Plan

The consultant will prepare a M/WBE Utilization Plan in compliance with the conditions of their standby contract with the Department.