



October 25, 2021

Ms. Stephanie Fitzgerald
NYS Department of Environmental Conservation
615 Erie Boulevard West
Syracuse, New York 13204

**RE: Sub-Slab Depressurization System and Soil Vapor Intrusion Work Plan
Addendum #1
Oswego Midtown Plaza – C738045
18 East Cayuga Street & 83-87 East First Street, Oswego, New York
LaBella Project #2200482**

Dear Ms. Fitzgerald,

LaBella Associates, D.P.C. (“LaBella”) is pleased to submit this addendum to the Sub-Slab Depressurization System (SSDS) and Soil Vapor Intrusion (SVI) Work Plan revised September 4, 2020, and approved by NYSDEC on October 21, 2020, regarding Brownfield Cleanup Program (BCP) Site (BCP ID No. C738045) located at 18 East Cayuga Street & 83-87 East First Street, Oswego, New York, hereinafter referred to as the “Site.” This addendum is to seek approval to remove a damaged monitoring point from the sampling plan and replace with an existing viable monitoring point.

The SSDS was installed in substantial accordance with the SSDS and SVI Work Plan between November 2020 and July 2021 as part of building construction. Eight (8) monitoring points were installed for pressure field extension (PFE) testing consisting of ¼ inch diameter stainless steel tubing routed beneath the floor slab to various locations throughout the building. The monitoring points are referred to as MP-01 through MP-08 on the attached figure R-100 Sub-Slab Depressurization System Layout. As part of future SVI testing, LaBella planned to sample sub-slab vapor using monitoring points MP-01 through MP-05.

The SSDS was activated on July 22, 2021 and LaBella collected PFE readings in late August and early September 2021. The PFE readings have shown consistent negative pressures at MP-02 through MP-08, indicating the SSDS is working correctly. However, the PFE readings for MP-01 were consistently positive. On October 7, 2021, LaBella drilled two holes through the concrete floor slab to the east and west of MP-01 and collected PFE readings directly from those points. These measurements were -0.005” (Inches Water Column) WC and -0.007” WC, respectively. These negative pressure measurements indicate that the SSDS is operating sufficiently in the area of MP-01. Based on these results, it appears that MP-01 was damaged during construction and is no longer a viable sampling point.

As it has been demonstrated that MP-01 is no longer viable, we would like to remove MP-01 from the PFE monitoring list. Given that there are still seven viable PFE monitoring points which provide coverage throughout the building footprint and the complications of monitoring a point that would need to be installed within an apartment if MP-01 were replaced, LaBella is not recommending the replacement of MP-01.

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In addition, as part of future SVI sampling, LaBella had planned to sample sub-slab vapor using monitoring points MP-01 through MP-05. Given that MP-01 is no longer viable, we would like to sample from MP-08 instead of MP-01. The final sampling locations would be MP-02, MP-03, MP-04, MP-05 and MP-08 and will still provide representative coverage of the building footprint. This change to the sampling plan will be identified as a deviation in the letter to be submitted following the SVI sampling.

If you have any questions, or require additional information, please do not hesitate to contact me at (585) 295-6289.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.



Ann A. Barber, PE
Environmental Engineer



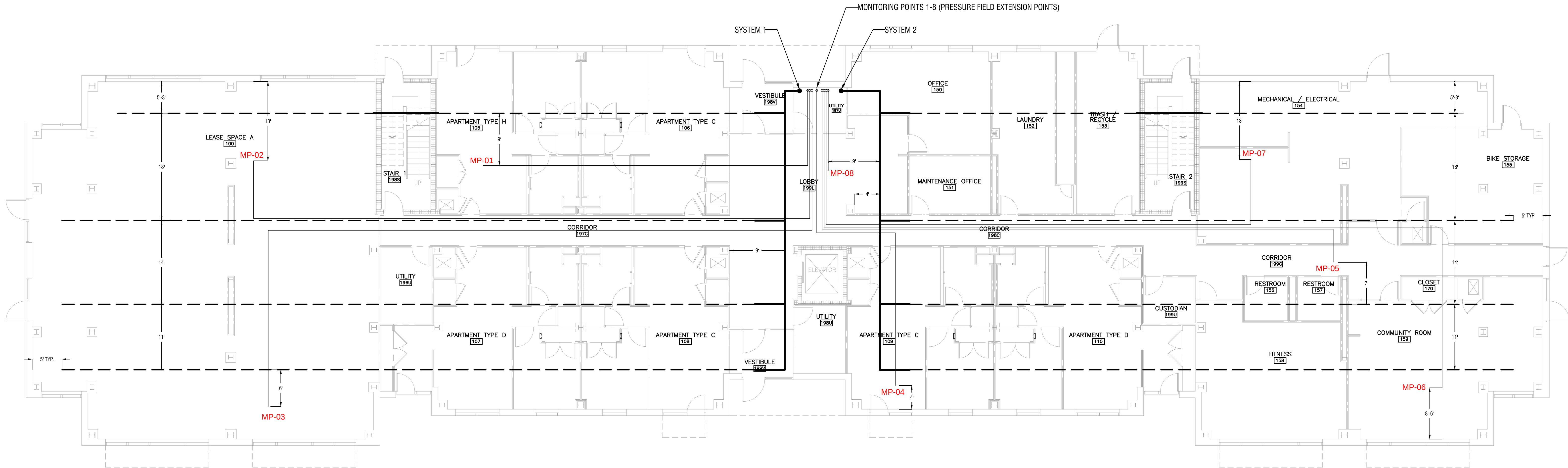
Attachments:

R-100 Sub-Slab Depressurization System Layout

I:\EAST LAKE COMMONS LLC\2200482 - OSWEGO MIDTOWN PLAZA SSDS\ADDENDUM #1\C738045- ADDENDUM #1 OSWEGO MIDTOWN PLAZA REVISED
SSDS WORK PLAN.DOCX

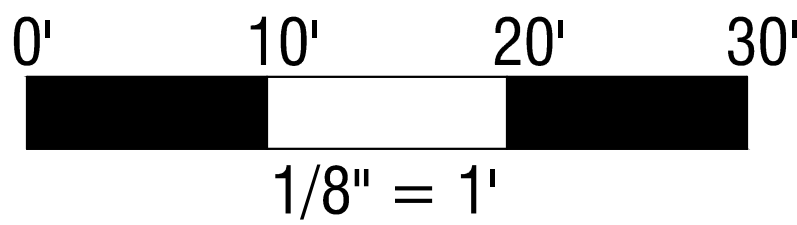
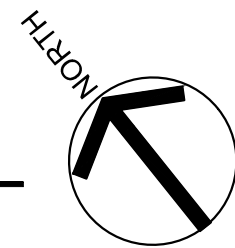


ATTACHMENTS



R-100
1/8" = 1'

SUB-SLAB DEPRESSURIZATION SYSTEM



NOTES:

- THIS PLAN NOT INTENDED TO PROVIDE STRUCTURAL DETAILS. REFER TO STRUCTURAL DRAWINGS.
- VERTICAL PIPE IS 4 INCH SCHEDULE 40 PVC. CONTRACTOR TO ROUTE VERTICAL PIPE THROUGH MECHANICAL OR ELECTRICAL ROOM ON FLOORS 2-5 TO ABOVE THE ROOF.
- VERTICAL RISER SHALL TERMINATE 12 INCHES ABOVE THE ROOF LINE AND NOT WITHIN 25 FEET OF ANY AIR INTAKE.
- INSTALL RADONAWAY GP-501, OR EQUIVALENT ABOVE ROOF LINE.
- ALL SUB-SLAB VAPOR COLLECTION PIPING IS GEOTEXTILE-WRAPPED 4 INCH PERFORATED DUAL-WALLED CORRUGATED EXTERIOR SMOOTH INTERIOR HDPE.
- INSTALL 4" CAP AT EACH VAPOR COLLECTION PIPE TERMINATION.
- PRESSURE MONITORING POINTS ARE 1/4 INCH STAINLESS STEEL, FABRIC WRAPPED AT END AND PLACED ABOVE COMPACTED STONE.
- TRENCHES SHALL BE BACKFILLED WITH PEA STONE. PEA STONE SHALL CONSIST OF WASHED MATERIAL THAT WILL PASS THROUGH A 2 INCH SIEVE AND BE RETAINED BY A 1/4 INCH SIEVE.
- PERFORATED PIPE MAY BE MOVED WITHIN PEASTONE TRENCH TO AVOID PLUMBING. MAINTAIN MINIMUM 3-INCHES OF PEA STONE ON ALL SIDES OF PIPING.
- HORIZONTAL SOLID PVC PIPE TO MAINTAIN 1/4 INCH PER 1 FOOT SLOPING AWAY FROM THE VERTICAL RISER TO ALLOW WATER TO DRAIN TOWARDS THE PERFORATED PIPE.
- SEAL ALL PENETRATIONS IN THE FLOOR SLAB WITH AN ELASTOMERIC JOINT SEALANT.
- INSTALL RADON AWAY GP-501 FAN (OR EQUIVALENT) ON VERTICAL RISER ABOVE ROOF. CONTRACTOR TO PROVIDE ELECTRICAL OUTLET FOR THE FAN.
- INSTALL MANOMETER IN AN ACCESSIBLE LOCATION WITHIN UTILITY ROOM.
- INSTALL AN ALARM (RADON AWAY CHECKPOINT IIA, OR EQUIVALENT) ON THE VERTICAL RISER AND ROUTE TO OFFICE/MAINTENANCE OFFICE. CONTRACTOR TO PROVIDE AN OUTLET FOR THE ALARM. ALARMS TO BE ON SEPARATE CIRCUITS FROM THE FANS.

LEGEND

- FABRIC WRAPPED 4 INCH HDPE PERFORATED PIPE PLACED WITHIN PEA STONE TRENCH
- 4 INCH HDPE SOLID PIPE
- 1/4 INCH STAINLESS STEEL

NO.	REVISION	BY	DATE
1			
1			
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It is a violation of New York Education Law Article 145, Sec. 2703, for any person, acting in the direction of a licensed architect, professional engineer, or land surveyor, to prepare, or cause to be prepared, any drawing, specification, or report, or any part thereof, for a project, the design of which is required by law to be prepared by a professional engineer, or land surveyor, unless the person is a duly licensed professional engineer, or land surveyor, and the drawing, specification, or report, or any part thereof, is signed and sealed by the person, and a specific description of the alterations.



PROJECT/CLIENT
EAST LAKE COMMONS
EAST LAKE COMMONS, LLC
18 E CAYUGA ST AND 83-87 E FIRST ST
OSWEGO, NEW YORK

DRAWING TITLE
SUB-SLAB DEPRESSURIZATION
SYSTEM LAYOUT - AS-BUILT

ISSUED FOR	DESIGNED BY	AA
AS-BUILT	DRAWN BY	DRP
DATE:	REVIEWED BY:	AA
JULY 2021		

18 East Lake Commons, LLC 2200482 - Oswego, New York
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PROJECT/DRAWING NUMBER

2200482

R-100