



SYRACUSE UNIVERSITY

ENVIRONMENTAL HEALTH AND SAFETY SERVICES OFFICE

March 25, 2016

Chris Mannes, III, P.E.
NYS Department of Environmental Conservation
Region 7
Division of Environmental Remediation
615 Erie Boulevard, West
Syracuse, NY 13204

Re: Site Management Periodic Review Report
Site #: B00003
Site Name: Midtown Plaza
Site Address: 727 East Washington St., Syracuse, NY 13202

Dear Mr. Mannes:

The following information, attachments and certifications are provided to satisfy the requirements of the Periodic Review Report (PRR) requested by NYS Department of Environmental Conservation (DEC) in lieu of all other previously required certifications, reports, etc., associated with the redevelopment of the property referenced herein. This PRR is for the former Midtown Plaza Site ("City Parcel") which was redeveloped by Syracuse University in two separate phases. The first phase of redevelopment was the construction of the Syracuse Center of Excellence (COE) in Environmental and Energy Systems Headquarters ("COE Campus Development Project") which took place from 2005 – 2011. The second phase of redevelopment activities on the City Parcel was the construction of the COE Intermodal Transportation Center ("COE ITC Project") which commenced in 2015.

This PRR covers activities at the site from March 1, 2015 to March 1, 2016.

I. Executive Summary

The former Midtown Plaza site ("City Parcel") at 700 East Washington Street in Syracuse, NY, was purchased by Syracuse University in 2004 and redeveloped as the Syracuse Center of Excellence in Environmental and Energy Systems Headquarters (current building address is 727 East Washington St.). Prior to purchase by Syracuse University, a Record of Decision (ROD) was issued for the site in March 1998 and the activities to implement the ROD, including demolition for the Midtown Plaza building at the site, were completed in June 1999.

Additional limited subsurface investigations were conducted by Syracuse University in conjunction with O'Brien and Gere Engineers, Inc., and the NYSDEC Region 7 Division of Environmental Remediation prior to purchase of the site and during the COE Campus Development Project. Contaminants, including asbestos debris, semi-volatile polycyclic hydrocarbons, heavy metals, and hexavalent chromium were identified to be present in the site's soils and groundwater at varying degrees.

Remediation of the site as part of the COE Campus Development Project began in the summer of 2006 under the NYSDEC approved Site Management Plan for Construction of the TIEQ Laboratory and COE Headquarters (July 2005) (referred to herein as the "Construction SMP"). The bulk of source removal

efforts occurred from August 2006 through the summer of 2007 and additional source removal continued sporadically through the completion of the COE Campus Development Project in fall of 2010.

As mandated by the Construction SMP, a “Cover” consisting of no less than a 12-inch depth of NYSDEC approved impervious products was placed on all portions of the City Parcel that were redeveloped as part of the COE Campus Development Project. A Construction SMP Compliance Report and Certification and a Cover Placement Certification were submitted to NYSDEC in March 2011 for the portions of the City Parcel that were redeveloped during the COE Campus Development Project.

Remediation of the remainder of the site began in the May 2015 as part of the COE ITC Project. Source removal efforts for the COE ITC Project were completed in September 2015 in accordance with the NYSDEC approved July 2005 Construction SMP. As required by the Construction SMP, a “Cover” consisting of no less than a 12-inch depth of NYSDEC approved products was placed on the remaining portions of the City Parcel that were redeveloped as part of the COE ITC Project. A Construction SMP Compliance Report and Certification and a Cover Placement Certification were submitted to NYSDEC on March 22, 2016, for the portions of the City Parcel that were redeveloped during the COE ITC Project.

The NYSDEC approved Post Construction Site Management Plan (SMP), dated July 2005, is being followed for the entire City Parcel. No deviations from the Post Construction SMP were identified or known to have occurred during the March 1, 2015 to March 1, 2016 reporting period.

No changes to the Post Construction or Construction Site Management Plans are being considered at this time by Syracuse University. However, now that planned ground intrusive redevelopment activities have been completed and the required “Cover” is in place throughout the entire City Parcel, Syracuse University respectfully requests that the reporting frequency for the Periodic Review Report and certification for this site be decreased from annual to once every three (3) years, as stated in Section 7.1 of the July 2005 Post Construction SMP.

II. Site Overview

The former Midtown Plaza site at 700 East Washington Street in Syracuse, NY, is located in the City of Syracuse and is bordered by East Washington St. and East Water St. between Forman Ave and Almond St. (Attachment A). The site was purchased by Syracuse University in 2004 and redeveloped in two separate phases. The first phase included construction of the Syracuse Center of Excellence in Environmental and Energy Systems Headquarters (also known as the “COE Campus Development Project”). The second phase of redevelopment was for construction of the COE Intermodal Transportation Center (also known as the “COE ITC Project”). The COE Campus Development Project and the COE ITC Project involved redevelopment of the following two (2) adjacent parcels (“COE site”) (Attachment B):

- a 0.6 acre parcel formally owned by the City of Syracuse Industrial Development Agency (SIDA Parcel) and
- a 2.4 acre parcel formally owned by the City of Syracuse that was the site of the former Midtown Plaza building (“City Parcel”).

The City Parcel portion of the COE site was initially remediated by the City of Syracuse under the NYSDEC Environmental Restoration Program (ERP). A Record of Decision (ROD) was issued for the site by the NYSDEC in March 1998 and activities to implement the ROD, including demolition of the former Midtown Plaza building, were completed in June 1999. The site was then identified by the NYS Governor’s office, Syracuse University, and several private companies and academic institutions to be the location of the future

NYS Center of Excellence for Environmental and Energy Systems (COE). Syracuse University acquired the property in 2004 and performed additional subsurface investigations during the COE Campus Development Project (spring 2006 – fall 2010) and the COE ITC Project (summer 2015).

The nature and extent of contamination at the City Parcel were defined through; (a) the investigation conducted by the City of Syracuse under the ERP project, (b) the University's environmental assessment review conducted by O'Brien and Gere Engineers Inc., (c) NYSDEC investigations performed in the fall of 2004, and (d) University subsurface investigations performed during site redevelopment and construction activities.

Contaminants identified during the site investigations and/or encountered during site redevelopment include:

- Debris containing residual asbestos from demolition of the former Midtown Plaza building
- Soil and debris containing semi-volatile polycyclic hydrocarbons
- Soil containing heavy metals
- Soil with visible staining from petroleum products from previous spills on-site and/or migrating on to the site from adjacent sites
- Hexavalent chromium in the groundwater (identified in one on-site monitoring well, T2)

All redevelopment activities on the City Parcel were governed by the July 2005 Construction SMP, which specified requirements for soil handling, re-use and disposal, community air monitoring, and other associated redevelopment activities, as well as a requirement to place a "Cover" on the City Parcel as part of the redevelopment work.

During the fall of 2010, redevelopment activities associated with the COE Campus Development Project were completed and the required "Cover" was installed on the areas of the City Parcel that were redeveloped as part of COE Campus Development Project. A Construction Compliance Report and compliance certifications from the construction manager and Syracuse University, confirming installation of the required City Parcel "Cover" and adherence to the Construction SMP for the COE Campus Development Project, were submitted to NYSDEC via correspondence dated March 28, 2011.

During the summer of 2015, excavation activities associated with the COE ITC Project were completed and the required "Cover" was installed on the remaining areas of the City Parcel that were not redeveloped during the COE Campus Development Project. A Construction Compliance Report and compliance certifications from the construction manager and Syracuse University, confirming installation of the required City Parcel "Cover" and adherence to the Construction SMP for the COE ITC Project, were submitted to NYSDEC via correspondence dated March 22, 2016.

The current building address for the COE Headquarters Building is 727 East Washington St.

III. Remediation Performance and Effectiveness

The redevelopment activities associated with the COE Campus Development Project and the COE ITC project are complete. The required "Cover" is in place and being maintained in accordance with the Post Construction SMP on all of the City Parcel.

IV. IC/EC Plan Compliance Report

• Landuse Restriction

The current use of the redeveloped site conforms to the requirements of the land use restrictions.

- **Site Management Plan – Construction (includes soil management requirements)**
The Construction SMP was followed during all redevelopment activities that have been completed on the City Parcel.

- **Cover System:**
A “Cover” consisting of NYSDEC approved impervious products including concrete, asphalt, and/or clean soil or stone was installed and remains in place at a depth of not less than 12-inches across the entire City Parcel. A demarcation layer consisting of orange colored landscape fabric (mirafi) was placed below the “Cover” to distinguish the boundary between the “Cover” and pre-existing fill.

In the Cover Certification submitted to NYSDEC (Chris Mannes) on March 22, 2016, the University certified that, to the best of its knowledge, a “Cover” consisting of NYSDEC approved impervious products and/or clean soil or stone of a substantially uniform depth of not less than 12-inches and an demarcation layer of orange mirafi had been installed and remains in place on the City Parcel.

- **Site Management Plan – Post Construction**
The July 2005 Post-Construction Site Management Plan (SMP) is in effect for the redeveloped areas of the City Parcel. All future development and maintenance activities in this area are required to follow the guidelines set forth in the Post-Construction SMP.

In accordance with Section 6 of the Post-Construction SMP, the COE Site representatives and a Qualified Environmental Professional (James Blum, P.E., Syracuse University CPDC) performed the required annual site inspection of the City Parcel on March 16, 2016. The inspection included a visual evaluation of the entire COE site to identify any weathering or impairments in the “Cover” materials and a review of any activities that could have disturbed the “Cover.” As indicated on the enclosed copy of the completed March 2016 COE Campus Site Inspection Form (Attachment D), no areas of impairment or concern were observed in the “Cover” during the annual site inspection.

V. Monitoring Plan Compliance Report – Not Applicable

VI. Operations and Maintenance Plan Compliance Report – Not Applicable

VII. Overall PRR Conclusions and Recommendations

No deviations of compliance with the Institution and Engineering Controls in place for the City Parcel portion of the COE site, including the Post Construction SMP, Land Use Restriction and site “Cover”, were identified during the reporting period of March 1, 2015 through March 1, 2016.

As indicated in Section II above, redevelopment activities in the previously undeveloped and un-covered southeast quadrant of the City Parcel were completed in September 2015 as part of the construction of the COE ITC. The redevelopment activities associated with the COE ITC Project were completed in accordance with the July 2005 Construction SMP and the “Cover” comprised of approved materials no less than 12-inches in depth has now been installed on the entire City Parcel. A Construction Compliance Report and compliance certifications from the construction manager and Syracuse University, confirming installation of the required City Parcel “Cover” and adherence to the Construction SMP for the COE ITC Project, were submitted to NYSDEC via correspondence dated March 22, 2016.

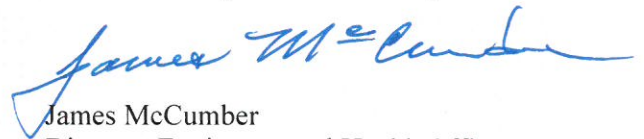
Syracuse University – Center of Excellence Site (Former Midtown Plaza)
Periodic Review Report
March 25, 2016

No changes to the Post Construction or Construction Site Management Plans are being considered at this time by Syracuse University. However, now that all planned ground intrusive redevelopment activities have been completed and the required “Cover” is in place throughout the entire City Parcel, Syracuse University respectfully requests that the reporting frequency for the Periodic Review Report and certification for this site be decreased from annual to once every three (3) years, as stated in Section 7.1 of the July 2005 Post Construction SMP.

If you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Sincerely,

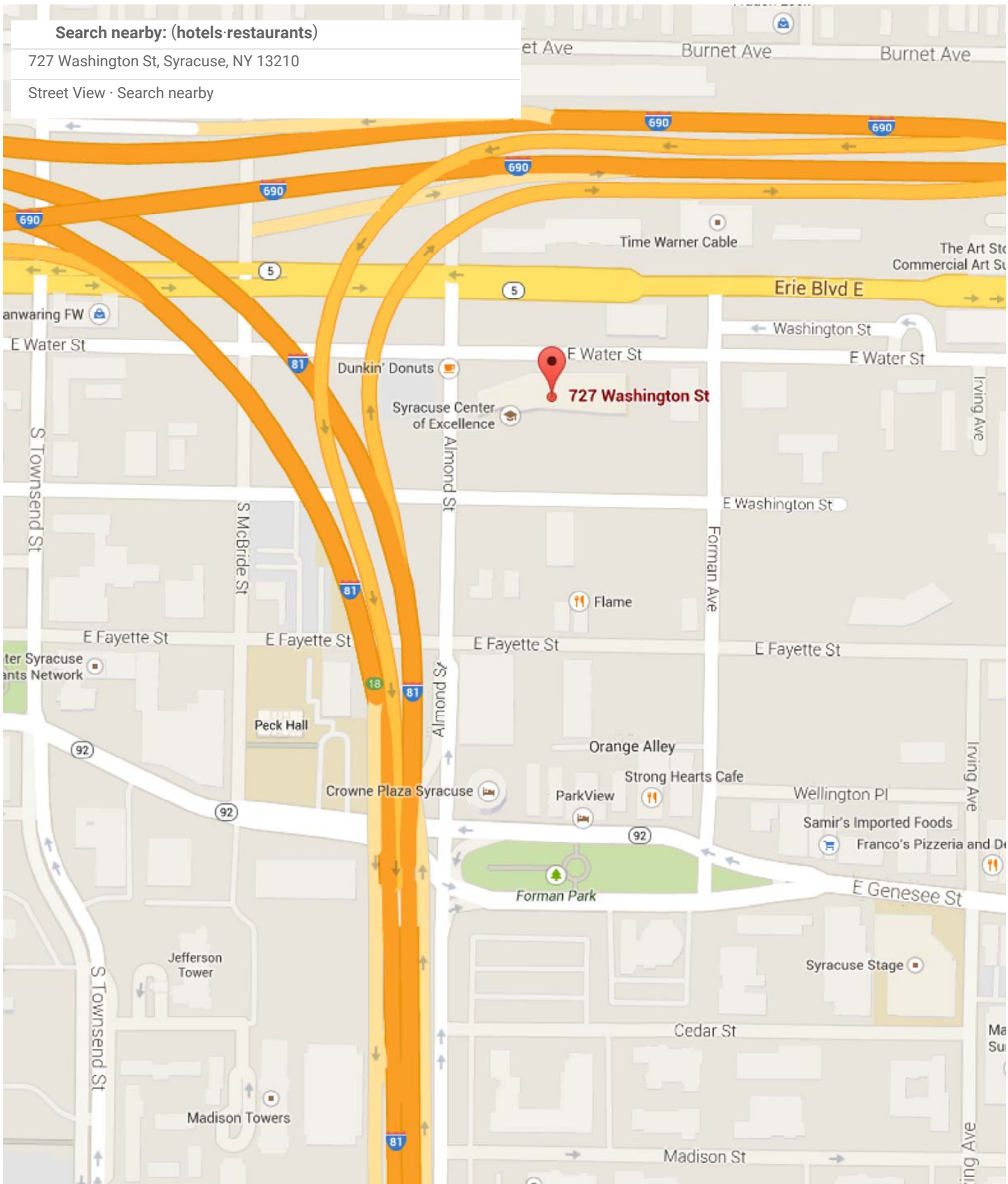
On Behalf of Syracuse University:

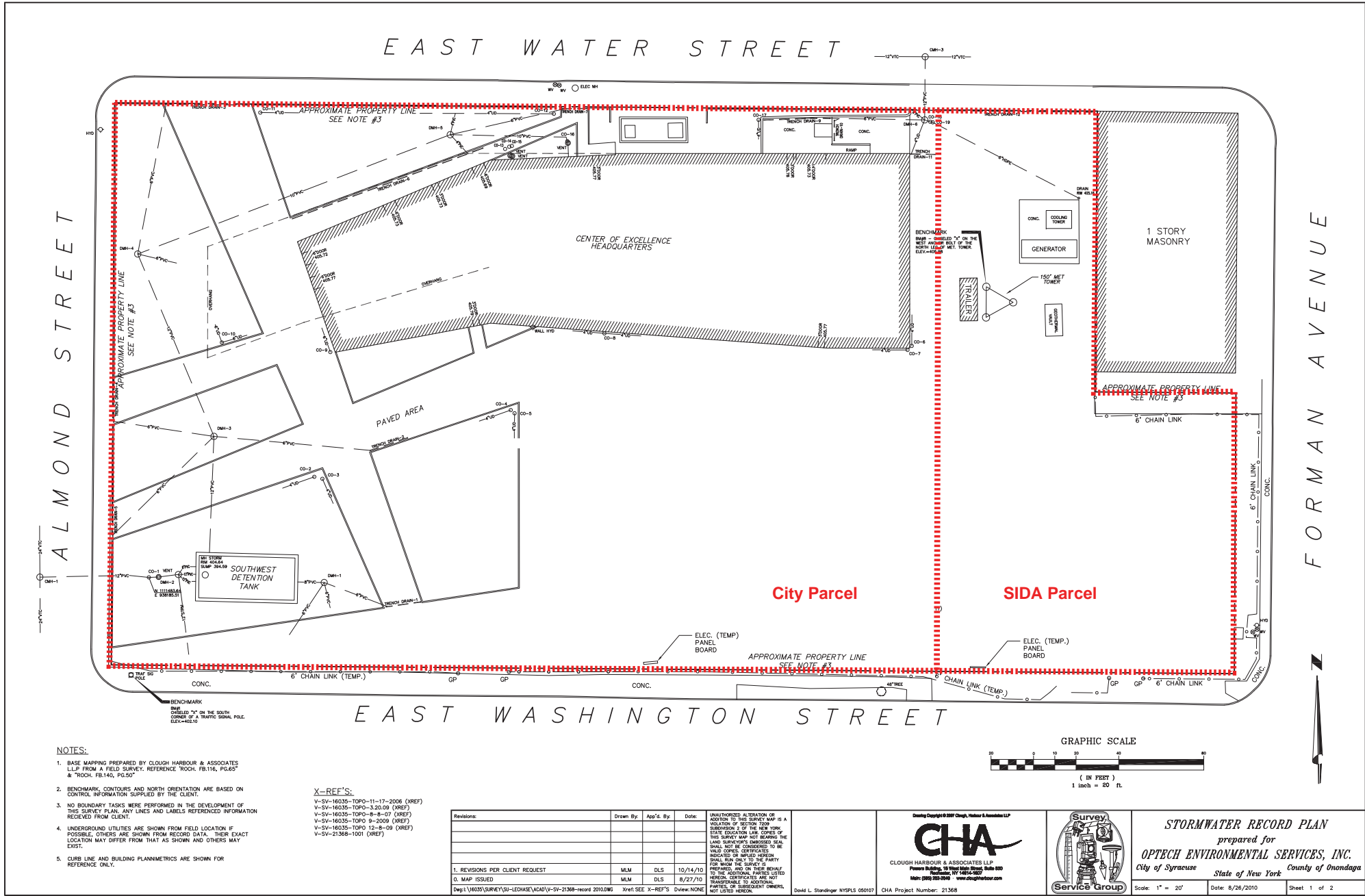


James McCumber
Director, Environmental Health Office

Attachment A – COE Site Location
Attachment B – COE Site Plan
Attachment C – COE Site Cover
Attachment D – COE Annual Site Inspection
Attachment E – NYSDEC PRR IC/EC Certification Form

Cc: E. Beattie – Syracuse University CPDC
J. Blum – Syracuse University CPDC
J. Alfieri – Syracuse University CPDC
B. Ponza – Syracuse University EHSS
E. Bogucz – Syracuse University COE
Barry Kogut – Bond, Schoeneck and King



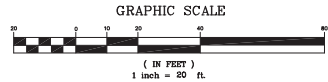


NOTES:

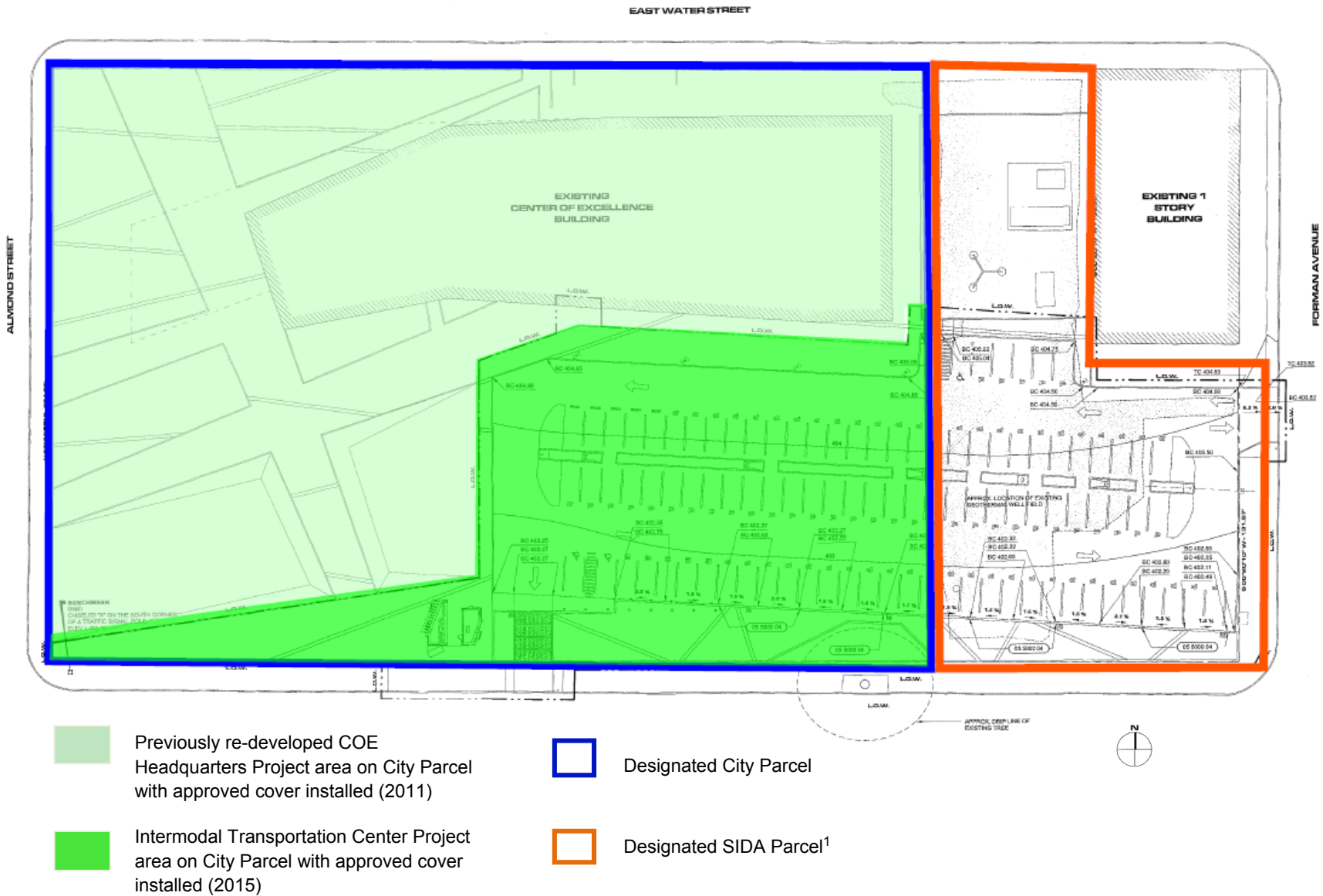
1. BASE MAPPING PREPARED BY CLOUGH HARBOUR & ASSOCIATES LLP FROM A FIELD SURVEY. REFERENCE 'T' ICH, FB.116, PC.65° & 'T' ICH, FB.140, PC.60°
2. BENCHMARK, CONTIGURS AND NORTH ORIENTATION ARE BASED ON CONTROL INFORMATION SUPPLIED BY THE CLIENT.
3. NO BOUNDARY TASKS WERE PERFORMED IN THE DEVELOPMENT OF THIS SURVEY PLAN. ANY LINES AND LABELS REFERENCED INFORMATION RECEIVED FROM CLIENT.
4. UNDERGROUND UTILITIES ARE SHOWN FROM FIELD LOCATION IF POSSIBLE, OTHERS ARE SHOWN FROM RECORD DATA. THEIR EXACT LOCATION MAY DIFFER FROM THAT AS SHOWN AND OTHERS MAY EXIST.
5. CURB LINE AND BUILDING PLANNIMETRICS ARE SHOWN FOR REFERENCE ONLY.

X-REF'S:
 V-SV-16035-TOPO-11-17-2006 (XREF)
 V-SV-16035-TOPO-3-20-09 (XREF)
 V-SV-16035-TOPO-8-8-07 (XREF)
 V-SV-16035-TOPO-9-20-09 (XREF)
 V-SV-16035-TOPO-12-8-09 (XREF)
 V-SV-21568-1001 (XREF)

Revisions:	Drawn By:	App'd. By:	Date:	UNAUTHORIZED ALTERATION OF ADDITION TO THIS SURVEY AND IS A VIOLATION OF SECTION 2009 ERECTION LAW OF THE NEW YORK STATE EDUCATION LAW. THESE OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID CONVEYANCE CERTIFICATES. INDICATED BY THESE PERSON SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND ON THEIR BEHALF TO THE ADDITIONAL PARTIES LISTED HEREIN. CERTIFICATES ARE NOT TRANSFERABLE TO ADDITIONAL PARTIES, OR SUCCESSIVELY OWNERS, NOT LISTED HEREON.
1. REVISIONS PER CLIENT REQUEST	MLM	DLS	10/14/10	
0. MAP ISSUED	MLM	DLS	8/27/10	



SU COE Periodic Review Report
 Attachment C March 2016



- Previously re-developed COE Headquarters Project area on City Parcel with approved cover installed (2011)
- Intermodal Transportation Center Project area on City Parcel with approved cover installed (2015)
- Designated City Parcel
- Designated SIDA Parcel¹

¹The SIDA parcel is not addressed by the COE SMP; however, a demarcation layer and minimum of 12" of "Cover" material has been installed on the entire SIDA parcel.

Note: The parking lot features detailed on this figure are based on the planned construction designs, not the current surface features of the site.



**EXHIBIT B
CENTER OF EXCELLENCE
CAMPUS SITE INSPECTION FORM**

Inspection Date: March 16, 2016
Property Name: Syracuse University Center of Excellence
Property Address: 727 East Washington Street
City: Syracuse State: NY Zip Code: 13210

Property ID: (Tax Assessment Map)
City Parcel Number: 030 – 15 – 01.0
SIDA Parcel Number: 030 – 15 – 02.0
Total Acreage of Center of Excellence: 2.4 Acres

Weather (during inspection): Temperature: 55-degrees: Conditions: Overcast/Rain

SIGNATURE: James P. Blum

The findings of this inspection were discussed with appropriate personnel, corrective actions were identified; and implementation was mutually agreed upon:

Inspector: James P. Blum

Date: March 16, 2016

Next Scheduled Inspection Date: Fall 2016.

IMPERVIOUS SURFACES

	Yes	No
1. List types and locations of cover inspected. Paving, pavers, and soil throughout the site.		
2. Is there evidence of sloughing, erosion, ponding or settlement?	___	<u>X</u>
Is there evidence of unintended traffic or rutting?	___	<u>X</u>
Are there visible cracks?	___	<u>X</u>

If answer to any of the above questions in YES, then provide a description below and indicate the location on attached map.



SOIL COVER
AND
VEGETATION

	Yes	No
3. Is soil and vegetation in acceptable condition?	<u> X </u>	___
A. Is there evidence of sloughing, erosion, ponding or settlement?	___	<u> X </u>
B. Is there evidence of unintended traffic or rutting?	___	<u> X </u>
C. Is there evidence of distressed vegetation or turf?	___	<u> X </u>
D. Are there locations where the marker layer is visible?	<u> X </u>	___

ACTIVITY ON
SITE

	Yes	No
4. Any activity on this site that mechanically disturbed the cover.	<u> X </u>	___

Provide a map indicating location of any modifications to property cover. – No modifications.

COMMENTS:

General: Surfaces and soil cover appears to be in appropriate condition.

General Note: Work on the Center of Excellence – Intermodal Transportation Center began April 2015. Closure activities were completed and closure report was submitted March 22, 2016. Final paving is expected Spring 2016.

Item 3D: Mirafi marker layer is visible at edge turn-up along the boundary limits. This is the turn-up material and does not represent the depth of the boundary layer.

Item 4: Utility excavation was performed along the eastern edge of the building by JD Taylor. Elevations extended below the barrier layer and work was documented to NYSDEC on April 16, 2015.

ATTACHMENTS: Note those that are attached:

Property Map: N.A.

Sketch: N.A.

Photographs: N.A.



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



Site No.	Site Details	Box 1	
B00003			
Site Name Midtown Plaza			
Site Address: 727 East Washington Street		Zip Code: 13202-	
City/Town: Syracuse (C)			
County: Onondaga			
Site Acreage: 2.4			
Reporting Period: March 01, 2015 to March 01, 2016			
		YES	NO
1.	Is the information above correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.	Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.	Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p style="color: red;">Per direction from NYSDEC in March 2013, this only applies to permits for activities outside of the building. If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form.</p>			
5.	Is the site currently undergoing development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p style="color: red;">Construction of the Intermodal Transportation Center began in May 2015. Final paving of the parking lot is scheduled for spring 2016.</p>			
		Box 2	
		YES	NO
6.	Is the current site use consistent with the use(s) listed below? Commercial and Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7.	Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>			
<p>A Corrective Measures Work Plan must be submitted along with this form to address these issues.</p>			
Not Applicable			
Signature of Owner, Remedial Party or Designated Representative		Date	

SITE NO. B00003

Box 3

Description of Institutional Controls

Parcel

Owner

Institutional Control

030-15-1.0

Syracuse University

Site Management Plan

Landuse Restriction

Soil Management Plan

included as part of the
Site Management Plan

Maintain Cover System, typical cover system are comprised of a building foot-print/concrete slab, side-walks, asphalt/gravel parking areas and in landscaped areas: maintain a minimum thickness of 12 inches of soil/mulch/grass cover. If damages occur repair areas of concern and notify the Department along with a follow up report outlining actions taken to address damages.

Non-routine maintenance of the site cover occurred in April 2015. A follow up report (attached) was submitted to NYSDEC on 4/16/15.

Box 4

Description of Engineering Controls

Parcel

Engineering Control

030-15-1.0

Cover System

Periodic Review Report (PRR) Certification Statements

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

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

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

YES NO

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

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

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

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

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

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

YES NO

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

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

Not Applicable

Signature of Owner, Remedial Party or Designated Representative

Date

Attachments to IC/EC Certification:

Attachment 1 - Overview

Attachment 2 - Building Permit from City of Syracuse

Attachment 3 - Electrical Permit from City of Syracuse

Attachment 4 - Wastewater Discharge Permit from Onondaga County

Attachment 5 - Plumbing Permit from Onondaga County

Attachment 6 - April 2015 Notification Letter of Non-routine Maintenance of Site Cover

IC CERTIFICATIONS
SITE NO. B00003

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 Jean B. Gallipeau at Comptroller's Office, Syracuse University,
Skytop Office Building, Syracuse, NY 13244
print name print business address

am certifying as Comptroller of Syracuse University (Owner or Remedial Party)

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

Jean B Gallipeau
Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

3/29/16
Date

IC/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 James P. Blum, P.E. Office of Campus Planning, Design and Construction
at 1320 Jamesville Ave, Syracuse, NY 13244
print name print business address

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

James P. Blum

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



8/22/16

Stamp (Required for PE) Date

Attachment No. 1

Site Management Periodic Review Report

Site No.: B00003

Site Name: Midtown Plaza
727 East Washington Street
Syracuse, NY 13202

OVERVIEW

The referenced site was remediated by the City of Syracuse under the NYSDEC Environmental Restoration Program. This resulted in the issuance of a Record of Decision in March 1998 and the recording of a Deed Restriction in the Onondaga County Clerk's Office by the City of Syracuse on March 25, 2004. The University submitted a request to NYSDEC via correspondence dated July 7, 2005, requesting approval of a proposed "change of use" for the property located at 700 East Water Street. NYSDEC provided approval for the proposed "change of use" via correspondence dated July 18, 2005.

It is the University's understanding that the annual certification being required by NYSDEC requires that the University certify as to the University's continued adherence to the terms of the following:

- a) the March 22, 2004 Deed Restriction for the City Parcel (700 E. Water St.);
- b) the July 2005 Site Management Plan for the Construction of the TIEQ Laboratory and CoE Headquarters Facility, ("Construction SMP") which was approved by NYSDEC via correspondence dated July 18, 2005; and
- c) the July 2005 Site Management Plan for Post-Construction Invasive Site Development and Maintenance Activities, ("Post Construction SMP") which was approved by NYSDEC via correspondence dated July 18, 2005.

City of Syracuse
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT
201 E. WASHINGTON ST.
SYRACUSE, NY 13202-1430

Permit Number: 16170 Date: 4-27-15

This notice, which must be prominently displayed on the property or premises to which it pertains, indicates that a

PERMIT

has been issued to CBD Construction

permitting PAVILION / PAVING

at 227 E Washington St

All work shall be completed in accordance with the conditions of the permit, plans and specifications, and all other applicable codes, laws, ordinances, rules and regulations. This permit does not constitute authority to work in violation of any federal, state or local law, rule of regulation.

The following inspections, checked and listed below, are required during the course of work. **Do not proceed beyond this points until initialed by our inspector.** The owner of his or her authorized agent shall be responsible for notifying this division at least 48 hours prior to a required inspection.

- | | | | |
|---|-------|--|-------|
| <input type="checkbox"/> Sprinkler before closing | _____ | <input type="checkbox"/> Fire Alarm / Security | _____ |
| <input checked="" type="checkbox"/> Footing before pouring concrete | _____ | <input type="checkbox"/> Plumbing before enclosing | _____ |
| <input checked="" type="checkbox"/> Foundation before backfill | _____ | <input type="checkbox"/> Heating, ventilation, air conditioning before enclosing | _____ |
| <input checked="" type="checkbox"/> Framing before enclosing | _____ | <input type="checkbox"/> Insulation before enclosing | _____ |
| <input type="checkbox"/> Electric before enclosing | _____ | <input checked="" type="checkbox"/> Final Inspection | _____ |
| <input type="checkbox"/> Elevator | _____ | | |

Permission has been granted to proceed with the work as set forth in the plans, specifications or statements now on file with this division. Any amendments made to the original plans, specifications or statements must be submitted to this division for approval prior to the commencement of any work.

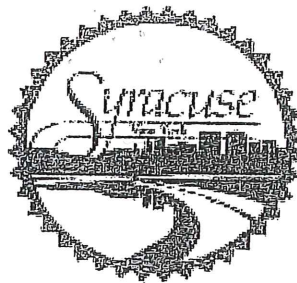
FOR INSPECTION CALL:
448-8695



Kenneth J. Towsley
Director of Codes

Paul Linnertz
Chief of Fire

Kent Young
First Deputy Chief



Deputy Chiefs
Stephen Cavuto
William Elderbroom
Mark Zoanetti
Todd Milton
Robert Cussen

DEPARTMENT OF FIRE

Stephanie Miner, Mayor

Cavuto

LETTER OF TRANSMITTAL FOR PERMIT

DATE: 8/5/14

TO: DOCE

ATTN: Gail Swistak / Brian Thompson/Nick Alteri

RE : 727 E. Washington Center of Excellence Parking.
ADDRESS/PROPERTY NAME

Group U Parking Lot

Final

OCCUPANCY & CONSTRUCTION

TYPE OF PLANS

WE ENCLOSE: No Plans

The submitted plans and/or specifications have been reviewed for **FIRE SAFETY** requirements.
Such review indicated:

OK
NO OBJECTION TO ISSUANCE OF PERMIT based upon
few or minor deficiencies as noted below.

DENIAL TO ISSUANCE OF PERMIT based upon major
or numerous deficiencies as noted below.

Preliminary review for concept only. NOT for
permit issuance.

Such review shall not prevent the building or fire official from requiring correction of errors in the plans or specifications where such errors are found to be in violation of any law or ordinance. The items listed are only those that appeared deficient at the time of review and must be incorporated into the proposed project. All work, plans, operations and materials shall comply with all applicable codes, standards, ordinances and policies. They are subject to further review upon completion. Review is based upon the NEW YORK STATE UNIFORM FIRE PREVENTION and BUILDING CODE (part...) unless otherwise noted. Sprinkler systems are recommended for all structures in the City of Syracuse

1) Island, west edge of parking lot will need to be reconfigured to allow for apparatus turning radius

2) South entrance shall be no less than 20'

3) Provide details on photo array, including safety information, labeling and disconnect.

SC
Stephen Cavuto
16170.14



Paul Driscoll
Commissioner

DEPARTMENT OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT
DIVISION OF CODE ENFORCEMENT

Ken Towsley
Director of Codes

Stephanie A. Miner, Mayor
www.syracuse.ny.us

TO: Center of Excellence
Owner/Tenant/Architect/Contractor
727 Washington Street E
Address/Property Name
RE: 1594107000
Property Number
B/S-1/S-2/A-3 IIB NYSBC-2010 chapter 6
Occupancy/Construction/Applicable Code
DATE: 8-4-14

- SEPARATE PERMITS
REQUIRED:
(CIRCLE EACH)
CURB CUT (DPW)
SIDEWALK (DPW)
SITE PERMIT
ELECTRIC
LOW VOLTAGE
ELEVATOR
FIRE ALARM
HVAC
HOOD
PLUMBING
REFRIGERATION
SIGNAGE 7
SPRINKLER
SECURITY 7
TANK

SUBMITTED PLANS ARE:

NOT approved by _____
Approved as preliminary plans by _____
 Approved for Construction by Paul L. Swick
Division of Code Enforcement

SUBJECTED TO REQUIREMENTS BELOW:

1. All work, plans, operations and materials shall comply with all applicable codes, standards, ordinances and policies, and the entire scope of work is subject to final approval at completion.
2. A permit is required for all work (as circled at upper right) and shall be done by a City- or State-Licensed contractor.
3. Contractor shall follow the construction safe-guards of NYSEBC, and NYSFC chapter 14.
4. Contractors shall maintain sediment & erosion control during construction.
5. **H. C. accessible passenger loading / access aisles shall be (8') eight feet wide and (20') twenty feet long as per NYS Building Code section 1106.1.1, and ICC/ANSI A117.1-2003 section 503.3. (see attached)**
6. Comply with the attached departmental reviews.
7. Submit three (3) sets of Fire Alarm plans for review prior to issuance of a permit.
8. All plumbing shall comply with the NYS Plumbing Code; contact Onondaga County Plumbing for Permits.
9. **A final report must be submitted indicating that all Special Inspections have been made, and that all discrepancies have been resolved prior to issuance of a Certificate of Completion.**
10. See side bar for separate permits required.

City of Syracuse
DIVISION OF NEIGHBORHOOD AND BUSINESS DEVELOPMENT
201 E. WASHINGTON ST.
SYRACUSE, NY 13202-1430

Permit Number: 21108 Date: 9-25-16

This notice, which must be prominently displayed on the property or premises to which it pertains, indicates that a

PERMIT

has been issued to O'CONNELL ELECTRIC
permitting ELECTRICAL

at 727 E WASHINGTON ST - CTR OF EXCELLENCE

All work shall be completed in accordance with the conditions of the permit, plans and specifications, and all other applicable codes, laws, ordinances, rules and regulations. This permit does not constitute authority to work in violation of any federal, state or local law, rule of regulation.

The following inspections, checked (X) and listed below, are required during the course of work. **Do not proceed beyond this points until initialed by our inspector.** The owner of his or her authorized agent shall be responsible for notifying this division at least 48 hours prior to a required inspection.

- | | | | |
|---|-------|--|-------|
| <input type="checkbox"/> Sprinkler before closing | _____ | <input type="checkbox"/> Fire Alarm / Security | _____ |
| <input type="checkbox"/> Footing before pouring concrete | _____ | <input type="checkbox"/> Plumbing before enclosing | _____ |
| <input type="checkbox"/> Foundation before backfill | _____ | <input type="checkbox"/> Heating, ventilation, air conditioning before enclosing | _____ |
| <input type="checkbox"/> Framing before enclosing | _____ | <input type="checkbox"/> Insulation before enclosing | _____ |
| <input checked="" type="checkbox"/> Electric before enclosing | _____ | <input checked="" type="checkbox"/> Final Inspection | _____ |
| <input type="checkbox"/> Elevator | _____ | | |

Permission has been granted to proceed with the work as set forth in the plans, specifications or statements now on file with this division. Any amendments made to the original plans, specifications or statements must be submitted to this division for approval prior to the commencement of any work.

FOR INSPECTION CALL:
448-8695

LH

Ken Towsley
Director of Codes



Joanne M. Mahoney, County Executive
Tom Rhoads, P.E., Commissioner
650 Hiawatha Blvd. West
Syracuse, NY 13204-1194
(315) 435-2260 or (315) 435-6820
FAX (315) 435-5023
<http://www.ongov.net/wep/>

April 27, 2015

Ms. Cilien Hanna
Op-Tech/NRC
1 Adler Drive
East Syracuse, New York 13057

Re: Asbestos Abatement Permit

Dear Ms. Hanna:

Enclosed please find Op-Tech/NRC's "Asbestos Abatement Wastewater Discharge Permit" for the asbestos abatement project located on 727 E. Washington St. in Syracuse, New York. This permit is valid from April 27, 2015, until August 27, 2015. Op-Tech/NRC is obligated to comply with all requirements of this permit, and this Department's "Procedures for the Acceptance of Wastewater from Asbestos Abatement Projects".

Prior to discharge to the Sanitary Sewer System, a representative of this Department must conduct an inspection to verify the use of the treatment system. Please contact Bob Burke of this office to arrange an inspection or if you have any questions.

Sincerely,

ONONDAGA COUNTY DEPARTMENT OF
WATER ENVIRONMENT PROTECTION

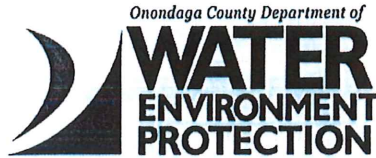
A handwritten signature in blue ink, appearing to read "David Colbert".

David Colbert
Sanitary Engineer II

RB/ts

Attachment

cc: Asbestos Abtmt File-2015 (w/ attach)



JOANNE M. MAHONEY
COUNTY EXECUTIVE

650 Hiawatha Boulevard West
Syracuse, NY 13204-1194
Phone (315) 435-2260 or (315) 435-6820
FAX (315) 435-5023
<http://www.ongov.net>

Tom Rhoads, P.E.
COMMISSIONER

ASBESTOS ABATEMENT WASTEWATER DISCHARGE PERMIT

1. Permission is hereby granted by the Onondaga County Department of Water Environment Protection (hereafter the Department) for:

Op-Tech/NRC

to discharge filtered wastewater to the Onondaga County Sanitary Sewer System from the asbestos abatement project located at:

727 E. Washington St. Syracuse, New York 13244

2. This project involves the abatement of approximately:
12,000 tons non-friable asbestos contaminated material in soil.
3. All wastewater discharged to the County Sanitary Sewer System shall pass through a three stage filter system of progressively smaller pore size with the third filter having a 5 micron pore size.
4. This permit is issued **only** for the asbestos abatement project as described in Paragraphs #1 and #2 above. Any future asbestos abatement at this location or the additional abatement of material during this project shall require subsequent inspections and approval from the Department.
5. This permit shall be valid from **April 27, 2015**, until **August 27, 2015**. Should this project extend beyond the permit expiration date, the Asbestos Abatement Contractor shall notify this Department, in writing seven (7) days prior to this date, to request the issuance of a new permit.
6. The Asbestos Abatement Contractor listed in Paragraph #1 above shall notify the Department within seven (7) calendar days of completion of this project.
7. The Department reserves the right to conduct unannounced inspections of the project site to insure that the proper procedures outlined above are being followed.
8. Failure to follow the conditions detailed herein will subject the permittee to enforcement penalties of up to \$1,000.00 for each violation, as per Article VII of the County Rules and Regulations Relating to the Use of the Public Sewer System.

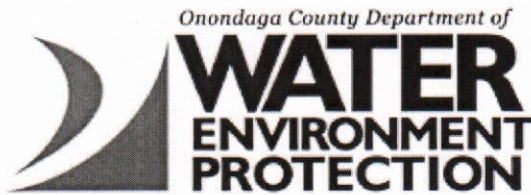
This permit shall be effective upon receipt by **Op-Tech/NRC**.

A handwritten signature in blue ink, appearing to read "Tom Rhoads", written over a horizontal line.

Tom Rhoads, P.E.
Commissioner

A handwritten date in blue ink, "4/23/2015", written over a horizontal line.

Permit #: A15-07



Plumbing Control Section

7120 Henry Clay Boulevard
Liverpool, New York 13088

Date Issued: 03/16/2015

Permit Number: 34050

DBR PLUMBING, INC.
1516 ERIE BOULEVARD EAST
SYRACUSE, NY 13210

PLUMBER'S COPY

Permission is hereby given to the above to install the following plumbing work at 727 EAST WASHINGTON STREET located in the City of Syracuse owned by CENTER OF EXCELLENCE on the condition that said work shall be done in accordance with the rules and regulations of the ONONDAGA COUNTY DEPT. OF WATER ENVIRONMENT PROTECTION, the rules and regulations of the Municipality in which the installation is to be made and the Laws of the State of New York relating thereto and on failure to do so, this permit may be revoked.

Fee Description	Fee	Received	Check#
New Construction - Commercial, Industrial, Institutional - 1 to 20 Fixtures	\$200.00	\$200.00	5313

Treatment Facility: Metro

Remarks:



Signed: _____

A handwritten signature in black ink, appearing to read "Jan R. Beard".

Authorized Signature

NOTE: If work authorized under this permit is not commenced within six months of issue, this permit shall be void.



SYRACUSE UNIVERSITY

ENVIRONMENTAL HEALTH AND SAFETY SERVICES OFFICE

April 16, 2015

Chris Mannes, III, P.E.
NYS Department of Environmental Conservation
Region 7
Division of Environmental Remediation
615 Erie Boulevard, West
Syracuse, NY 13204

Re: Non-Routine Maintenance of Site Cover
Site #: B00003
Site Name: Midtown Plaza
Site Address: 727 East Washington St., Syracuse, NY 13244

Dear Chris Mannes:

The following information and attachments are being provided to satisfy a reporting request for any damages that occur to the site cover at the Syracuse University Center of Excellence (CoE) facility in Syracuse, NY, as required by Box 3 of the Institutional and Engineering Controls Certification for this site.

On Monday, April 6, 2015, Syracuse University began work to install a new 4-inch sewer line connection from the northeast corner of the CoE building to the city manhole on the main sewer line located under E. Water Street. The following contracted/subcontracted parties were involved with the installation of the new sewer line connection:

- General Contractor – JD Taylor Construction Corporation of Syracuse, NY.
- Excavator – Route 84 Enterprises of Central Square, NY.
- Plumber – BGG Plumbing & Heating Ltd of West Monroe, NY.
- Engineer – Peterson Guadagnolo Consulting Engineers PC of Syracuse, NY.

Prior to the commencement of excavation activities, on-site contractors were advised of the site history, the Site Management Plan, the required minimum 12 inches of cover, and the layer of demarcation fabric (orange mirafi) that separates the potentially contaminated existing soils from the clean fill that was brought in as part of previous site development activities.

The installation of the new sewer connection included three (3) on-site excavations and two (2) excavations on City of Syracuse property in E. Water Street. The location of the excavations are depicted on site map included as Attachment A. The dimensions of each of the three (3) on-site excavations were as follows:

- Excavation Area #1 started at a trench drain on the property line at E. Water St. and extended south onto the site, ending at a curb for a fenced in utility area on the CoE site. Excavation Area #1 measured approximately 20 feet in length by 5 feet in width, and 5 feet depth.

- Excavation Area #2 started on the south side of the curb where Excavation Area #1 ended and extended south to a predetermined endpoint. Excavation Area #2 measured approximately 24 feet in length, 5 feet in width, and 4 feet in depth.
- Excavation Area #3 extended west from the endpoint of Excavation Area #2 and ended at the foundation of the CoE building. Excavation Area #3 measured approximately 12 feet in length, 4 feet in width, and 3 feet in depth.

During excavation for the new sewer line on April 6, 2015, the orange mirafi demarcation layer was encountered at the property line (south of the trench drain) in Excavation Area #1 at a depth of approximately 2 feet below ground surface (ft bgs). The orange mirafi demarcation layer was not encountered in Excavation Area #2 or Excavation Area #3, as the depth of the orange mirafi in those excavation areas is greater than the final excavation depths.

After performing additional excavation above the orange mirafi in Excavation Area #1, it was determined that the depth of the orange mirafi in Excavation Area #1 increased to a maximum depth of approximately 4 ft bgs as the excavation extended south from the property line and then decreased to a depth of approximately 2 ft bgs where the excavation ended at the curb to the fenced in utility area. To reach the required depth for the new sewer line of 5 ft bgs, the depth of Excavation Area #1 had to be extended below the orange mirafi layer.

The excavation of soil from below the orange mirafi in Excavation Area #1 was performed on April 7, 2015. Syracuse University's Environmental Health and Safety Services Office (SU EHSS) was on-site during the excavation of soils from below the orange mirafi in Excavation Area #1. All soils that were excavated from below the orange mirafi in Excavation Area #1 were managed in accordance with the July 2005 Site Management Plan.

Per the Site Management Plan, SU EHSS utilized a calibrated photoionization detector PID to field screen every bucket of soil that was removed from below the orange mirafi in Excavation Area #1. The highest reading observed in any bucket of soil was 5.5 parts per million (ppm), which is below the 10 ppm action level listed in the July 2005 Site Management Plan. No visual or olfactory indications of potential contamination were observed in any of the soils that were excavated from any of the excavation areas. No debris was observed in any of the soils that were excavated from any of the excavation areas at this site.

Soils excavated from below the orange mirafi were segregated from all other excavated materials and were temporarily staged on (and covered with) polyethylene sheeting while the new sewer line was installed. Once the installation of the new sewer line was completed on April 8, 2015, Excavation Area #1 was backfilled using the soil that was previously excavated from below the orange mirafi. New orange mirafi was placed on top of that soil at an approximate depth of 20 inches bgs and was covered with 12 inches of run of crusher stone and 8 inches of concrete, which provides for the 12 inches of approved covered mandated by the Site Management Plan.

On April 8, 2015, Paradigm Environmental Services Inc. collected a composite soil sample from the remaining soils that were excavated from below the orange mirafi and not used as backfill in Excavation Area #1. The composite sample is currently being analyzed by Paradigm Environmental Services Inc., which is a certified environmental laboratory under the New York State Department of Health Laboratory Approval Program. After being sampled, the remaining soils that were excavated from below the orange mirafi were placed into four (4) 55-gallon drums. The drums are currently being stored in the designated waste accumulation area inside the CoE

building. Disposal of the drummed soil is pending the receipt of analytical data from the analysis of the composite soil sample.

If you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "James McCumber". The signature is fluid and cursive, with the first name "James" and last name "McCumber" clearly legible.

James McCumber
Director, Environmental Health Office

Attachment A – Site Map
Attachment B – Site Photographs

Cc: E. Beattie – SU CPDC
J. Alfieri – SU CPDC
J. Blum – SU CPDC
P. McCarthy – SU CoE

Attachment A - Site Map

U-Haul Building



Not to Scale

City Sewer Manhole

E. Water Street

Excavations on City Property

Trench Drain at Property Line

Excavation Area #1

1

Curb for Utility Area

Excavation Area #2

2

Excavation Area #3

3

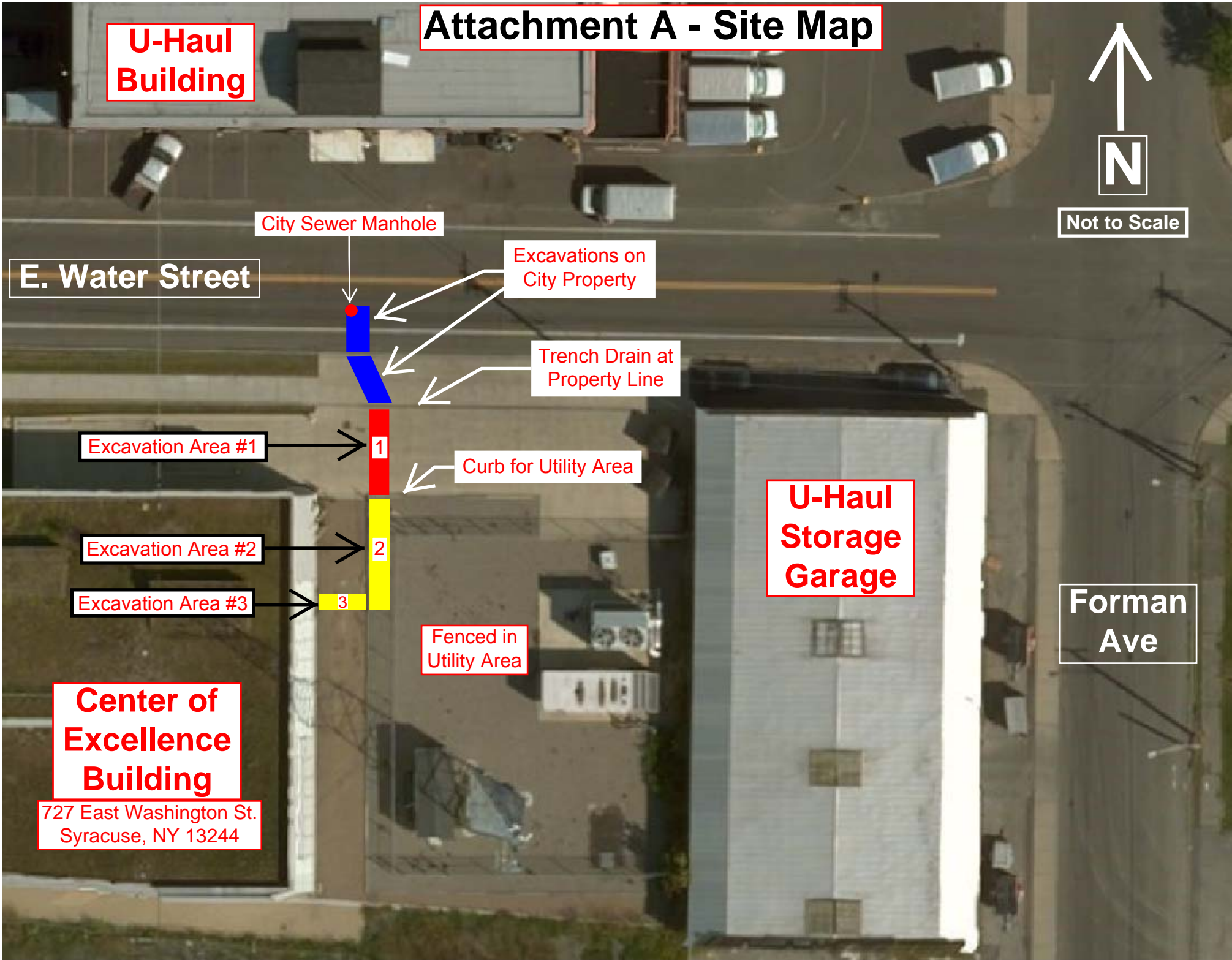
Fenced in Utility Area

U-Haul Storage Garage

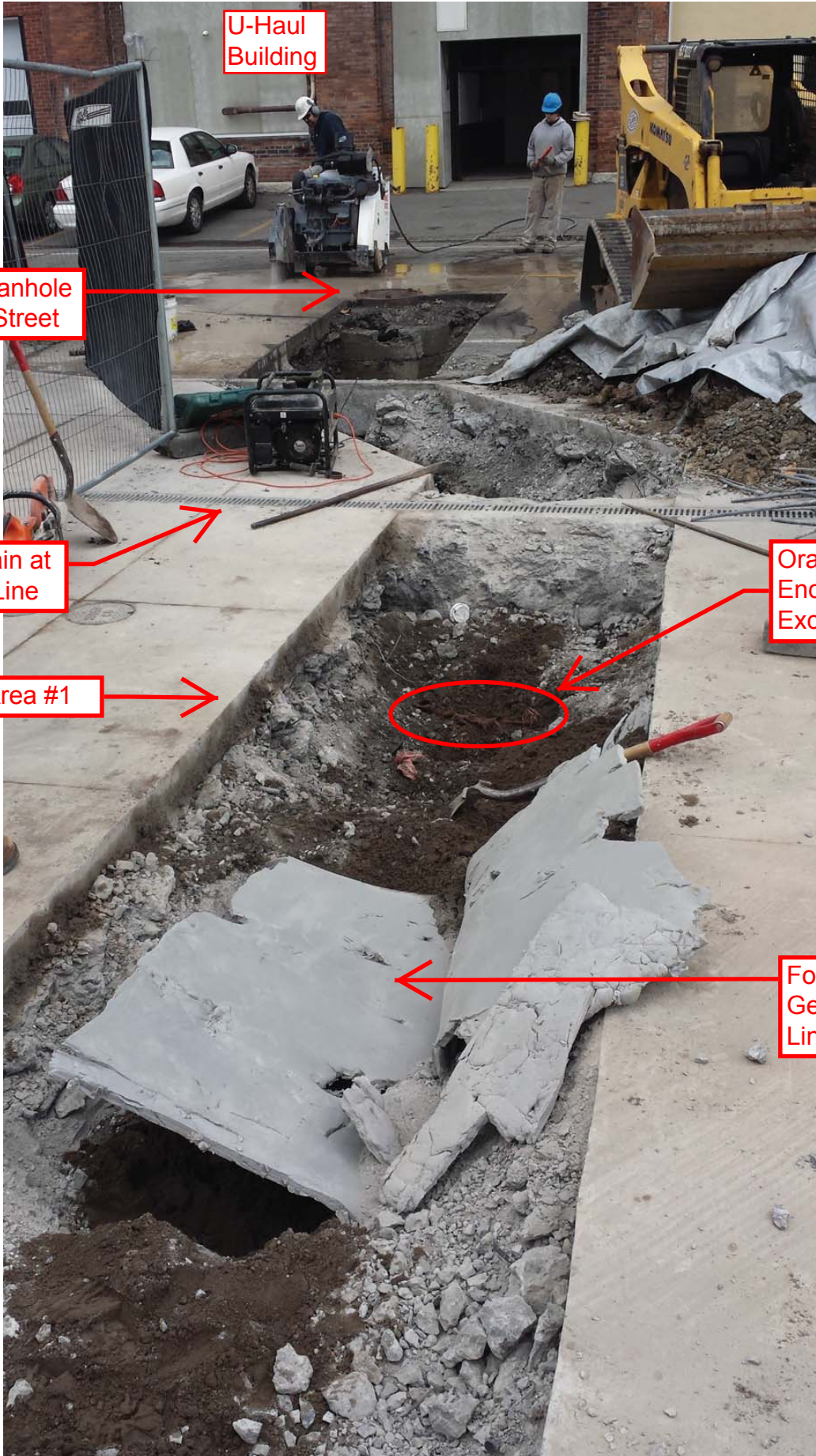
Forman Ave

Center of Excellence Building

727 East Washington St.
Syracuse, NY 13244



Attachment B - Site Photographs (1 of 6)



U-Haul Building

City Sewer Manhole in E. Water Street

Trench Drain at Property Line

Excavation Area #1

Orange Mirafi Encountered in Excavation Area #1

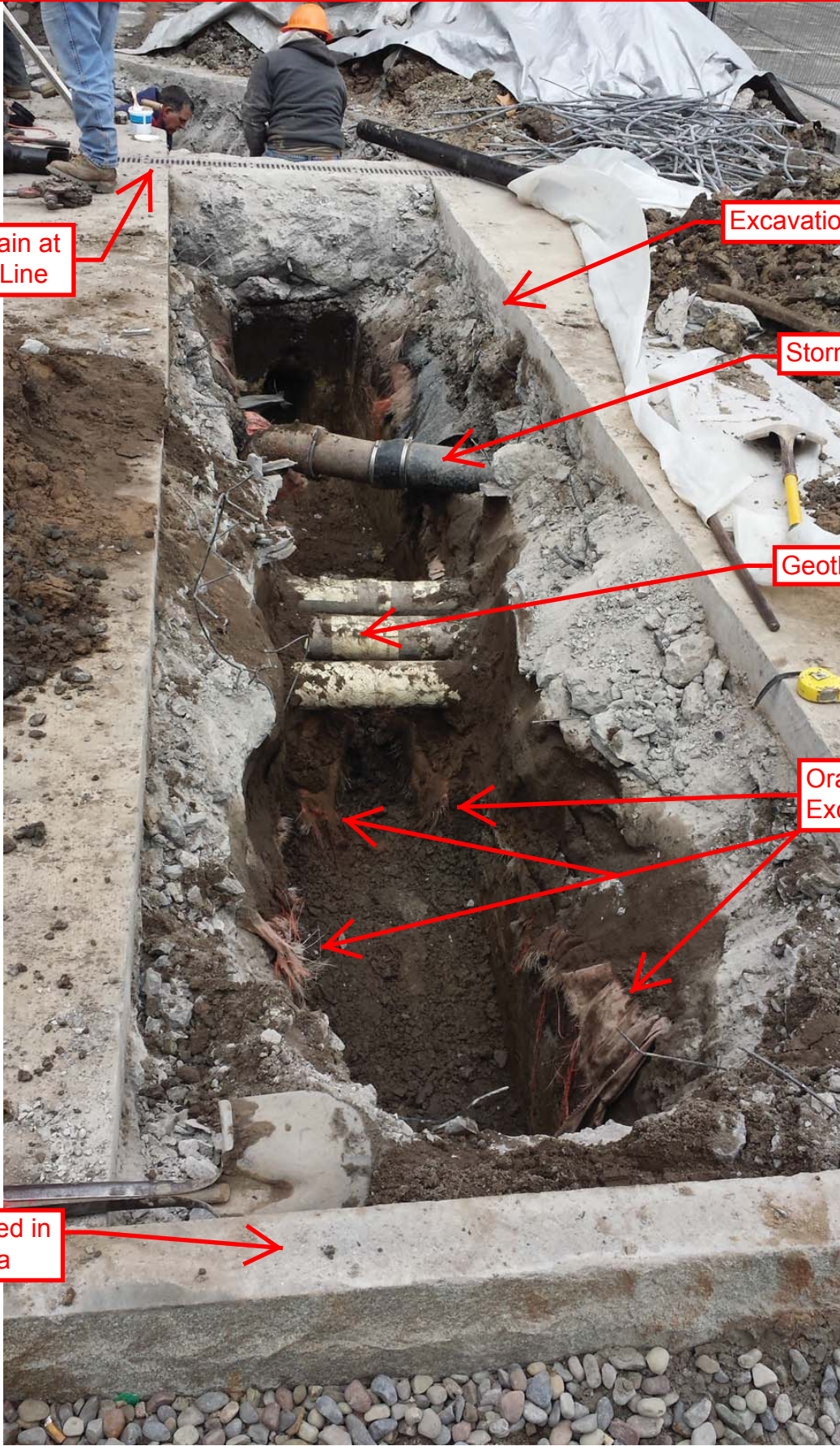
Foam Covering Geothermal Well Lines

Attachment B - Site Photographs (2 of 6)



Attachment B - Site Photographs (3 of 6)

Final Excavation Depth of Excavation Area #1 (after breaking through the orange mirafi and prior to the installation of new sewer line)



Trench Drain at Property Line

Excavation Area #1

Storm Sewer Line

Geothermal Well Lines

Orange Mirafi in Excavation

Curb at Fenced in Utility Area

Attachment B - Site Photographs (4 of 6)



Excavation Area #1 with new sewer line installed

New Sewer Line

Orange Mirafi in Excavation

Attachment B - Site Photographs (5 of 6)



Attachment B - Site Photographs (6 of 6)

