

**New York State Department of Environmental Conservation
Office of Environmental Quality, Region 4**

1130 North Westcott Road, Schenectady, New York 12306-2014

Phone: (518) 357-2045 • FAX: (518) 357-2398

Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

October 15, 2010

Mr. Paul Dresser
Testa Corporation
76 Roanoke Avenue
Newark, New Jersey 07105

Dear Mr. Dresser:

Re: ALCO-Maxon Site Parcels A, B and C
BCP Site No. C447042, C447043 and C447044, Schenectady
Environmental Remediation Demolition and Waste Management Plan

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the Environmental Remediation Demolition and Waste Management Plan (Plan) submittals from Testa Corp., received October 7, 2010 and October 11, 2010. The submittals addressed the comments in the NYSDEC August 24, 2010 comment letter. This submittal is now incorporated in the Plan.

As discussed in our telephone conversation on October 15, 2010, the NYSDEC has one additional request regarding Attachment G: Community Air Monitoring Plan (CAMP). This office requests a weekly report on the CAMP. The report is to include: a brief summary of the dust monitoring for that week, report of any exceedances, a description of what steps were taken to rectify the exceedances, and the data from each dust monitor. Submit this report electronically to NYSDEC project manager, John Strang at jrstrang@gw.dec.state.ny.us and NYSDOH project manager, Albert DeMarco at ajd03@health.state.ny.us. This office will provide the NYSDEC electronic document standards to Testa Corporation at a later date.

As Testa Corporation was in agreement with this request, the NYSDEC and NYSDOH hereby approve the Environmental Remediation Demolition and Waste Management Plan for the ALCO-Maxon Site Parcels A, B and C.

This office is to be notified seven (7) calendar days prior to the start of the demolition work. Please contact me at (518) 357-2390, or by email at jrstrang@gw.dec.state.ny.us with any questions.

Sincerely,

John R. Strang, P.E.
Environmental Engineer 2
Division of Environmental Remediation
Region 4

JS;jh\letter.c447042.2010-10-15.DEC.DOH_approvalonERDandWM_plan

ec: K. Frantzen, Kleinfelder
D. Buicko, ALCO-Maxon
S. Luciano, Galesi
P. Fallati, Galesi
S. Porter, Galesi
D. Sommer, Youngsommer
S. Strichman, City of Schenectady
J. Bonafide, NYSOPRHP
D. Croswell, CDR
A. Suflita, SCHD
A. DeMarco, NYSDOH
R. Ostrov, NYSDEC OGC
K. Goertz, NYSDEC
C. O'Neill, NYSDEC

TESTA

September 29, 2010

Mr. John R. Strang, P.E.
Environmental Engineer 2
New York State Department of Environmental Conservation
Office of Environmental Quality, Region 4
1130 North Westcott Road
Schenectady, New York 12306



Re: ALCO – MAXON Site Parcels A, B and C.
BCP Site No. C447042, C447043 and C447044, Schenectady
Environmental Remediation Demolition and Waste Management Plan

Mr. Strang,

We are in receipt of your letter of August 24th 2010 (Attached) requesting additional information or changes in TESTAS **"Environmental Remediation Demolition and Waste Management Plan for The Existing Structures at The Former American Locomotive Company (ALCO) Site"** dated August 3, 2010. In response to the aforementioned NYDEC we offer the following information, changes or clarifications. Please include them as a part of our original submission and consider them incorporated therein.

Section 2: Summary of the Work

NYSDEC COMMENT

"Provide the planned hours of operation"

TESTA RESPONSE

Planned Hours of Operation:

It is our intention, depending on weather conditions, to work the hours of 7:00 AM to 5:00 PM.

NYSDEC COMMENT

"Testa will provide to the NYSDEC the demolition of structure Permit from the City of Schenectady prior to commencement of the building demolition at the ALCO – MAXON Site."

TESTA

TESTA RESPONSE

Demolition Permits:

TESTA CORP is applying for demolition of structure permits for each building to be demolished from the Bureau of Code Enforcement, City Of Schenectady, NY. TESTA CORP will provide to the NYSDEC copies of the approved demolition permits and receive acknowledgement of receipt by NYSDEC prior to the commencement of Building Demolition at the ALCO-MAXON Site. No demolition will take place until the municipal permit is issued.

Section 5: Engineering Survey

NYSDEC COMMENT

"The NYCDEC requests a copy of the Engineering Survey prior to the start of the demolition project. "

TESTA RESPONSE

TESTA Corp will provide a copy of the Engineering Surveys and receive acknowledgement of receipt by NYSDEC prior to the commencement of Building Demolition at the ALCO-MAXON Site. A sample of the engineering survey checklist which will be completed for each building is attached and is to be added as Attachment "H" to the demolition work plan.

Section 6 – Work by TESTA or Our Subcontractors

6.1 Air Monitoring

NYSDEC COMMENT

"A Community Air Monitoring Plan (CAMP) is to be added to the Plan as Attachment G. The CAMP is to be implemented during demolition and loading of materials for off-site disposal to ensure that the off site community and businesses on the former ALCO property are protected from airborne contaminants."

TESTA RESPONSE

In addition to the air monitoring required under NYS DOL Industrial Code Rule 56 for the removal of asbestos containing materials which was defined in the work plan, Testa Corp will implement a Community Air Monitoring Plan (CAMP) during building demolition and loading of materials for off site disposal to ensure that the off site community and businesses on the former ALCO property are protected from airborne contaminants. Please add the attached CAMP to our work plan as Attachment "G".

TESTA

NYSDEC COMMENT

"Include with the CAMP, the name of the contractor that will be operating the CAMP, and the Chain of Command in the reporting of any exceedances."

TESTA RESPONSE

The contractor who will be operating and monitoring the CAMP will be:

Ambient Environmental, Inc.

12 Colvin Avenue

Albany, New York 12206

Ms. Joella Viscuis – President

(518) 482 - 0704

The Chain of Command in reporting any exceedances will be:

Upon the recording of any exceedances Ambient will immediately notify TESTA CORP. Testa Corp will immediately stop work and institute corrective measures. Monitoring will continue. Ambient will also contact MAXON Holdings, LLC, and Mr. Stephen Luciano Cell #518 857 5281. All readings will be recorded and kept on site for and available for NYS DEC DOH review.

6.3 Demolition

NYSDEC COMMENT

" Testa will cover all debris piles containing contaminants that are staged on each of the Parcels. The Goal is to make these piles as inaccessible to trespassers as possible."

TESTA RESPONSE

In any instance where there is a pile of contaminated debris staged on any of the 3 individual parcels; TESTA CORP will cover them with a minimum of construction tarps or 6 mil poly. The tarps will be ballasted down to prevent migration of dust and or debris. Piles of no contaminated masonry will be kept wet as a dust control measure. In addition the area will be fenced off from the general public. This protection along with general site security will make the piles as inaccessible to trespassers as possible.

Section 8.0 Disposal Recycling

NYSDEC COMMENT

As water will be utilized to control dust during all operations, include in this section plans for controlling any runoff water. This is to prevent non-point source releases to water bodies (Mohawk River, College Creek).

TESTA

TESTA RESPONSE

Water / Runoff

Water

As water will be utilized as needed to control dust during all phases of the demolition operation including during actual demolition, stockpiling and the loading out of material, we have devised a program to control runoff or any non-point source releases to any of the adjacent water bodies. Water will be obtained from the municipal water system with permits from the Water Department of The City of Schenectady utilizing meters and approved backflow preventers on the hydrants. We will only use as much water as is necessary to keep materials wet. We will not over saturate the materials and will minimize the use of the water so there is little excess and that excess does not cause pooling, ponding or excessive runoff. TESTA routinely utilizes this approach in its demolition projects.

Runoff

On the North / North West side of the properties is the Mohawk River. Crossing from the East to the West sides of the property is a covered watercourse called College Creek. The property topography is a natural down gradient from Erie Boulevard on the East side of the property to the Mohawk River on the West and North West side of the property. Surface water percolates into the permeable soils, runs into the storm water system through surface storm sewer grates or runs off into the Mohawk River through a natural sloped embankment.

We have devised a program to control runoff or any non-point source releases to any of the adjacent water bodies. To control any runoff into the Mohawk River from the utilization of water for dust suppression we will erect a silt fence barrier. The silt fence will be an unbroken barrier ballasted to keep silt material and excess uncontrolled water from flowing into the river. The silt fence will be placed a minimum of 5' inland from the embankment perimeter of the site along the Mohawk River. In front of the silt fence will be placed a series of interlocked Hay Bales. Once a week or after any major rain we will examine the fence and bales to see if there is excessive silting. If there is excessive silting we will remove the silt from the fencing and / or hay bales and if the hay bales are completely silted up we will replace the hay bales.

To protect the storm water system at every storm water surface drain we will first install a layer of filter fabric or a premanufactured filter sock. We will then encircle the drain with a row of silt fencing. On the exterior perimeter of the silt fence we will install hay bales. During the course of the project we will monitor and maintain the condition of the protection.

(ATTACHED TYPICLA EROSION CONTROL DETAILS)

TESTA

NYSDEC COMMENT

"All electronic equipment, computers and lighting fixtures, located as interior garbage must be properly recycled. A list of recyclers is available from the NYSDEC Website (www.dec.ny.gov)."

TESTA RESPONSE

Testa will recycle all electronic equipment, computers and lighting fixtures, located as interior garbage. All material that is recycled will be tracked for weight, content and recycling facility.

Attachment C. Site Specific Health and Safety Plan

NYSDEC COMMENT

"Add, as the cover page to the Site Specific Health and Safety Plan a Telephone Contact Page and Map to the Hospital. A sample page is enclosed Add to the Telephone Contact Page, the contact number for the Regional 4 NYSDEC office (518) 357 2045 and the NYSDEC Spills Hotline Number, 1-800-457-7362.

TESTA RESPONSE

Attached please find a revision to the Site Specific Health and Safety Plan. This attachment should be added and is a Telephone Contact Page and Map to the Hospital.

In addition you will find we have added to the Telephone Contact Page, the contact number for the Regional 4 NYSDEC office (518) 357 2045 and the NYSDEC Spills Hotline Number, 1-800-457-7362.

Attachment E. Building Photos

NYSDEC COMMENT

"Include the July 2010 Letter of Resolution between the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), Empire State Development Corporation, City Of Schenectady and MAXON ALCO Holdings, LLC to Attachment E."

TESTA RESPONSE

Attached please find the July 2010 Letter of Resolution between the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), Empire State Development Corporation, City Of Schenectady and MAXON ALCO Holdings, LLC. It will be added as an attachment to section E.

TESTA

NYSDEC COMMENT

"The NYSDEC asks for the Notification from the NYSOPRHP that work stated in Stipulation number 1 of the Letter of Resolution has been submitted and accepted by NYSOPRHP."

TESTA RESPONSE

TESTA will ensure that the conditions of the Stipulation number 1 of the Letter of Resolution has been submitted and accepted by NYSOPRHP.

It is our understanding that the NYSDEC has received the proper assurances from OPRHP that Stipulation # 1 has been fulfilled.

Testa Corp appreciates the opportunity to submit these clarifications or supplemental information for this project. After review of our information should any questions arise please call our office (973) 344 0301 or my cell (201) 304 5635 for clarifications.

Very truly yours,



Paul Desser
TESTA Corp

CC: Steven Testa
Stephen Luciano
Dean Sommer

Attachments:

NYSDEC 8/24/2010 letter
Section 8 - EROSION CONTROL DETAILS
ATTACHMENT C – HEALTH & SAFETY PLAN CONTACT PAGE & MAP TO HOSPITAL
ATTACHMENT D – SITE SURVEY WITH BUILDINGS TO BE DEMOLISHED & NUMBERS
ATTACHMENT E - LETTER OF RESOLUTION -NYSOPRHP
ATTACHMENT G – COMMUNITY AIR MONITORING PLAN FOR DEMOLITION
ATTACHMENT H - TESTA SAMPLE ENGINEERING SURVEY CHECKLIST

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003997
DATE: 12/06/10

LOCATION OF BUILDING: FRONT ST

S/B/L: 39.49-2-5	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN BUILDING # 308

TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete		
1. Foundation Pre-pour Inspection		
2. Backfill Inspection		
3. Framing Inspection		
4. Insulation Inspection		
5. Final Inspection prior to Occupancy		

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

- (a) Work covered by this building permit must begin within 30 days of the effective date of this permit and must be completed within 1 year of the effective date of this permit unless extended in writing by the Building Inspector.

REVOCATION of PERMITS

The Building Inspector may revoke a building permit theretofore issued and approved in the following instances:

- Where he finds that there has been any false statement or misrepresentation as to a material fact in the application, plans or specifications on which the building permit was based.
- Where he finds that the work performed under the permit is not being prosecuted in accordance with the applicable law.
- Where he finds that the work performed under the permit is not being prosecuted in accordance with the provisions of the application plans or specifications.
- Where the person to whom a building permit has been issued fails or refuses to comply with a Stop Work Order issued by the Building inspector.
- When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003996
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.49-2-7	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN BUILDING # 316
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

- (a) Work covered by this building permit must begin within 30 days of the effective date of this permit and must be completed within 1 year of the effective date of this permit unless extended in writing by the Building Inspector.

REVOCATION of PERMITS

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- (a) Where he finds that the work performed under the permit is not being prosecuted in accordance with the applicable law.
- (b) Where he finds that the work performed under the permit is not being prosecuted in accordance with the provisions of the application plans or specifications.
- (c) Where the person to whom a building permit has been issued fails or refuses to comply with a Stop Work Order issued by the Building inspector.
- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003995
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.49-2-1.311	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 318

TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

- (a) Work covered by this building permit must begin within 30 days of the effective date of this permit and must be completed within 1 year of the effective date of this permit unless extended in writing by the Building Inspector.

REVOCATION of PERMITS

The Building Inspector may revoke a building permit theretofore issued and approved in the following instances:

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- (c) Where the person to whom a building permit has been issued fails or refuses to comply with a Stop Work Order issued by the Building inspector.
- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003994

DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.49-2-1.311	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 320

TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

- (a) Work covered by this building permit must begin within 30 days of the effective date of this permit and must be completed within 1 year of the effective date of this permit unless extended in writing by the Building Inspector.

REVOCATION of PERMITS

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- (c) Where the person to whom a building permit has been issued fails or refuses to comply with a Stop Work Order issued by the Building inspector.
- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____



THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003993
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.41-1-1.2	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAINS - BUILDING # 322

TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete		
1. Foundation Pre-pour Inspection		
2. Backfill Inspection		
3. Framing Inspection		
4. Insulation Inspection		
5. Final Inspection prior to Occupancy		

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

- (a) Work covered by this building permit must begin within 30 days of the effective date of this permit and must be completed within 1 year of the effective date of this permit unless extended in writing by the Building Inspector.

REVOCATION of PERMITS

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- (b) Where he finds that the work performed under the permit is not being prosecuted in accordance with the provisions of the application plans or specifications.
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- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____



THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003992
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.41-1-1.1	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 324
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

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REVOCATION of PERMITS

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- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003991
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.41-1-1.1	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 326/328
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

- (a) Work covered by this building permit must begin within 30 days of the effective date of this permit and must be completed within 1 year of the effective date of this permit unless extended in writing by the Building Inspector.

REVOCATION of PERMITS

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- (b) Where he finds that the work performed under the permit is not being prosecuted in accordance with the provisions of the application plans or specifications.
- (c) Where the person to whom a building permit has been issued fails or refuses to comply with a Stop Work Order issued by the Building inspector.
- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____



THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201004002
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.49-2-1.311	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING 332

TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

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- (d) When the work is suspended or abandoned for a period of twelve (12) months or when the walls or structural members are left uncovered or unprotected so that severe or freezing weather may weaken or damage such walls or structural members in the opinion of the Building Inspector.

APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003989
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.49-2-1.311	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 340
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a Certificate of Occupancy is required, such building shall not be occupied until said certificate has been issued.

SCOPE & DURATION of PERMIT

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APPROVED BY: _____



THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003988
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.49-2-1.311	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING #342
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
1. Footing Inspection before pouring concrete	_____	_____
1. Foundation Pre-pour Inspection	_____	_____
2. Backfill Inspection	_____	_____
3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

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SCOPE & DURATION of PERMIT

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APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003987
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.41-1-3	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 344
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

MINIMUM OF SIX CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:

	Inspector	Date
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3. Framing Inspection	_____	_____
4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

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APPROVED BY: _____

THIS PERMIT MUST BE VISIBLY POSTED

CITY OF SCHENECTADY
BUREAU OF CODE ENFORCEMENT

PERMIT NO: 201003986
DATE: 12/06/10

LOCATION OF BUILDING: NOTT ST

S/B/L: 39.41-1-2	OWNER	CONTRACTOR
NAME	MAXON ALCO HOLDINGS LLC	TESTA CORP
ADDRESS (P.O. BOX NOT ACCEPTED)	695 ROTTERDAM INDUSTRIAL PK SCHENECTADY, NY 12306	360 AUDUBON RD WAKEFIELD, MA 11880
TELEPHONE NUMBER	377-6471/465-1565	201-304-5635

PROPOSED WORK: ASBESTOS ABATEMENT & DEMO OF STRUCTURE TO SLAB MASONRY TO
REMAIN - BUILDING # 346
TOTAL COST OF CONSTRUCTION: \$ 0.00 TOTAL FEE: \$ 200.00

BUILDING PERMIT

CALL DURING OFFICER HOURS 8:00 – 10:00 AM & 3:00-4:00 PM

Code Enforcement Officer Supervisor Richard Alois (518) 382-5199 extension 5375

If Unavailable please call (518) 382-5050

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1. Foundation Pre-pour Inspection	_____	_____
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4. Insulation Inspection	_____	_____
5. Final Inspection prior to Occupancy	_____	_____

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APPROVED BY: _____



New York State Department of Environmental Conservation

Office of Environmental Quality, Region 4

1130 North Westcott Road, Schenectady, New York 12306-2014

Phone: (518) 357-2045 • Fax: (518) 357-2398

Website: www.dec.ny.gov



Alexander B. Grannis
Commissioner

August 24, 2010

Mr. Paul Dresser
Testa Corporation
76 Roanoke Avenue
Newark, New Jersey 07105

Dear Mr. Dresser:

Re: ALCO-Maxon Site Parcels A, B and C
BCP Site No. C447042, C447043 and C447044, Schenectady
Environmental Remediation Demolition and Waste Management Plan

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have reviewed the Environmental Remediation Demolition and Waste Management Plan (Plan) received August 11, 2010 by this office. We request the following information and changes to the Plan:

Section 2 Summary of the Work

- Provide the planned hours of operation.
- Testa will provide to the NYSDEC the demolition of structure Permit from the City of Schenectady prior to commencement of the building demolition at the ALCO-Maxon Site.

Section 5 Engineering Survey

- The NYSDEC requests a copy of the Engineering Survey prior to the start of the demolition project.

Section 6 Work by Testa or Our Subcontractors

6.1 Air Monitoring

- A Community Air Monitoring Plan (CAMP) is to be added to the Plan as Attachment G. The CAMP is to be implemented during building demolition and loading of materials for off-site disposal to ensure that the off-site community and businesses, on the former ALCO property, are protected from airborne contaminants. A NYSDOH Generic CAMP is enclosed with this letter.

- Include with the CAMP, the name of the contractor that will be operating the CAMP, and the chain of command in the reporting of any exceedances.

6.3 Demolition

- Testa will cover all debris piles containing contaminants that are staged on each of the Parcels. The goal is to make these piles as inaccessible to trespassers as possible.

Section 8.0 Disposal Recycling

- As water will be utilized to control dust during all operations, include in this Section the plans for controlling any runoff water. This is to prevent non-point source releases to water bodies (Mohawk River, College Creek).
- All electronic equipment, computers and lighting fixtures, located as interior garbage must be properly recycled. A list of recyclers is available on the NYSDEC public website (www.dec.ny.gov).

Attachment C Site Specific Health and Safety Plan

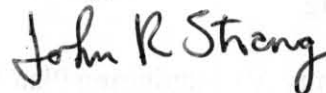
- Add, as the cover page to the Site Specific Health and Safety Plan, a Telephone Contacts Page and Map to the Hospital. A sample page is enclosed. Add to the Telephone Contact Page, the contact number for the Region 4 NYSDEC office, (518) 357-2045, and the NYSDEC Spills Hotline number, 1-800-457-7362.

Attachment E Building Photos

- Include the July 2010 Letter of Resolution between the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), Empire State Development Corporation, City of Schenectady and Maxon ALCO Holdings LLC to Attachment E.
- The NYSDEC asks for the notification from the NYSOPRHP that work stated in Stipulation number 1 in the Letter of Resolution has been submitted and accepted by the NYSOPRHP.

Please provide to this office the requested attachments (CAMP, telephone contacts page and Map) with a letter containing the other requested information that will be included with the Environmental Remediation Demolition and Waste Management Plan. Submission of a revised Plan is not necessary. Please reach me at (518) 357-2390, or by email at jrstrang@gw.dec.state.ny.us with any questions.

Sincerely,



John R. Strang, P.E.
Environmental Engineer 2

Enclosures

ec: K. Frantzen, Kleinfelder
D. Buicko, ALCO-Maxon
S. Luciano, Galesi
P. Fallati, Galesi
S. Porter, Galesi
D. Sommer, Youngsommer
S. Strichman, City of Schenectady
J. Bonafide, NYSOPRHP
D. Croswell, CDR
A. Suflita, SCHD
A. DeMarco, NYSDOH
R. Ostrov, NYSDEC OGC
K. Goertz, NYSDEC
C. O'Neill, NYSDEC

New York State Department of Health Generic Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical-specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH.

Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate NYSDEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well bailing/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a **continuous** basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored **continuously** at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed $150 \text{ mcg}/\text{m}^3$ above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than $150 \text{ mcg}/\text{m}^3$ above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within $150 \text{ mcg}/\text{m}^3$ of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

June 20, 2000

P:\Bureau\Common\CommunityAirMonitoringPlan (CAMP)\GCAMPRI.DOC

KLEINFELDER

SITE HEALTH AND SAFETY PLAN

(For specific Procedures, Refer to KLEINFELDER's Site Health and Safety Procedures Manual)

I. PROJECT IDENTIFICATION

Project Name: Maxon-Alco Holdings, LLC

Project #: 107121

Address of Site: 301 Nott Street

Site ID#: NA

Client Contact: David Buicko

Phone: 518-356-4445

KLF Project Manager: Kurt Frantzen

Phone: 860-683-4200 ext 123

Health and Safety Oversight: Matthew Pickard

Phone: 845-567-6530

II. EMERGENCY CONTACTS

All field staff will coordinate with the security guard, whenever present, at the entry to the park at 301 Nott St. at the start of each workday. Subsequently, in the event of an emergency staff and contractors will coordinate with the security guard.

Security Guard: (518) 382-5840

Police: 911

Fire: 911

Ambulance: 911

National Poison control Center: 800-222-1222

NY DOT: 511

Utilities:

Gas: National Grid - 1-800-892-2345

Electric: National Grid - 1-800-867-5222

Water: City of Schenectady - 518-382-5023

Dig Safe: 811

Medical Treatment Facility: Ellis Hospital **Phone #:** 518-243-4000

Address: 1101 Nott St. Schenectady NY

Directions from site: (see attached map showing location of hospital relative to site on page 3)

MAP TO HOSPITAL

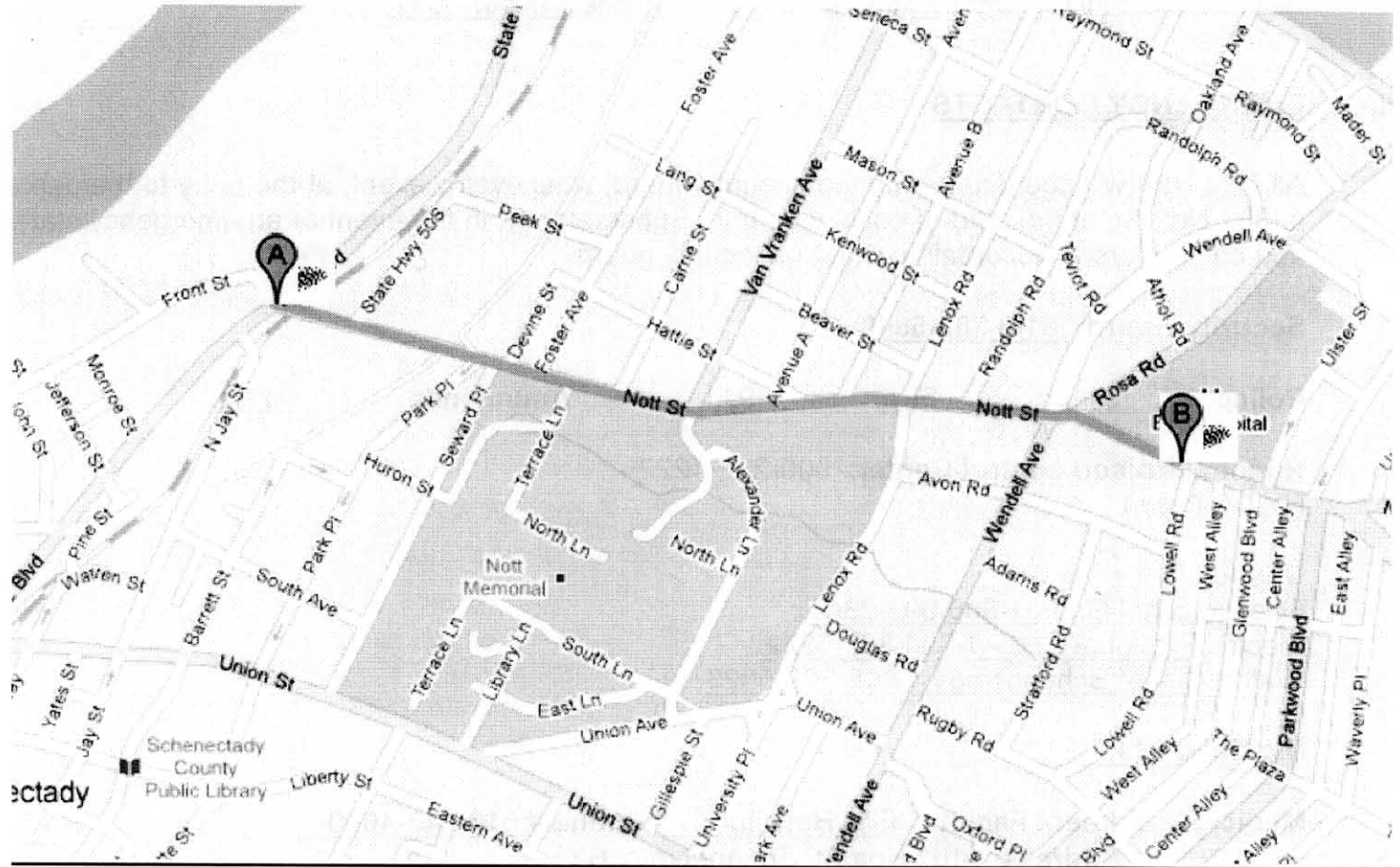
Driving directions to Ellis Hospital

1.0 mi – about 2 mins

A 301 Nott St
Schenectady, NY 12305

1. Head **east** on **Nott St** toward **Erie Blvd/Maxon Rd** 1.0 mi
Destination will be on the left

B Ellis Hospital
1101 Nott St
Schenectady, NY



**ENVIRONMENTAL REMEDIATION
DEMOLITION
AND
WASTE MANAGEMENT PLAN**

FOR

THE EXISTING STRUCTURES

**AT THE FORMER AMERICAN
LOCOMOTIVE COMPANY (ALCO) SITE
301 NOTT STREET
SCHENECTADY, NY**

PREPARED BY

**TESTA CORP
76 ROANOKE AVE
NEWARK, NEW JERSEY**

AUGUST 3, 2010

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1. INTRODUCTION

TESTA CORP (TESTA) has been retained by ownership, MAXON ALCO HOLDINGS, LLC, (MAXON) to perform the demolition to slab on grade of a number of structures located on 3 separate parcels at the former industrial facility property known as the ALCO Plant (ALCO) located at 301 Nott Street Schenectady, New York. As a part of this demolition we will be performing or subcontracting to have other firms perform, Asbestos Abatement, Air Monitoring, Demolition and Contaminated Materials Disposal.

The following Work plan and the attached Site Specific Health and Safety Plan has been developed by TESTA CORP (TESTA) at the request of the ownership of the parcels to allow for regulatory agency's to review the plan for the project prior to commencement of work. The demolition work plan is to be conducted concurrently on the 3 parcels of the ALCO site. It has also been developed for the protection of TESTA and our potential subcontractors employees. This project's elements require TESTA employees or our subcontractors to perform tasks where physical and or environmental hazards may impact personal safety. The HASP is also intended to protect employees and assets belonging to MAXON ALCO HOLDINGS, LLC outside of defined demolition area.

This industrial site has been identified as a brownfield site and 3 separate parcels of the site have been accepted into the New York State Brownfield Cleanup Program. As a result of the BCP redevelopment project, the intention of this project is to clear the 3 parcels of the site of the existing structures leaving the slabs on grade, footings and foundations in place. This will allow for further testing and any required Brownfield investigation and/or remediation activities to be performed by others. TESTA will not be performing any work below grade thus minimizing any disturbance of any sub surface contamination.

The above grade structures to be demolished were previously surveyed and resulted in environmental document titled: "Asbestos Demolition Survey & Lead-Based Paint Testing Report" prepared by Professional Service Industries, Inc. (PSI), February 18, 2010 (**Attachment A**) and "Limited Building Evaluation Testing Report" also prepared by Professional Service Industries, Inc. (PSI), February 26, 2010 (**Attachment B**).

These reports along with field observations are the basis for certain environmental abatement work prior to demolition and are included as an appendix A & B to this work plan. Chemical residuals, asbestos, lead paint and hazardous materials in the buildings have been identified and may be encountered at the 3 parcels of the ALCO site hereinafter the ALCO site. The Work plan and the Site Specific HASP (**Attachment C**) address these and other conditions typically associated with manual and mechanical demolition work. Should any hazard or exposure identified or encountered other than

asbestos, lead paint and PCB containing components, be identified we will immediately stop work in that area, verify the composition and appropriately handle the materials.

Should any hazard or exposure be identified or encountered other than those materials previously identified in the PSI reports TESTA will stop work in the area Where the discovery was made we will notify representatives of MAXON and take appropriate actions.

While performing the demolition work TESTA employees may be exposed to the following types of demolition hazards.

- Various Heavy / Mechanical Equipment

- Unstable Structures and Buildings

- Lead Based Paint, Asbestos, Mercury, PCP's and other miscellaneous chemicals.

The intention of the Demolition Work Plan will identify the manner of demolition, the asbestos remediation, the air monitoring, the identified chemicals disposal and the various disposal processes. The intention of the site specific Health and Safety Manual (HASP) is to provide a manual that has been designed to correspond with the potential hazards and to allow for a safe work environment. All activities will be conducted in accordance not only the work plans but in accordance with all Federal, State and Local Municipal regulations.

The requirements and guidelines of this Demolition Work Plan and the HASP will be discussed and reviewed with site personnel and will be on site for review by appropriate personnel while work is underway. Safety and potential hazards will be addressed daily. If any TESTA employee encounters an unsafe condition, an unknown hazard or other potential exposure they are to stop work and notify the site superintendent immediately.

2. SUMMARY OF THE WORK

The work generally consists of the removal of asbestos, interior debris identified contaminated materials and the demolition entire structures to slab on grade leaving foundations and slabs in place of the former American Locomotive Company (ALCO) including demolition of buildings 308, 316, 318, 320, 322, 324, 326 & 328, 332, 340, 342, 344 and 346 and switchgear station across street.

STS Building & Bldg. 304.

This work includes:

- 1) File all Permits for Asbestos Abatement with all appropriate Federal, State and Local entities.
- 2) File with Schenectady Building Department permits for demolition of structure to slab on grade.
- 3) Provide erosion control in areas where demolition will occur.
- 4) Provide temporary fence protection.
- 5) Provide for disconnects of all utilities for demolition. Confirm all utility systems have been disconnected and that the remaining live systems are properly identified.
- 6) Removal and disposal of all existing interior debris from buildings to be demolished.
- 7) Removal and disposal of all existing equipment from any building to be demolished.
- 8) Remove and dispose of contaminated materials. *(liquids)!*
- 9) Remove and dispose of all asbestos containing materials
- 10) Perform Asbestos Abatement Air Monitoring.
- 11) Mechanical demolition and complete removal of the entire structures to slab on grade leaving foundations and slabs in place including demolition of buildings: 308, 316, 318, 320, 322, 324, 326 & 328, 332, 340, 342, 344 and 346 and switchgear station across street
- 12) Mechanical demolition, removal and disposal of all exterior overhead pipe racks, piping and existing exterior cranes and crane ways to grade elevation.
- 13) Management of debris and scrap.
 - a. Placement of hard fill at bases of buildings.
 - b. Recycling of as much material as possible, LEED documents including manifests and or disposal tickets, percentage calculations and standard reporting documents.

*Make sure
tanks, USTs
are empty.*

TESTA CORP will perform the work in accordance with all applicable Federal, State and Local Municipal regulations.

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3. SITE DESCRIPTION

The site where the work will take place will be the 3 parcels of the former American Locomotive Company Plant (ALCO) that have been accepted into the BC program. The parcels are located at what is now listed as 301 Nott Street Schenectady, New York. The buildings to be demolished include: Buildings 308, 316, 318, 320, 322, 324, 326 & 328, 332, 340, 342, 344 and 346 and switchgear station across street. (Buildings numbers identified in **Attachment D**), along with a map showing the 3 distinct parcels of the BC program.

4. WORK BY OTHERS

Before TESTA and or our subcontractors begin work MAXON will survey the site and identify any and all utilities that are to remain active on the site. The utility companies will identify all utilities and ensure all are disconnected prior to demolition. A survey of the existing sanitary and storm sewer will be performed by owner to determine existing condition and if there is any work that needs to be performed to ensure a safe work site.

5. ENGINEERING SURVEY

Prior to the start of the work, TESTA will perform an Engineering Survey specific for demolition activities in accordance with OSHA Regulations 29CFR part 1926 Subpart T. The purpose of the survey is to evaluate the project and the demolition methodology to assess the potential for the unplanned or sudden collapse of structural components during the demolition operations.

A copy of the engineering survey for this project will be forwarded to MAXON prior to the beginning of this work. The HASP will be revised if necessary and will be attached to that report.

6. WORK BY TESTA OR OUR SUBCONTRACTORS

- 6.1 Air Monitoring**
- 6.2 Asbestos Abatement**
- 6.3 Demolition**

6.1 AIR MONITORING

Provide all air monitoring required under ICR 56 for the removal of ACM as identified in the survey provided by the building owner to Testa. All work and schedule will be coordinated and the responsibility of TESTA.

Verify all required notifications are in place including any variances to perform the intended asbestos abatement.

Perform baseline background sampling prior to any disturbance of materials.

Perform during and final air sampling for all work areas where asbestos materials as removed as required under NYS ICR 56 and any approved variances.

Air samples will be analyzed by Phase Contract Microscopy (PCM) – NIOSH 7400 method. All air monitoring results will be available within 24 hours, usually by noon of the following day after collection.

Provide notification as required by NYS ICR 56 to the client and the abatement contractor if air sampling results are above the acceptable limit of 0.01 f/cc or background level.

A properly certified Project Monitor shall perform a final visual inspection as required under ICR 56. Final air sampling cannot begin until this inspection has been performed and the Project Monitor documents that the area has passed the visual inspection in the logbook of the Abatement Contractors Supervisor.

Provide a final written report which will include air sampling locations, results, chain of custody documentation, log sheets, laboratory certifications, company licenses and employee certifications.

6.2 ASBESTOS ABATEMENT

Provide all permits and variances for asbestos abatement.

Each building will be a separate permit.

Removal and disposal of all identified asbestos containing materials Per PSI Report dated February 18, 2010 and Limited Building Evaluation report dated February 26, 2010.

All windows where asbestos glazing has been identified will be removed as asbestos.

All roofing material identified as asbestos will be removed as asbestos.

All friables will be removed as asbestos.

All materials will be removed, containerized, identified, transported and disposed of in accordance with all regulations.

All materials will be disposed of in a licensed landfill with manifests.

Window and roof work will be performed by mechanical removal in conjunction with Testa.

All work will be performed in conformance with all Federal State and Local regulations. All workers will be licensed for asbestos abatement. Variances for non friable materials removal (roofing and caulking) will be obtained from NYSDOL

The following is the identified scope that this work plan is based upon. We will remove all materials identified as ACM materials regardless of quantities in each building:

Bldg 308 All windows, 1,120 lf pipe insulation, 81 mudded elbows, 2,200 sq ft floor tile, 40 sq feet debris, 4 doors, 121 lf exterior brick caulk.

Bldg 316 All windows & upper peaked roofs, 1,740 lf pipe insulation, 65 mudded elbows, 400 sq ft floor tile & mastic, 1,344 sq ft exterior panels, 75 sq ft debris, 6 lf black tar on brick.

Bldg 318 All windows, 5,000 sq ft paper & tar, core metal ceiling & siding, 100 sq ft roof sealant, 4 lf panel caulk.

Bldg 320 All windows, 135 mudded joint packing, 5000 sq ft exterior siding coating.

Bldg 322 Roofing

Bldg 324 400 sq ft black tar on shot blast unit, all roofing.

Bldg 332 1,360 sq ft floor tile, all windows, wall adhesive, 25,000 sq ft exterior siding.

Bldg 342 72 sq ft fire door insulation, all windows, 1,200 sq ft boiler insulation, 8 lf panel caulk, Penetration sealer, all roofing.

Bldg 346 All windows & roofing, 4,620 lf pipe insulation, 15,000 square feet of Cementitious Board Panels, Floor Tile, Carpet Adhesive & Mastic.

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6.3 DEMOLITION

The work generally involves the mechanical demolition of the referenced structures utilizing 35 – 125 ton series excavators equipped with shears, grapples buckets and or hydraulic hammers. Each building will be evaluated individually and any specific issue or different types of construction that may exist will be addressed with revisions to this plan prior to work commencing in each area.

The 3 parcels at the site include buildings that were utilized as warehouse and manufacturing and related work areas. The structures generally consist of structural steel framing, columns and joists, with wood roofs and brick exterior. Many of the structures had overhead cranes traversing the length of the buildings on over head crane rails.

The work consists of the removal of interior debris, identified contaminated materials and the demolition entire structures to slab on grade leaving foundations and slabs in place of the former American Locomotive Company (ALCO) including demolition of buildings 308, 316, 318, 320, 322, 324, 326 & 328, 332, 340, 342, 344 and 346 and switchgear station across street.

This work includes:

File notifications with all regulatory agencies including Schenectady Building Department permits for demolition of structure to slab on grade.

Provide and receive approval for work plan.

Provide a site specific Health and Safety Plan

Provide Health and Safety Training for all workers.

Perform a pre Demolition engineering survey in accordance with OSHA Regulations 29CFR part 1926 Subpart T.

Provide erosion control in areas where demolition will occur.

Provide temporary fence protection.

Provide for disconnects of all utilities for demolition. Confirm all utility systems have been disconnected and that the remaining live systems are properly identified and protected.

Removal and disposal of all existing interior debris, from buildings to be demolished.

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Removal and disposal of all existing equipment, from any building to be demolished.

Remove and dispose of contaminated materials.

Mechanical demolition and complete removal of the entire structures to slab on grade leaving foundations and slabs in place.

Mechanical demolition, removal and disposal of all exterior overhead pipe racks, piping and existing exterior cranes and crane ways to grade elevation.

Management of debris and scrap.

Placement of hard fill created from demolition activities at bases of buildings.

Recycling of as much material as possible, LEED documents including manifests and or disposal tickets, percentage calculations and standard reporting documents.

3.2 Building Demolition Method

After all permits are obtained and all erosion control is in place, we will remove all interior partitions and doors. Any equipment that can be removed will be removed. Any interior pipes, ductwork, etc., will be removed. When all interior partitions have been removed, we will begin the process of structural demolition.

As the roof is a non-removable structure, we will remove the roof and all roof materials. This will allow the buildings to be demolished with the non-removable structure. TESTA will remove the roof utilizing a long arm (100 ft) excavator with a hydraulic shear and crusher attachment.

The roof materials and debris will be lowered to the ground in a controlled manner, sorted, and loaded in lined trucks for transport to a designated landfill.

Once the roof and windows have been removed and the debris field is cleared, we will begin the process of demolishing the structure. Demolition of these buildings will be started by removing and separating the exterior brick and concrete walls. The material will be placed adjacent to each structure and recycled for utilization as backfill.

Next, utilizing a controlled demolition method, we will remove the building structure. The building will be removed in a controlled manner from the west side to the east side. The building may be removed in a controlled demolition method.

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7. SEQUENCE /METHOD

The sequence and methods that TESTA will employ to safely and successfully complete this project are conveyed not as a detailed engineering plan but to allow for evaluation of this work plan. As most of the buildings are of similar construction the method will appear to be repetitive in nature. Each building will be evaluated and any specific issue or different type of construction that may exist will be addressed in a revision to this plan.

7.1 Sequence

The specific sequence of demolition is dependant on the acquisition of the demolition permits and the completion of the asbestos abatement and all pre demolition activities. As the multi-parcel site consists of 14 individual structures it is intended that more than one structure will undergo asbestos abatement and receive clearances at a time. It is also intended to have demolition occurring on more than one building at a time. Any structure which does not have any asbestos abatement will be available for demolition once receipt of permits occurs.

7.2 Building Demolition Method

After all permits are obtained and all erosion control is in place, we will remove all interior garbage and debris. Any equipment that can be removed will be removed. Any lights, bulbs, ballasts, switches, etc... will be removed. When all friable abatement has occurred we will begin the process of structural demolition.

As the roofs are in various states of disrepair non-friable abatement of roof and windows will occur under a variance from NYSDOL. This will allow the buildings to be demolished with the non friable material in place. TESTA will remove the roofs utilizing long arm (High Reach) or standard excavators utilizing grapples and shears.

The roofing material and windows will be lowered to the ground in a controlled manner, sorted and placed in lined dumpsters or trailers for transport and disposal to a licensed landfill.

Once the roofs and windows have been removed and the debris cleaned up we will begin the process of demolition. Demolition of these buildings will be started by removing and separating the exterior brick and brick walls. This material will be placed adjacent to each structure and downsized for utilization as on site fill.

Next utilizing a combination of excavators fitted with shears, grapples and or buckets the building will be raised in a controlled manner from the top to the bottom. Some torch precutting may be required in order to safely demolish the buildings. Structural

steel will be sheared in a controlled manner allowing larger members to be hinged and lowered to the ground. The steel will not be allowed to free fall on to the slabs. The structures will be demolished down to slab on grade levels. Slabs on grade, footings and foundations will remain in place.

TESTA CORP will perform the work in accordance with all applicable Federal, State and Local Municipal regulations.

7.3 Exterior Crane Ways.

As a part of this project the exterior crane ways will be demolished. Once the crane ways have been safed off and an exclusion safety zone has been created, we will begin the process of demolishing the crane ways. Utilizing excavators with grapple and shears we will first remove the crane. Then systematically working from one end of the structure we will demolish the crane way and the support structures. The supports will be cut at grade level. All of the steel will be prepared and transported off site for recycling.

8. DISPOSAL RECYCLING

As the buildings are being demolished all materials that can be recycled will be recycled. C & D will be separated from recyclables and transported to a certified landfill for disposal.

All masonry materials will be downsized on site and will remain on site for reuse as a part of the brownfield project. Contractor will verify reuse approval for ownership from NYSDEC prior to commencement of project.

Water will be utilized to control dust during all operations. Prior to any material being transported off site the material will be identified and a hazardous waste determination will be completed prior to off site shipping. Prior to shipping off site any materials we will identify the shipper and the disposal facility and report same to owner.

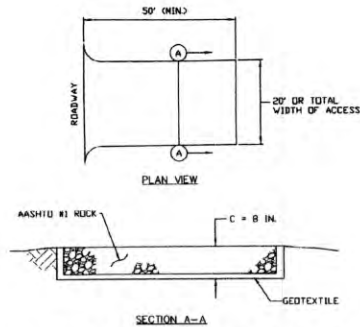
A record of all materials that are transported off site will be kept and a report will be generated identifying the material, the hauler and the disposal / recycling facility.

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SECTION 8

EROSION CONTROL DETAILS

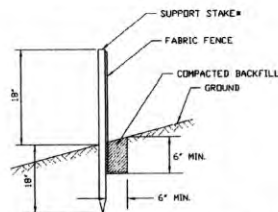
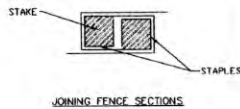
ALCO - Erosion Control Details



MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. AT THE END OF EACH CONSTRUCTION DAY, ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE.

ROCK CONSTRUCTION ENTRANCE

N.T.S.



* STAKES SPACED @ 8' MAXIMUM. USE 2" X 2" WOOD OR EQUIVALENT STEEL STAKES.

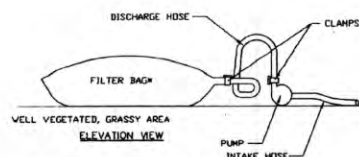
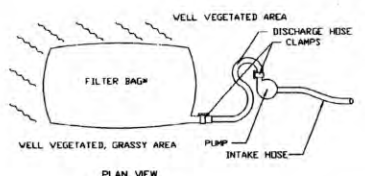
FILTER FABRIC FENCE MUST BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE BARRIER MUST BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT.

SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE.

ANY SECTION OF FILTER FABRIC FENCE WHICH HAS BEEN UNDERMINED OR TOPPED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET. SEE STANDARD CONSTRUCTION DETAIL #18.

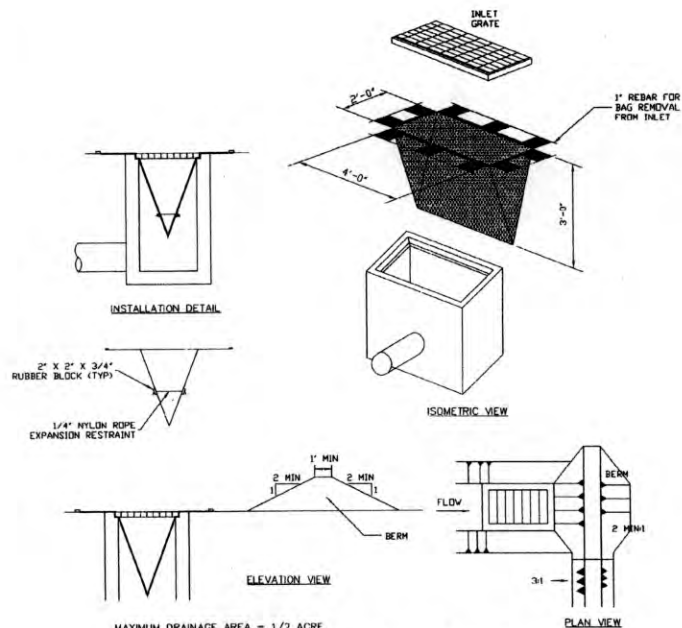
STANDARD FILTER FABRIC FENCE (18" HIGH)

N.T.S.



PUMPED WATER FILTER BAG

N.T.S.



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

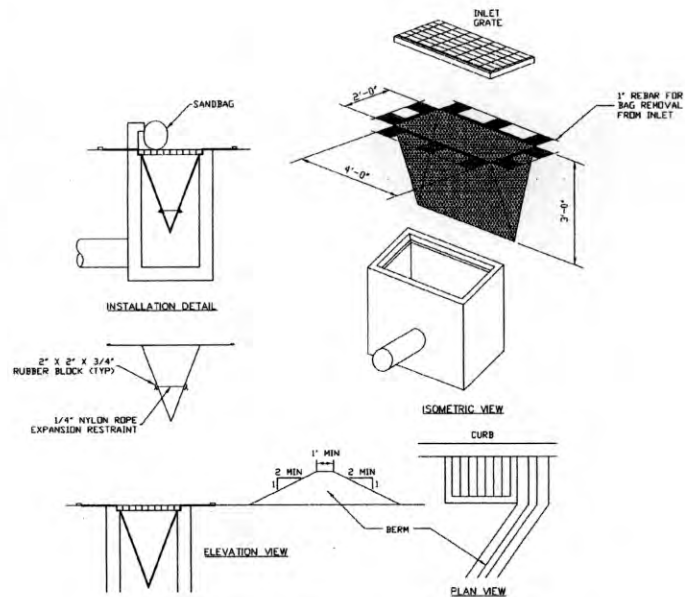
INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

FILTER BAG INLET PROTECTION CHANNEL OR ROADSIDE SWALE

N.T.S.



MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED.

SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

FILTER BAG INLET PROTECTION CURBED ROADWAY

N.T.S.

9. SITE CONTROL MEASURES

The general public including contractors not involved in the demolition work will not be allowed on site unless accompanied by an employee of TESTA or their designated representative. The site control fencing will be posted with signs restricting access.

9.1 Support Zone

The areas outside the active work zone will be utilized as a support zone and will include areas where site personnel and visitors can conduct activities outside of the demolition areas. The support zone may contain trailers, portable sanitary facilities and will act as an area for daily planning, Health and Safety meetings and centers for emergency situations.

9.2 Demolition Zone

The entire project area will be designated as the Demolition Zone and will be isolated by the existing fencing and around individual work areas temporary fencing will be installed. Access to and from the demolition zone will be limited to designated entrances through the fencing. Signs will be posted along the outside of the fence warning the general public and the workers.

9.3 Demolition Exclusion Zone

A demolition exclusion zone will be established to ensure the safety of on site personnel during mechanical demolition. Only properly trained equipment operators and related supervisory personnel will be allowed into the demolition exclusion zone. Necessary barricades, caution tape and signs warning of demolition activities will be posted around the perimeter of the demolition exclusion zones.

ATTACHMENTS

A - Asbestos Demolition Survey & Lead-Based Paint Testing Report" prepared by Professional Service Industries, Inc. (PSI), February 18, 2010.

B - Limited Building Evaluation Testing Report" also prepared by Professional Service Industries, Inc. (PSI), February 26, 2010.

C - Site Specific Health and Safety Plan for ALCO Schenectady, NY

D - Site Survey and plan identifying the 3 parcels.

E - Building Photos

F - Equipment List