

Former Sperry Remington Site – North Portion (C808022), Former Sperry Remington Site (808043), and Former Scott Technologies Site (808049) Environmental Investigation and Cleanup

Enhanced Community Liaison Plan (Updated, 6 June 2022)

Prepared for

New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7012



Prepared by

B&B Engineers and Geologists of New York, PC
10211 Wincopin Circle, Floor 4
Columbia, Maryland 21044

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1. INTRODUCTION

1.1 Updates and Enhancements

The following provides an update to the 2 September 2020 Enhanced Community Liaison Plan (ECLP) for recently completed and scheduled work associated with the Former Sperry Remington Site – North Portion comprising the Elmira High School (EHS) property, Former Sperry Remington Site and Former Scott Technologies Site located in Elmira, NY: This ECLP discusses background information, the scope of the work, how the work will be completed and how progress for this work is communicated to the public.

On-going IRM Work

(IRM #5 and IRM #5A1): IRM #5 and IRM #5A1 work to address and remove impacted material in the football field and track areas, and to address a former industrial sewer line an adjacent area to the east commenced in winter 2020 and summer 2021, respectively. This work was undertaken in advance of the Elmira City School District's (ECSD) development of a new football field complex at the EHS. Remedial work was completed April 26, 2022 and construction activities are expected to be completed in Fall 2022.

(IRM #5A2): IRM #5A2 work began in Fall 2021 and is addressing impacts in the North Athletic Fields (NAF) area in coordination with development of the new EHS athletic facilities, including softball, soccer and baseball fields.

DEC Website Updates and links for Up-to-Date IRM Construction Information and Project Hotline can be found at <https://www.dec.ny.gov/chemical/102390.html>.

1.2 Purpose of the Enhanced Community Liaison Plan for the Former Sperry Remington Site – North Portion, Former Sperry Remington Site and Former Scott Technologies Site

This Enhanced Community Liaison Plan (ECLP) has been prepared to highlight additional measures being implemented prior to initiation of additional IRM activities and serves to describe the project, project team members, community, and stakeholders. This ECLP provides an update to Site activities ongoing since finalization of the 2 September 2020 Enhanced Community Liaison Plan. It functions as a guide to project personnel and the community on the best ways to communicate project information, answer questions, and raise issues or concerns to the proper sources for resolution. In short, it is a roadmap to the sources for information regarding the Former Sperry Remington Site – North Portion, Former Sperry Remington Site, and Former Scott Technologies Site (referred to jointly as the Sperry Sites), as well as those project activities that may engender public interest and inquiries.

1.3 Project Overview

Investigation and cleanup actions will address contamination at three sites in Elmira, New York. As illustrated below, the sites include the Former Sperry Remington Site – North Portion at 777 South Main Street, the Former Sperry Remington Site at 1051 South Main Street, and the Former Scott Technologies Site, also at 1051 South Main Street, as well as an offsite location associated with the Former Sperry Remington Site. Details on each site are included in this plan.



Former Sperry Remington Site – North Portion #C808022

This approximately 34-acre property is currently owned by the Elmira City School District (ECSD) and is the location of the EHS, which includes the main school building, parking lots, an athletic track and field, baseball/soccer fields, tennis courts, volleyball courts,

and basketball courts. While soils at the property are known to be contaminated with metals, polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and volatile organic compounds (VOCs), the potential pathways by which people could be exposed to subsurface soil, groundwater, and soil vapor contamination have been addressed. Specifically, to the extent contaminated soil still remains, it is below the ground surface and covered by vegetated soil, wood chips, paving, and building foundations; groundwater is not used for potable water purposes, including as drinking water; the building has functional sub-slab depressurization (SSD) systems; and air quality at the school has been extensively tested and shown to be in compliance with New York State Department of Health (DOH) guideline values.

Unisys Corporation (Unisys), the corporate successor of the Remington Rand Corporation, which was one of several past owners/operators of the Site, entered into an agreement with the New York State Department of Environmental Conservation (DEC) under the State's Brownfield Cleanup Program (BCP) in 2017 to complete an environmental investigation and cleanup of the EHS property. Additional investigations were conducted to design Interim Remedial Measures (IRMs) to remove contaminated soil ahead of ECSD capital improvement projects at EHS. Although exposure pathways are being managed, capital improvement projects provide an opportunity to access areas of contamination and remove contaminated material without future disturbance of improved areas. All investigations and cleanup are being conducted by Unisys with strict DEC and DOH oversight.

Former Sperry Remington Site #808043

This Site is an approximately 0.28-acre portion of the former Remington Rand property currently owned and operated by the Southern Tier Commerce Center (STCC). This Site is classified as a Class 2 State Superfund Site and includes a former oil skimmer (OS2) and a covered concrete culvert (Site Culvert) that extends 275 feet east from a former holding pond (immediately to the west and adjacent to the Site) under the railroad line owned by Norfolk Southern to a discharge point to the east northeast and offsite. The former oil skimmer and Site Culvert formerly received industrial discharges. The Site Culvert currently receives stormwater discharges from the STCC and

EHS properties and non-contact cooling water discharge from EHS. The Site Culvert discharges into a 580 feet long drainage swale, which subsequently drains into an approximate 3.5-acre wetlands area and Coldbrook Creek at two outfall locations (the Offsite Areas).

PCBs and metals including cadmium, chromium, copper, lead nickel and zinc are the primary Site-related contaminant potentially impacting Coldbrook Creek sediments.

In late 2019 and in the summers of 2020 and 2021 additional remedial investigations were conducted in the Offsite Areas, including characterizing the extent of potential risks to benthic invertebrates which are the receptor group of greatest risk from the Contaminants of Potential Concern (COPC) metals and determining if remaining sources of COPCs still exist. Overbank soil sampling within the flood zone along Coldbrook Creek also occurred in three phases, late 2019 and summers of 2020 and 2021, to investigate COPCs outside the normal banks of Coldbrook Creek. These investigations identified both current and potential routes of human exposure, if any, to COPCs.

Pre-design investigations have been conducted for design of an IRM to address potential sources for migration of COPCs from OS2. An IRM to address OS2 was implemented in late 2019 and completed in the first half of 2020.

Former Scott Technologies Site #808049

The former Scott Technologies Site is also currently owned and operated by STCC. The Site was previously subject to the NYSDEC Voluntary Cleanup Program (VCP). This Site consists of commercial and light industrial buildings, a pond, and a large parking area. The former recreation Area at the southern end of the Site is wooded. Portions of the Site buildings are currently used for warehousing and light manufacturing. PCB, PAHs, metals, and other COPCs have been detected in shallow site soils and pond sediments. Additional delineation and characterization of the extent of COPCs in shallow Site soils was conducted in late 2019 to supplement work that was completed under the VCP. An IRM to address shallow soils on portions of the STCC property was completed in spring 2020. Further investigation and

characterization events are scheduled to take place in 2022 to supplement previous investigations. Holding pond sediments and adjacent site soils are to be sampled and characterized later this year.

1.4 Project History

Former Sperry Remington Site – North Portion

The EHS property located at 777 South Main Street, Elmira, has a long history of industrial and manufacturing use. Originally part of a larger 83-acre parcel, the Site was used from the late 1880s to the early 1970s as various industrial facilities:

- B.W. Payne & Sons, manufacturer of high-speed steam engines (1887-1909)
- Morrow Manufacturing, manufacturer of drill chucks, machine parts, and tools (1909-1935)
- Elmira Precision Tool Company, manufacturer of typewriter parts for Remington Rand (1935-1937)
- Remington Rand, manufacturer of typewriters and adding machines (1936-1972).

From 1974 to 1977, Westinghouse Electric Corporation (Westinghouse) occupied approximately 10 acres of the EHS property south of the City of Elmira – Town of Southport line. In April 1977, Chemung County Industrial Development Agency conveyed the property to Westinghouse, and Westinghouse conveyed the property to ECSD. The high school was constructed in 1979.

Previous investigations and activities at the EHS property include:

- Soils and Foundation Study, Southside Recreation and Education Facility in 1977.
- In 1988, a Preliminary Site Assessment for the entire Sperry Remington Site including the Scott Technologies Site was completed on behalf of Unisys and submitted to NYSDEC.
- Investigations by NYSDEC between 1995 and 1998, which identified petroleum-related chemicals in groundwater between the EHS property and Miller Pond.
- Remedial Action completed by NYSDEC between 2000 and 2011, during which oxygen-

injection systems between EHS and Miller Pond to stimulate aerobic biodegradation of petroleum in subsurface soil and groundwater were installed and operated.

- Environmental investigation of soil, groundwater, surface water, and sediment at EHS in 2000, conducted by NYSDEC.
- NYSDOH cancer study based on concern of parents at EHS in 2003, which stated “levels of contaminants in surface soils do not exceed public health comparison values. Although a few samples exceed health comparison values, people are unlikely to be exposed frequently to soil at these locations and the associated health risks are unlikely to be significant.”
- 2009 Environmental Management Plan (EMP) prepared by ECSD in response to a request from the New York State Education Department, with technical assistance from NYSDEC and NYSDOH. The EMP included management plans for soil, indoor air, groundwater, monitoring, and maintenance.
- NYSDOH issued a Health Consultation Report in 2010 which evaluated indoor and outdoor air quality and sub-slab vapor samples.
- In 2013, NYSDEC first contacted Unisys with information developed under the 2009 EMP; in response, Unisys voluntarily conducted an initial assessment of the EHS heating, ventilation, and air conditioning operations.
- Unisys conducted a vapor intrusion assessment of EHS in 2014.
- Site Characterization inspections took place in 2014 which identified PCBs, PAHs, VOCs, and metals as COPCs at the site.
- Unisys, in coordination with NYSDEC and NYSDOH, installed an SSD system in the F Wing of the school in August 2014.
- Unisys, in coordination with NYSDEC and NYSDOH, installed temporary cover in the form of mulch beds adjacent to EHS as a short-term response action (STRA) in March 2015.
- In 2017 and 2018 Unisys conducted IRMs for impacted soil removal in coordination with EHS capital improvement projects at the EHS Tennis Courts and Main Parking Lot (IRM #1, 2017) and Rear Parking Lot (IRM #2, 2018). In addition, shallow soil in the southwest corner of the football field was addressed as a STRA.

- In 2018, Unisys completed a Supplemental Vapor Intrusion Assessment Work Plan at the request of NYSDEC and conducted floor crack sealing within the school building.
- Unisys, in coordination with NYSDEC and NYSDOH, installed an SSD system in the music wing of EHS in August 2018.
- Unisys prepared an Interim Site Management Plan in April 2019 for management of institutional and engineering controls during the investigation and cleanup of the site. This ISMP was approved by NYSDEC and NYSDOH in December 2019, replacing the EHS EMP.
- In April and May of 2019, Pre-Design Investigations (PDIs) were conducted in the football field and areas to the southwest of the football field to support the design of IRMs #4 and #5.
- In 2019 Unisys conducted an IRM (IRM #3) at EHS to remove deeper impacted soils from portions of the Main Parking Lot and in an area southwest of the football field.
- The Site-wide Remedial Investigation Work Plan (RIWP) was approved in July 2019 followed by the remedial investigation of area of concern AOC-18 (proximate to the teacher parking lot), Site-wide remedial investigation soil sampling, and a Site-wide sewer investigation.
- The RIWP was updated and submitted in October 2019 and a revised RIWP Update was submitted in April 2020. The RIWP was amended (Amendment #1) in June 2020 to include additional soil and groundwater investigation activities.
- As part of Amendment #1, remedial investigation activities were conducted in 2020 and 2021. These activities included groundwater and soil investigations in the NAF area, teacher parking lot, and the former volleyball and basketball court areas at EHS.
- In the summer of 2020, Unisys conducted IRM#4 which removed impacted material adjacent to the north and west side of the locker rooms at EHS. Immediately following this work, IRM #4A was conducted which expanded on IRM#4 to the north of the locker rooms. IRM#4A was completed in April of 2021.
- IRM#5 began in December 2020 and removed impacted material in the football field and track areas as a continuation of IRM#4 and IRM#4A.
- IRM#5 Amendment #1 (IRM#5A) began in the summer of 2021 and addressed removal of the former industrial sewer located along the eastern property line of the school.
- IRM#5 Amendment #2 (IRM#5A2) began in late October of 2021 and is currently underway removing impacted material in the NAF area. This work is currently scheduled to be completed in August of 2022.
- Monitoring well decommissioning and replacements are scheduled to take place in the NAF concurrently with IRM#5A2 activities.
- IRM#6 PDI work will be conducted in the summer of 2022 to support the design of IRM #6. IRM#6 will address impacted material on the east side of EHS near the gymnasium and will be coordinated with ECSD operations. IRM #6 is anticipated to begin in the summer of 2023.

Former Sperry Remington Site

This Site is a small portion of STCC where former combined industrial and stormwater sewers drained to the offsite marsh and Coldbrook Creek. Historical data indicates that industrial discharges, accidental releases, and spills of industrial chemicals occurred from this facility from the mid-1940s through the early 1970s. One incident, the investigation of an "oily sludge" release, documents poorly maintained oil separators at this facility as a probable cause. A documented fish kill incident downstream was the result of one cyanide release in the 1950s. A PCB transformer oil spill was documented in the 1970s during the Westinghouse decommissioning of the plant. Site-related COPCs appear to have been released into an offsite tributary/marsh that drains into Coldbrook Creek.

Previous investigations and activities at the property include:

- Preliminary sampling of the offsite area by NYSDEC in 2000.
- 2006 sampling by NYSDEC, which detected elevated levels of PCBs and heavy metals along with low levels of semi-volatile organic compounds (SVOCs).
- In 2010, NYSDEC signed an Order of Consent

with Unisys to conduct a Remedial Investigation.

- Initial offsite soil and sediment sampling was completed in 2011.
- In 2015, sampling continued into Coldbrook Creek to the Chemung River.
- Investigations in 2012, 2015, and 2017 inspected storm sewer connections to OS2 and Site Culvert, sampled fine-grained material collected from catch basins and sampled soils adjacent to OS2.
- PCB impacted fine-grained materials were documented in OS2 and upstream offsite pipe connections in 2015.
- The first phase of overbank soil sampling within the flood zone along Coldbrook Creek occurred in late 2019 to investigate COPCs outside the normal banks of Coldbrook Creek.
- The second and third phases of overbank soil sampling were completed in the summers of 2020 and 2021, respectively.
- Field work for a fish and wildlife impact assessment was completed in summer 2020.
- An IRM was conducted in late 2019 through early 2020 to address the closure of OS2. This work included sewer line cleaning followed by the installation of a new storm water bypass, excavation and disposal of surrounding soils and contents of OS2, and sealing the outlet from OS2 to the drainage culvert that discharges to the wetland area draining to Coldbrook Creek. Planned removal of the concrete structure has been precluded due to unanticipated high groundwater levels. The area is on private property and is currently secured with fencing to deter access and prevent exposures to impacted material while other removal or closure alternatives are being evaluated.
- Future remedial actions at OS2 will be part of the final remedy for the Site.

Former Scott Technologies Site

- The Site was used between the late 1940s and 1972 to manufacture office products including typewriters and adding machines, which included metal finishing operations. From 1982 to 1985, American LaFrance used the facility to manufacture fire engines. Since that time, no

significant industrial use of the site has occurred. The Site is currently used for commercial and industrial purposes.

Previous investigations and activities at the property include:

- In 1988, a Preliminary Site Assessment for the entire Sperry Remington Site including the Scott Technologies Site was completed on behalf of Unisys and submitted to NYSDEC.
- Four registered underground storage tanks were removed in 1993, which occurred concurrently with voluntary investigations.
- Scott Technologies Inc. (STI), a former owner of the site, entered into a Voluntary Cleanup agreement with NYSDEC in January 1999 to conduct investigation and remedial activities.
- In 1999 and 2000, STI removed and disposed of low voltage PCB capacitors; cleaned or decommissioned tanks/vessels, concrete clarification chambers, and above-ground storage tanks. Additionally, PAHs in site soils were excavated.
- A supplemental investigation of the holding pond on the north side of the Site was conducted in 2002.
- Remedial action of the former recreation area was conducted voluntarily by STI in 2004 and removed 86 tons of hazardous fill material and 104 tons of non-hazardous fill material.
- Deed restrictions were filed on portions of the Site in 2005 limiting potential future use of the Site to commercial or industrial use.
- A site characterization order was issued in July 2014 and site characterization investigations have been conducted under NYSDEC-approved work plans.
- In 2017, Unisys established an agreement with STCC, the current Site occupant, to use a portion of the Site as a material staging area (MSA) to stockpile soils excavated as part of past interim remedial actions on the Former Sperry Remington Site – North Portion.
- A shallow soils IRM work plan was approved by NYSDEC in May of 2020 to address the MSA and work was completed in June of 2020.
- The MSA was decommissioned in the summer of 2020 after the completion of the shallow soils

IRM.

- Additional delineation and characterization of the extent of COPCs in sediments in the holding pond and adjacent soils is planned for summer 2022 to supplement previous environmental investigations.

1.5 Project Stakeholders

The following presents a list of current project stakeholders:

- Residents of Elmira
- Elmira Central School District
- Unisys
- Southern Tier Commerce Center LLC
- NYSDEC
- NYSDOH
- City of Elmira
- Chemung County
- B&B Engineers and Geologists of New York, P.C. & Geosyntec Consultants, Inc. (collectively “Geosyntec”)
- Remedial Construction Services, L.P. (RECON).

It is not unusual for projects of this type to have several teams working together to tackle the various aspects of an environmental cleanup.

The teams involved here at the Sperry Sites include: NYSDEC, the lead state agency for state remediation sites; NYSDOH, which oversees issues of human health; and Unisys’ contractors Geosyntec, the engineering firm that conducts the environmental investigations and designs for the cleanup and oversees construction management, and RECON, which performs remedial construction. All of these team members coordinate with each other to ensure that the work is done properly, safely, and efficiently, and that the community is kept informed of project activities. All project personnel will easily be identified by high-visibility safety vests or coats.

1.6 NYSDEC’s Mission

The mission of the NYSDEC Division of Environmental Remediation is to protect public health and the environment of the State of New York by preventing releases to the environment through the regulation of

petroleum and chemical bulk storage facilities, hazardous waste facilities, and radiation facilities; and responding to, investigating, and remediating releases of contaminants that have occurred.

The goal of the Brownfield Cleanup Program is to encourage private-sector cleanups of brownfields and promote their redevelopment. The State works with private-sector entities to identify and characterize suspected inactive hazardous waste disposal sites and ensure that those sites, which pose a threat to public health or the environment, are properly addressed.

New York State is committed to supervising a careful and thorough cleanup of the Sperry Sites and associated offsite locations. NYSDEC’s foremost priority is ensuring the public (including residents, school-district staff, children, and visitors) does not come in contact with Site-related contamination. This cleanup is being completed to address potential exposure to heavy metals, PCBs, PAHs, VOCs, and other COPCs.

NYSDEC in consultation with the NYSDOH oversees the remedial work conducted by Unisys. NYSDOH provides oversight of the remedial work to ensure that remedial activities are conducted in a way that is protective of public health.

The following are primary NYSDEC staff on this project:

- Timothy Schneider, P.E., is NYSDEC’s Project Manager who has over 30 years of experience designing and managing environmental and construction projects.
- David Pratt, P.E. is NYSDEC’s Regional Hazardous Waste Remediation Engineer and has over 30 years of experience managing environmental projects.
- NYSDEC has subcontracted the environmental firm MACTEC Engineering and Geology, PC, which is providing technical and field work oversight.

The following are primary NYSDOH staff on this project:

- Sara Bogardus is the NYSDOH Project Manager with over 6 years of experience in the evaluation of public health environmental exposures related to contaminated sites and their remediation.
- June Moore is a Research Scientist with the NYSDOH with over 12 years of experience working with communities that have been exposed to environmental chemicals.
- Justin Deming, Professional Geologist, is NYSDOH's Regional Chief for projects within NYSDEC Region 8. Mr. Deming has over 15 years of experience in the evaluation of public health environmental exposures related to contaminated sites and their remediation.

1.7 Unisys and its Remedial Team Contractors on the Sperry Sites Cleanup

Unisys

Unisys is a global information technology company and is the corporate successor to Remington Rand. Unisys is working with NYSDEC and NYSDOH to ensure the Sperry Sites are properly remediated.

Unisys has retained the services of Geosyntec, an environmental consulting firm, to conduct site investigations, develop the remedial design, and to provide construction management and inspection services. Unisys has also retained RECON, which for over 30 years has been in the business of performing remedial construction services and has worked at the EHS for the past five construction seasons.

Geosyntec

Geosyntec Consultants, Inc. and its New York engineering affiliate, B&B Engineers & Geologists of New York, P.C. (collectively Geosyntec) is a consulting and engineering firm founded in 1983 that has top-tier practices in contaminated site assessments and cleanup; environmental planning and management; air quality management and air pollution control; water and natural resources assessment, management, and

restoration; civil site engineering and design, building health evaluations and rehabilitation; and more.

Geosyntec currently supports clients through a well-integrated network of more than 80 offices that span the United States and the world. Geosyntec has staff exceeding 1,400 engineers, scientists, and related technical and project support personnel.

In 2014, Geosyntec was awarded the environmental engineering and consulting contract to support Unisys and their remedial efforts at the Sperry Sites.

Geosyntec is providing staff and resources from several offices, including Columbia, Maryland; Pittsburgh, Pennsylvania; Minneapolis, Minnesota; and Albany, New York, which include approximately 100 environmental professionals. The following are the primary Geosyntec staff on this project:

- Paul Brookner is Geosyntec's Project Director who has over 35 years of experience providing environmental investigation and remediation services in New York and throughout the United States.
- Aron Krasnopoler, Ph.D., P.E., is B&B's Project Manager/Senior Engineer who has over 20 years of experience providing environmental investigation and remediation services in New York and throughout the United States. He is a Professional Engineer licensed in New York State.
- Miranda Stelmach is Geosyntec's Construction Manager who has over 5 years of experience providing construction quality assurance and oversight for environmental remediation projects across the United States. Miranda also serves as the on-Site CLP liaison, directing public inquiries to proper personnel for timely responses.

RECON

RECON is an environmental, geotechnical, industrial and decommissioning and demolition services contractor founded in 1989. They are a technology-based construction company and self-perform greater than 90% of their work. Safety and innovation drive

team behaviors and a culture of providing value to customers and earning their repeat business.

RECON has completed over 6,500 environmental remediation, geotechnical construction, industrial service, and decommissioning and demolition projects. RECON's client base includes industrial, commercial, and government entities with projects located throughout North America. RECON has consistently ranked among Engineering News Record's top contractors and top regional contractors.

Larry Endicott serves as RECON's Project Manager for this project. He has over 30 years of experience managing environmental cleanup projects.

Scott Sutton serves as RECON's Superintendent, leading the field construction crews. Mr. Sutton has over 35 years of construction experience in the environmental field.

1.8 Remediation Team Roles and Responsibilities

Team Roles and Responsibilities

Team Member	Role	Contact Information
B&B Engineers & Geologists of New York, P.C. an affiliate of Geosyntec Consultants (Geosyntec)	On behalf of Unisys, Geosyntec is the environmental consultant tasked with conducting Remedial Investigation, and cleanup design for the properties	Paul Brookner Project Director (612) 253-8203 pbrookner@geosyntec.com Aron Krasnopoler, P.E. Project Engineer (410) 381-4333 akrasnopoler@geosyntec.com
NYSDEC	NYSDEC is the lead regulatory agency for the cleanup and is responsible for ensuring that the cleanup is conducted according to New York State Environmental Conservation Law. A NYSDEC Construction Manager or their contractor will be on site for the duration of the cleanup activities.	Timothy Schneider, P.E. Project Manager (585) 226-5480 Timothy.schneider@dec.ny.gov David Pratt Regional Hazardous Waste Remediation Engineer (585) 226-5315 David.Pratt@dec.ny.gov
NYSDOH	NYSDOH is responsible for identifying potential for public exposures to contamination related to the cleanup and the potential for health impacts	Sara Bogardus Project Contact (518) 402-7860 bee@health.ny.gov
Unisys Corporation	Unisys is a responsible party and is undertaking investigation and cleanup activities at the Sperry Sites. Unisys employs contractors to conduct site characterization, investigation, and cleanup on the properties.	Kevin Krueger, P.E. Director, Global Environmental, Safety, Health, and Security Corporate Real Estate and General Services (651) 212-7273 Kevin.krueger@unisys.com

Team Roles and Responsibilities

Team Member	Role	Contact Information
Elmira City School District	ECSD owns the Former Sperry Remington Site – North Portion and operates EHS on the property. The district is responsible for providing Unisys and its contractors access to the EHS site and ensuring student safety by coordinating with other team members to ensure cleanup happens safely and efficiently in accordance with the Site Management Plan.	Joe Magliocca Director of Facilities (607) 684-1508 jmagliocca@elmiracityschools.com Peter Meybaum Health and Safety Compliance Specialist GST BOCES/Elmira City School District (607) 483-1133 pmeybaum@gstboces.org
Southern Tier Commerce Center	As the current owner of the Former Scott Technologies Site and the Former Sperry Remington Site, STCC is responsible for cooperating with NYSDEC, NYSDOH, and Unisys as they work to clean up the Site.	Adam Meinstein Equilibrium Equities, Inc. (215) 542-3900 apm@equilibriumequities.com
Remedial Construction Services, L.P. (RECON)	RECON is the remedial contractor tasked with performing the cleanup activities. RECON is responsible for the safe execution of the work per the Remedial Design, and ensuring that site contaminants are contained within the work area boundaries.	Larry Endicott – Senior Project Manager larry.endicott@reconservices.com (609) 357-8470 Scott Sutton – Superintendent (570) 499-8487

2. COMMUNITY PROFILE

The City of Elmira, Chemung County, New York, is in the Southern Tier region of New York, not far from the Pennsylvania State Line. The city is bounded on three sides by the Town of Elmira.

The area was historically inhabited by the Cayuga Nation of the Iroquois Confederacy until the American Revolutionary War when the Iroquois and United States signed the 1791 Treaty at Elmira. The treaty settled territorial disputes in the region, and many native peoples dispersed from the area after the treaty was signed.

By the early 1800s, Elmira had become a central hub for railways with tracks leading to Williamsport, Canandaigua, Niagara, New York City, Cortland, and beyond. Because of its centrality, the United States chose it as a primary site for training grounds, and from 1864–1865, a prisoner of war camp for confederate soldiers at the end of the Civil War. Over the course of the war, over 11,000 Confederate soldiers were sent to Camp Elmira, and nearly 3,000 died.

By 1939, the Schweizer Aircraft Corporation was building sailplanes and other aircraft helping to mark the area as “The Soaring Capital of America”. During World War II, more than 10,000 local residents were in military service with countless others working in defense-related production and manufacturing. During this time, the Remington Rand Corporation was manufacturing the famous Norden bombsight that revolutionized the effectiveness of bombers.

In 1950, Elmira’s population peaked at approximately 50,000 people. Population decline began during the recession of the early 1970s during which several large employers (Ann Page, American Bridge, General Electric, American LaFrance, Westinghouse, and Remington Rand) either closed their factories or moved to other states. The decline was exacerbated by the flood of 1972, during which many of the downtown businesses and single-family homes were destroyed or replaced by subsequent Urban Renewal projects in the Chemung River floodplain.

2.1 Community Demographics

According to the 2020 Census, there were 26,523 people in 9,917 households living in Elmira. Racial makeup is: 73% White; 14% Black; 5% Hispanic; 0.4%

Native American; 0.6% Asian; 1% from other races; and 6% are identified as being multi-racial. The population at that time indicated that approximately 25% of residents were under the age of 18; 16% were 20 to 29; 46% were 30 to 64; and 13% who were age 65 or older.

2.2 Sperry Sites and Coldbrook Creek Communities

The area surrounding the Sperry Sites primarily includes residential and commercial properties. The properties include commercial and manufacturing properties, homes, and Consolidated Rail Corporation properties. Miller Pond and Coldbrook Creek lie directly to the east of the sites.

2.3 Local Government

The City of Elmira is governed by a Council-Manager system in which the City Manager is the primary administrator. There is one Mayor elected at large and six council members elected from each of six council districts, with a term of 4 years each. The Mayor and Council Members are all part time employees. The City Council appoints the City Manager, City Clerk, City Chamberlain, City Assessor, and Corporation Counsel.

The City Council meets in the Council Chambers on the second floor of City Hall, located at 317 E. Church Street, Elmira, New York, 14901, every other Monday. Residents may get information on the date and time of the City Council meetings by calling the City Manager’s Office at (607) 737-5644.

2.4 County Government

Elmira is in Chemung County, where the County Government is headed by the County Executive and a 15-seat legislature. All 15 members are elected from single-member districts. The county seat and courthouse are located in Elmira. The County Executive oversees a variety of County Departments, including the Chemung County Health Department.

3. HISTORY OF COMMUNITY INVOLVEMENT FROM 2015 TO PRESENT

The Sperry Sites, and offsite Coldbrook Creek, sit in an area of mixed business and residential properties, including EHS. Previous investigations and activities at the Sperry Sites are set out in section 1.4 “Project

History” above. Unisys and its contracting team have been working with EHS, NYSDEC, NYSDOH, affected residents, and businesses to keep the community informed of its remedial activities, and respond to concerns and suggestions to mitigate negative impacts and the inconvenience to the neighborhood and property owners, whenever possible. Community involvement activities since 2015 have included:

- July 9, 2015—NYSDEC held a public meeting to discuss environmental studies at EHS, the Former Sperry Remington Site, and the Former Scott Technologies Site.
- May 22, 2017—NYSDEC held a public meeting to discuss ongoing environmental studies at EHS, the Former Sperry Remington Site, and the Former Scott Technologies Site.
- May 2, 2018— NYSDEC, NYSDOH and Unisys held a public meeting at the Holiday Inn Elmira-Riverview to provide an overview of anticipated investigation and cleanup activities.
- June 14, 2018— NYSDEC, NYSDOH, and Unisys hosted a public availability session at EHS to discuss the significant progress made over the summer months and the ongoing cleanup action.
- September 26, 2018—NYSDEC, NYSDOH, Unisys, and ECSD held a Public Information Session on the Elmira High School Cleanup.
- February 7, 2019—NYSDOH, at the request of EHS staff, held two meetings to discuss any health concerns and the possibility of conducting a health study of current and former staff. Current staff were invited to attend the afternoon session in the high school gymnasium. The evening meeting was targeted to former staff of the school and open to the public.
- June 19, 2019—NYSDEC, NYSDOH, Unisys, and ECSD held a Public Information Session on the Elmira High School Cleanup and the Investigation commencing in the summer of 2019.
- June 2020—NYSDEC published a Community Newsletter updating the public on the EHS cleanup and investigations scheduled to begin in the summer of 2020.
- Fall 2020- A public availability session was held prior to initiation of IRM #5. This session took place virtually to address COVID-19 issues. Additionally, an ECLP was published to communicate how IRMs #4 and #5 would be conducted during the school months.

- Summer 2021 – NYSDEC and NYSDOH released a community update letter regarding remediation activities and an updated timeline for stadium restoration.
- September 2021 – NYSDEC, NYSDOH, Unisys, and ECSD held an in-person Public Availability Session at the Elmira High School on cleanup and ongoing environmental investigations at the Sperry Sites and off-site Coldbrook Creek. .
- Spring/Summer 2022 – an in-person Public Information Session is being planned to provide an update on remedial investigation activities.

All project fact sheets, meeting presentations, and other informational materials are available to the public at the following website:

<https://www.dec.ny.gov/chemical/102390.html>

Frequently Asked Questions by the Public

Public questions are natural during the implementation of environmental cleanup activities in their community. Commonly posed questions include: Who is responsible for what? Where will activities take place? When will they happen, and why? and How do they affect me? Outlined below are some of the more likely inquiries and their responses.

3.1 Cleanup Schedules and Timing of Field Activities

Former Sperry Remington Site – North Portion

Ongoing sitewide inspections are scheduled quarterly, and vapor monitoring and vapor intrusion sampling are currently scheduled annually during the EHS winter recess in accordance with Interim Site Management Plan. The schedule for upcoming cleanup and investigation field activities is as follows:

- An IRM (#5A2) to remove contaminated soil within the NAF areas will be conducted during fall 2021 through summer 2022.
- In coordination with ECSD, a pre-design investigation in the area east of the EHS gymnasium will be conducted in the spring/summer of 2022.
- In coordination with ECSD, additional activities associated with a comprehensive site-wide remedial investigation will be conducted in 2022.

Former Sperry Remington Site

Sediment and fish tissue sampling in Coldbrook Creek was conducted during the summer 2020, and recommendations for fish advisories were submitted to NYSDEC/NYSDOH in the fall of 2020. Additional overbank soil sampling was conducted in summer 2021. A “Do Not Eat” fish advisory was released in April 2022. Additional information is available at https://www.health.ny.gov/environmental/outdoors/fish/health_advisories/

An IRM to re-address OS2 and remove adjacent soil was initiated in the spring of 2020 and is scheduled for completion under the final remedy. Sediments contained in the Site Culvert will be sampled and characterized in the summer of 2022 to supplement previous environmental investigations.

Former Scott Technologies Site

Activities associated with the delineation and characterization of COPCs in holding pond sediments and adjacent site soils are planned to take place in 2022.

For more information contact: Timothy Schneider, NYSDEC Project Manager, at: 585-226-5480 or email at: timothy.schneider@dec.ny.gov.

3.2 Protecting Health

From the inception of this project, Unisys and NYSDEC have been working closely with NYSDOH to ensure that public health considerations are a top priority in every aspect of the cleanup.

The majority of adjacent properties are serviced by a public water supply that does not come from Site groundwater. This supply is regularly tested and monitored. Groundwater in the area flows toward the east/southeast.

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The public may contact NYSDOH for information, questions and/or concerns about human health in relation to the cleanup of the Sperry Sites. In addition, NYSDEC and NYSDOH are also working with the Chemung County Health Department to ensure that all the agencies involved are informed and able to provide

timely responses to community concerns about health issues.

For more information on human health issues, contact NYSDOH project contact Sara Bogardus at (518) 402-7860 or bee@health.ny.gov.

3.3 Minimizing dust during field work/cleanup activities

NYSDEC and NYSDOH have a Community Air Monitoring Plan in place to measure airborne particulate matter wherever soils may be disturbed during construction and excavation. Airborne PCBs and volatile organic compounds from this process will also be monitored. Dust control measures (e.g., watering) are being taken to reduce dust on temporary dirt roadways and open excavations. Trucks are covered to properly secure all material during transport. Trucks and equipment are decontaminated prior to leaving the Site. Truck traffic patterns have been designed to maintain safety on local roadways. No visible dust should leave the work areas and if air monitors detect dust above action levels, work is stopped until corrective measures are undertaken.

For more information on human health issues and exposure concerns, contact NYSDOH project contact Sara Bogardus at (518) 402-7860 or bee@health.ny.gov.

For more information about specific field concerns, contact: Timothy Schneider, NYSDEC Project Manager, at: 585-226-5480 or email at: timothy.schneider@dec.ny.gov.

3.4 Working safely at local schools and neighborhood

NYSDEC, NYSDOH, and Unisys have been working closely with the ECSD and EHS to keep them informed of project plans, and to minimize impacts to students and staff. They have held numerous meetings with the school district and stay in regular contact, so all concerns raised are dealt with quickly and diligently. The safety of students and school staff is paramount to all involved with the project, and all will be working to ensure that there are not threats to either safety or health. Additional safety & security measures, and Community Air Monitoring Program data collection and reporting have been developed for work during normal school activities.

Work hours are expected to be from 7:00 a.m. through 6:00 p.m. Monday – Friday, and 8:00 a.m. through 4:30 p.m. on weekends, as necessary. The total number of personnel onsite will vary based on the work being performed and may include representatives from NYSDEC, NYSDOH, Unisys, Geosyntec, RECON, subcontractors, and vendors. The number of onsite workers is expected to generally range from approximately 15 to 25 individuals. All project personnel will be easily identified by photo identifications and high-visibility safety vests and/or coats. Traffic controls including flagmen and traffic control devices such as cones, signs, and barriers will be in use to ensure safe access for students and school personnel to and from the project site. NYSDEC and Geosyntec will be working to coordinate the work with individual property owners affected by the remediation.

A site specific COVID-19 Health and Safety Plan has been developed and is in place. This plan addresses best work practices to be implemented on the job sites to prevent the spread of COVID-19. This plan also outlines procedures to follow should a site worker contract COVID-19 or if a site worker comes into contact with someone who has COVID-19. Finally, this plan will be updated as additional information and guidance becomes available. Plans are available at <https://www.dec.ny.gov/chemical/102390.html>.

Additional measures have been and will be instituted to ensure the safety of students and faculty while working on school property, including:

Coordination:

- The contractor will coordinate weekly with ECSD administration to present the following week's work activities and schedule as it pertains to the EHS's operations and schedule and to discuss any concerns ECSD officials may have.
- The contractor will also coordinate with ECSD administration regarding emergency planning and response procedures prior to beginning of the school year.
- Any concerns or complaints raised by the ECSD or the community when on school property will immediately be communicated to NYSDEC.

Site Access Limitations:

- The contractor will honor requests by the ECSD to halt work that is disrupting both pedestrian and vehicle traffic related to school arrival and dismissal as well as afterhours events.

Safety and Security:

- Enhanced/Hardened Work Zone: The work zone will be surrounded by temporary security fencing to prevent pedestrians from entering the area. Privacy screen will be used to reduce visibility into the work zone to limit curiosity of ongoing construction activities. All gates will be locked unless a worker is in attendance to prevent unauthorized entry to the work zone. All fencing around construction activities, supplies, and debris will be inspected daily and repaired as needed. Warning signs demarcating the area as a construction site will be placed around the perimeter of the work zone to warn onlookers of potential hazards.
- Security: When school is in session, onsite security will be present outside construction hours (as required for overnight, weekends, holidays) to ensure the integrity of the security fencing and report any suspicious activity to local authorities. Upon substantial completion of IRM 5, additional onsite security will be discontinued.
- No smoking will be allowed on school property.
- Chemical fumes, gases, and other contaminants produced by welding, gasoline, or diesel engines, roofing, paving, painting, etc. will be controlled to ensure they do not enter occupied portions of nearby school buildings or associated air intakes.

Noise Monitoring:

- The contractor will immediately respond to complaints related to excess noise in occupied spaces.
- Noise will be monitored using a type 2 sound level with measurements made directly outside of the occupied area nearest to the source of the noise; background noise level measurements in occupied areas will be taken for comparison.

Code of Conduct:

- NYSDEC has zero tolerance for inappropriate behavior, compromising of student safety, or other situations which may give rise to complaints from ECSD related to contractor conduct.
- Site workers will be made cognizant of protecting students from the construction process. Workers will not initiate conversations with students or allow them to gather near construction barriers.
- The following information will be posted in all on-site job trailers and reviewed during daily safety meetings:

CODE OF CONDUCT FOR CONTRACTORS

1. Sign in and out when entering/exiting a school building.
2. Work safely and responsibly and be aware of your responsibility for own your actions and behavior. It is the responsibility of all adults to safeguard and promote the welfare of children and young people.
3. Avoid contact with children. Never provide your personal contact details to children or young people.
4. Never be in contact with children without school supervision.
5. Stay within the agreed work area and access routes; obtain permission if you need to go outside these areas.
6. When in school buildings, keep school staff informed of where you are going and what you are doing.
7. Do not use profane or inappropriate language.
8. Dress appropriately.
9. Remember your actions, no matter how well intentioned, could be misinterpreted. Be mindful of the need to avoid placing yourself in vulnerable situations.

If you would like more specific information such as construction and field work schedules, or site safety details, please contact: Timothy Schneider, NYSDEC Project Manager, at: 585-226-5480 or email at: timothy.schneider@dec.ny.gov.

Project related information can also be found on the project website located here: <https://www.dec.ny.gov/chemical/102390.html>

3.5 Limiting local street closures, traffic, parking issues related to construction

Contractors will be coordinating with local officials as needed, to ensure public safety during construction activities and will keep residents, schools, and local businesses in affected areas informed throughout the life of the project. Any changes to traffic routes, closures to streets or roadways or impacts to parking and school routes will be communicated as soon as details are available. Truck routes will be clearly marked and areas in which heavy equipment is being used will be posted with signage and the presence of flag personnel. The number of trucks used for off-Site disposal will vary daily, however, it is estimated this truck traffic likely will not exceed 50-75 trucks per day. In addition, it is expected trucks will be delivering equipment, supplies and fill daily. For information on this issue, you may contact: Timothy Schneider, NYSDEC Project Manager, at: 585-226-5480 or email at: timothy.schneider@dec.ny.gov.

3.6 Elected Officials

Elected officials with concerns regarding the site should direct their inquiries to NYSDEC legislative and intergovernmental staff or to Andrea Pedrick, NYSDEC Public Participation Specialist, at: 585-226-5363 or email at: andrea.pedrick@dec.ny.gov

3.7 Public Communications

Because the project involves a variety of stakeholders, it is important that a process be in place that provides information to the public, but also allows them to register their inquiries and comments. These enhanced communications include the following:

- Frequently asked questions: FAQs will be compiled and responded to by periodically uploading FAQs to the project website: <https://www.dec.ny.gov/chemical/102390.html>

- A Project Hotline has been established and linked to the DEC website to allow the public to submit inquiries 24 hours a day to the project team.
- Community air monitoring results: Air Monitoring program results will be posted daily through the project website.
- Public Availability Sessions: Virtual and in-person availability sessions are being held periodically throughout the project to provide the public with direct access to the project team. Dates and times for these meetings are provided in the monthly newsletters and on the project website.

Questions and comments on project communications may be submitted through the “Project Hotline” or sent to Timothy Schneider, NYSDEC Project Manager, at: 585-226-5480 or email at: timothy.schneider@dec.ny.gov.

4. KEY MESSAGES

As work on the cleanup evolves, it is important that the community engage with NYSDEC in a dialogue that is open and enhances two-way understanding of both the community’s needs and concerns, and the requirements of the work to be conducted. Remediation work is by its nature, impactful, whether on private property, school property, or on public streets. While NYSDEC, Unisys, and their team will do all they can to mitigate aspects such as noise, use of heavy equipment, changes to traffic patterns, impacts to schools, students and staff, and remediation work in yards and in proximity to homes, the public may still have questions and concerns.

NYSDEC and its consultants are committed to addressing the public’s concerns. The community should also be mindful of the following:

- Remedial Investigation field work at the Former Sperry Remington - North Portion (C808022) and the Former Sperry Remington (C808043) sites is scheduled for 2022, with associated reports to be submitted in Spring 2023. Recommendations for additional investigations and/or remedial alternatives will be evaluated at that time.
- Remedial construction is scheduled for 2022. IRM #5A2 at Former Sperry Remington Site –

North Portion #c808022 is underway and scheduled for completion by the end of Summer 2022.

- Because much of the work and staging of construction will take place on and near EHS, there is community concern about the safety of students and staff as well as impacts to school activities. NYSDEC and Unisys will continue to work with the school district, school staff, and parents of students to ensure that these concerns are heard, acted on, and resolved. Public health and safety are of primary concern to Unisys, NYSDEC, and NYSDOH, especially in proximity to schools, homes, and work areas.
- The community has an open line to NYSDEC and NYSDOH as well as its staff, and are encouraged to reach out with any questions or concerns throughout the life of the project.

Questions and comments may be submitted through the new “Project Hotline” or sent to Timothy Schneider, NYSDEC Project Manager, at: 585-226-5480 or email at: timothy.schneider@dec.ny.gov

In addition, the following Community Relations and Outreach Staff may be contacted as follows:

- Andrea Pedrick, NYSDEC Public Participation Specialist, (585) 226-5363.
email at: andrea.pedrick@dec.ny.gov

5. AVAILABLE RESOURCES

Project Documents and Reports:

Former Sperry Remington Site – North Portion
<https://www.dec.ny.gov/chemical/102390.html>

Former Sperry Remington Site
<https://www.dec.ny.gov/cfm/external/haz/details.cfm?ProgNo=808043>

Former Scott Technologies Site
<https://www.dec.ny.gov/cfm/external/haz/details.cfm?ProgNo=808049>

Spring 2020 Community Update:

<https://www.dec.ny.gov/chemical/102390.html>

Frequently Asked Questions:

https://www.dec.ny.gov/docs/remediation_hudson_pdf/elmhsfags061418.pdf

Document Repository:

Steele Memorial Library
Attn: Connie Ogilvie
101 East Church Street
Elmira, New York 14901
(607) 733-9175

NYSDEC Region 8 Headquarters
Attn: Timothy A. Schneider, Project Manager
6274 East Avon Lima Road
Avon, New York 14414
(585) 226-5324

NYSDEC Delivers Listserv:

<https://www.dec.ny.gov/chemical/61092.html>