

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 8
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Via E-mail

October 22, 2024

Kevin Krueger, P.E.
Unisys Corporation
Corporate Environmental Affairs
3199 Pilot Knob Road
Eagan, MN 55121

**Re: 2024 Heating Season Soil Vapor Intrusion Monitoring and Sub-Slab Depressurization System Monitoring
Former Sperry Remington Site – North Portion (#C808022)
777 South Main Street, City of Elmira, Chemung County, NY**

Dear Kevin Krueger:

The New York State Department of Environmental Conservation (NYSDEC), in consultation with New York State Department of Health (NYSDOH), has reviewed and approves the document entitled “2024 Heating Season Soil Vapor Intrusion and Sub-Slab Depressurization System Monitoring”.

The proposed sample date is outside of the “heating season” as defined in the NYSDOH “Guidance for Evaluating Soil Vapor Intrusion in the State of New York”. Please confirm that the sample conditions will be representative of “heating season” the week prior and day of sampling (i.e., temperatures requiring heating system activation, operation of HVAC/heating systems).

Within 15 days, please compile and place in the document repository, including this letter as cover.

Please contact me at (585) 226-5351 if you have questions regarding this letter.

Sincerely,



Kaleigh Zappia
Assistant Engineer (Environmental)

J. Huha / A. Krasnopoler / E. Tollefsrud
D. Pratt / M. Cruden / D. Loew
S. Bogardus / J. Deming
H. Austin / T. Tuori / J. Magliocca

2 October 2024

Ms. Sara Bogardus
New York State Department of Health (NYSDOH)
Bureau of Environmental Exposure Investigation
Corning Tower Rm 1787
Albany, New York 12237

**Subject: 2024 Heating Season Soil Vapor Intrusion and Sub-Slab Depressurization System Monitoring
Former Sperry Remington Site – North Portion
777 South Main Street
City of Elmira, Chemung County, New York
NYSDEC Project Number C808022**

Dear Ms. Bogardus:

On behalf of Unisys Corporation (Unisys), Geosyntec Consultants, Inc. and its New York affiliate B & B Engineers & Geologists of New York, P.C. (collectively Geosyntec) are submitting this letter as a notification of the upcoming soil vapor intrusion and sub-slab depressurization (SSD) system monitoring for the Former Sperry Remington Site – North Portion Site (Site No. c808022) located in Elmira, New York (hereinafter referred to as the “Site”). On 26 April 2016, Unisys applied to enter the Site into the New York State Department of Environmental Conservation (NYSDEC) Brownfields Cleanup Program (BCP). NYSDEC gave an initial determination that the BCP application is complete on 10 June 2016 and received public comments until 22 July 2016. The BCP Agreement (BCA) for the Site was executed on 23 March 2017. The Site is located at the Elmira High School (EHS) property (formerly known as Southside High School [SHS]), 777 South Main Street in Elmira, Chemung County, New York and is owned by the Elmira City School District (ECSD).

The NYSDEC approved an interim site management plan (SMP) on 20 December 2019. Soil vapor intrusion and sub-slab depressurization (SSD) system monitoring for the 2022-23 heating season was performed in accordance with Sections 4.2, 4.3.1 and 4.4.1 of the interim SMP and the 2022 Heating Season Sampling Notification Letter dated 8 December 2022. Results were reported in the 2022 – 2023 Heating Season Soil Vapor Intrusion Monitoring and Sampling Report dated 19 May 2023 with a recommendation to collect grab SSD system stack samples for VOC analyses annually during the heating season. A revised interim SMP was submitted on 29 September 2023 with modification of Section 4.3.2 to include SSD stack sampling as part of remedial system monitoring. Agency comments were received on 17 May 2024. In anticipation of Agency approval, the 2024 heating season monitoring and sampling event described herein will be performed in accordance with Sections 4.3.1, 4.3.2, and 4.4.1 of the 29 September 2023 interim SMP. The event will include inspection of remedial components and interior cover systems under interim SMP section 4.2.

PROPOSED 2024 SAMPLING AND INSPECTION EVENT

Per Section 4.4.1 of the interim SMP, samples of indoor air will be collected during the 2024 heating season in areas where SSD system have been installed. Samples of outdoor air will be collected from the building rooftop to characterize the potential influence of background ambient air sources. Indoor and outdoor air samples will be collected over an eight-hour duration using individually certified clean sampling media. Table 1 below presents indoor and outdoor air sample locations and analyses, consistent with the locations and analyses specified in the interim SMP.

Table 1: Indoor and Outdoor Air Sample Locations

SSD System	Sampling Location	Analyses
K-Wing	K-Wing Corridor	EPA Method TO-15
Gymnasium	Gymnasium	EPA Method TO-15
Cafeteria Addition/Retrofit	Cafeteria	EPA Method TO-15
F-Wing	Room 127	EPA Method TO-15
Music Wing	Room 148	EPA Method TO-15
Outdoor Air	F-Wing Rooftop K-Wing Rooftop	EPA Method TO-15

Per Section 4.3.2 of the interim SMP, SSD stack samples will be collected during the 2024 heating season. Table 2 below presents SSD stack sample locations and analyses, consistent with the locations and analyses specified in the interim SMP.

Table 2: SSD Stack Sample Locations

SSD System	Sampling Location	Analyses
K-Wing	Sampling Port	EPA Method TO-15
Gymnasium	Sampling Port	EPA Method TO-15
Cafeteria Addition	Sampling Port	EPA Method TO-15
Cafeteria Retrofit	Sampling Port	EPA Method TO-15
F-Wing	Sampling Port	EPA Method TO-15
Music Wing	Sampling Port	EPA Method TO-15

Figure 1 presents the indoor air, outdoor air, and SSD stack sample locations.

SAMPLING, MONITORING, AND INSPECTION METHODS

Air samples will be collected, and monitoring and inspections will be performed in accordance with the methods described below during the 2024-2025 heating season sampling, inspection and monitoring event.

Indoor Air and Outdoor Air Samples

Indoor and outdoor air samples will be collected in 6-liter Summa[®] canisters using 8-hour duration flow controllers following protocols in the QAPP/FSP. Summa canisters and flow controllers will be individually certified by Eurofins Air Toxics, Inc. of Folsom, CA (ATL) to be free of VOCs

down to their respective reporting limits (which are expected to range from 0.04 to 0.96 micrograms per cubic meter [$\mu\text{g}/\text{m}^3$]). Indoor air samplers will be deployed at breathing zone height (3-5 feet above the floor). The outdoor samplers will be deployed near HVAC air intakes at a rooftop location above the F Wing and K Wing. Summa samples will be properly documented and shipped under EPA standard chain-of-custody protocol to ATL for analysis using EPA Method TO-15 Hi/Lo (SIM). A digital vacuum gauge will be used to assess that the canister arrives in a properly evacuated state (the initial vacuum should exceed 25 inches of mercury (in. Hg) and that a residual vacuum remains at the end of sample collection. Final vacuum will also be measured by the laboratory upon receipt to confirm the absence of leaks during return shipment.

An inventory of products in the vicinity of indoor air sampling locations will be conducted during the heating season to document potential indoor air sources of VOCs during sampling.

SSD System Monitoring and Sampling and Floor Slab Inspection

In conjunction with the 2024 heating season sampling event, Geosyntec will conduct a quarterly monitoring and inspection of the SSD systems and floor slab to document conditions in accordance with Section 4.2 of interim SMP. The monitoring and inspection will include a site inspection of the interior floors and monitoring of the SSD systems.

Inspection will include 1) visual inspection of floor cracks, holes, or penetrations; and 2) inspection of visible SSD system components, including piping and vent stacks. Site inspection results will be documented on Daily Field Reports.

Geosyntec will also monitor operation of SSD systems installed in in the Gymnasium, K-Wing, Cafeteria and Cafeteria Addition, F-Wing, and Music Wing of EHS by measuring the stack vacuum and flow of each SSD system in accordance with Section 4.3.1 of the interim SMP. Monitoring results will be documented on Daily Field Reports.

SSD stack samples will be collected from the SSD sampling ports in 1-liter Summa canisters following protocols in the QAPP/FSP. Summa canisters and flow controllers will be individually certified by Eurofins Air Toxics, Inc. of Folsom, CA (ATL) to be free of VOCs down to their respective reporting limits (which are expected to range from 1.1 to 21 $\mu\text{g}/\text{m}^3$). Summa samples will be properly documented and shipped under EPA standard chain-of-custody protocol to ATL for analysis using EPA Method TO-15 Standard Full Scan. A digital vacuum gauge will be used to assess that the canister arrives in a properly evacuated state (the initial vacuum should exceed 25 inches of mercury (in. Hg) and that a residual vacuum remains at the end of sample collection.

Final vacuum will also be measured by the laboratory upon receipt to confirm the absence of leaks during return shipment.

SCHEDULE

The above noted sampling, monitoring, and inspections will be conducted on 11 November 2024. Access to the EHS building will be coordinated with ECSD personnel. While this date is prior to general start of heating season in New York State on November 15th, ECSD has communicated that the EHS heating system will be turned on in October (Attachment 1).

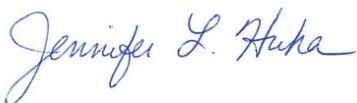
REPORTING

Unisys will provide NYSDEC and NYSDOH with preliminary sampling results within seven (7) days of receipt from the laboratory. Validated data will be submitted within 4 weeks of receipt of laboratory data. All data will be submitted to NYSDEC's EQuIS database in accordance with NYSDEC requirements. Validated results will be compared to the updated NYSDOH Soil Vapor Intrusion Matrices including petroleum related VOCs.

CLOSING

Should you have any questions or need additional information, please do not hesitate to contact the undersigned.

Sincerely,



Jennifer Huha
Senior Principal/Project Director
Geosyntec Consultants, Inc.
P.C.



Aron Krasnopoler, Ph.D., P.E.(MD, NY)
Senior Engineer/Project Manager
B&B Engineers and Geologists of New York,

Copies to: Kaleigh Zappia, NYSDEC
 Dave Pratt NYSDEC
 Michelle Dolan, NYSDOH
 Justin Deming, NYSDOH
 Scott McCartney, WSP

Terry Etter, Unisys
Eric Lovenduski, Geosyntec
Kaitlin Ouverson, Geosyntec
Miranda Stelmach, Geosyntec
Joe Magliocca, ECSD
Peter Meybaum, ECSD

Ms. Sara Bogardus
2 October 2024
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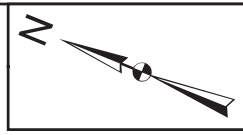
B & B Engineers & Geologists, P.C.

Nicole Bonsteel, WSP
Alexander Howe, WSP
Vincent Whelan, WSP

Andrew Millspaugh, STERLING
Amanda Castignetti, STERLING

Attachments: Figure 1 - Proposed 2024 Heating Season Sampling Locations
Attachment 1 – ECSD Correspondence

Figure



Legend

- ◆ Indoor Air Sampling Location
- SSD System Areas
- Outdoor Air Sampling Location
- SSD Stack Sample Location

Proposed Indoor and Outdoor Air Sampling Locations 2024 Former Sperry Remington - North Portion B&B Engineers & Geologists of new york, p.c. <i>an affiliate of Geosyntec Consultants</i>	
<p><small>Notes</small></p> <p>1. Building layout derived from First Floor - SSSS CAD.dwg</p>	Figure 1
Columbia, Maryland	October 2024

C:\Users\mimms\OneDrive\Documents\SSHS\2024\10-24-24\10-24-24.dwg

Attachment 1

From: [Meybaum, Peter](#)
To: [Aron Krasnopoler](#); [Magliocca, Joseph](#); [Andrew Millspaugh](#); [Amanda Castignetti](#)
Cc: [Etter, Terry R.](#); [Jen Huha](#); [Krista Brodersen](#); [Miranda Stelmach](#); [Eric Lovenduski](#)
Subject: RE: 2024 ISMP Heating Season SVI Sampling Event
Date: Tuesday, October 1, 2024 1:36:24 PM

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Update: There was a concern raised on the Administrative call today by NYS DOH – Sara Bogardus I believe, to make sure that EHS would be in “heating season” mode on November 11th for the sampling event, especially given the warmer weather we are currently having. I relayed that I had spoken with Joe Magliocca and he fully expected to be in “heating season” mode by then. It was also shared that there is also a substantial lead time to coordinate with the lab and others to have the necessary sampling equipment on hand for the event.

Peter

Peter Meybaum
Health & Safety Compliance Specialist
GST BOCES/Elmira City School District
Office: (607)-735-3992
pmeybaum@gstboces.org

From: Meybaum, Peter <pmeybaum@gstboces.org>
Sent: Tuesday, October 1, 2024 11:21 AM
To: Aron Krasnopoler <AKrasnopoler@Geosyntec.com>; Magliocca, Joseph <JMAGLIOCCA@elmiracityschools.com>; Andrew Millspaugh <Andrew.Millspaugh@sterlingenvironmental.com>; Amanda Castignetti <Amanda.Castignetti@SterlingEnvironmental.com>
Cc: Etter, Terry R. <terry.etter@unisys.com>; Jen Huha <JHuha@Geosyntec.com>; Krista Brodersen <Krista.Brodersen@Geosyntec.com>; Miranda Stelmach <MStelmach@Geosyntec.com>; Eric Lovenduski <ELovenduski@Geosyntec.com>
Subject: RE: 2024 ISMP Heating Season SVI Sampling Event

Good morning,

I was able to email the EHS Principal and Athletic Director, and it sounds like we should be good for the 11th. I've got it on my calendar to be there/available.

Peter

Peter Meybaum

Health & Safety Compliance Specialist
GST BOCES/Elmira City School District
Office: (607)-735-3992
pmeybaum@gstboces.org

From: Aron Krasnopoler <AKrasnopoler@Geosyntec.com>
Sent: Tuesday, October 1, 2024 10:29 AM
To: Magliocca, Joseph <JMAGLIOCCA@elmiracityschools.com>; Meybaum, Peter <pmeybaum@gstboces.org>; Andrew Millspaugh <Andrew.Millspaugh@sterlingenvironmental.com>; Amanda Castignetti <Amanda.Castignetti@SterlingEnvironmental.com>
Cc: Etter, Terry R. <terry.etter@unisys.com>; Jen Huha <JHuha@Geosyntec.com>; Krista Brodersen <Krista.Brodersen@Geosyntec.com>; Miranda Stelmach <MStelmach@Geosyntec.com>; Eric Lovenduski <ELovenduski@Geosyntec.com>
Subject: RE: 2024 ISMP Heating Season SVI Sampling Event

CAUTION: This message was sent from outside our district email system. Be cautious when clicking on links or replying to any unsolicited requests for information.

Joe and Peter,

I am following up on this previous email to get a response regarding the Heating Season SVI sampling event that we would like to schedule for 11 November 2024. Please provide a response by 7 October 2024.

Best Regards,
Aron

From: Aron Krasnopoler
Sent: Thursday, September 19, 2024 9:52 AM
To: Joe Magliocca (jmagliocca@elmiracityschools.com) <jmagliocca@elmiracityschools.com>; Meybaum, Peter <PMEYBAUM@gstboces.org>; Andrew Millspaugh <Andrew.Millspaugh@sterlingenvironmental.com>; Amanda Castignetti <Amanda.Castignetti@SterlingEnvironmental.com>
Cc: Etter, Terry R. <terry.etter@unisys.com>; Jen Huha <JHuha@geosyntec.com>; Krista Brodersen <Krista.Brodersen@geosyntec.com>; Miranda Stelmach <MStelmach@Geosyntec.com>; Eric Lovenduski <ELovenduski@Geosyntec.com>
Subject: 2024 ISMP Heating Season SVI Sampling Event

Dear Joe and Peter,

Geosyntec would like to schedule the 2024 SVI sampling event at Elmira High School for Monday, 11 November 2024, which is a school holiday. The event is part of 4th quarter ISMP

monitoring and inspection. It will include a floor slab inspection, inspection, monitoring, and sampling of the installed sub-slab depressurization systems and sampling indoor and outdoor air. As part of the sampling, we will conduct an inventory of chemical products that are stored in the vicinity of the sampling locations.

Please respond to this email to confirm the following:

1. The heating system will be on the day of the sampling event.
2. Geosyntec will have access the EHS building including the indoor air sampling locations and the rooftop on the day of the sampling event.

Best Regards,
Aron Krasnopoler



engineers | scientists | innovators

Aron Krasnopoler, Ph. D., P.E. (MD, NY*)
Senior Engineer

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*B & B Engineers & Geologists of New York, P.C. for project sites in NY

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