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19 November 2021

Mr. Paul Sylvestri
Harter Secrest & Emery LLP
1600 Bausch & Lomb Place
Rochester, NY 14604-2711

VIA ELECTRONIC MAIL

Subject: Response to Comments to the October 8, 2021 Revised IRM #5 Work Plan, Amendment #2, Site #c808022
Former Sperry Remington – North Portion Site #c808022
Elmira, Chemung County

Dear Mr. Sylvestri:

On behalf of Unisys Corporation (Unisys), Geosyntec Consultants, Inc. and its New York engineering affiliate, B&B Engineers & Geologists of New York, P.C. (collectively, Geosyntec) are responding to the 19 October 20121 review by Elmira City School District (ECSD) of Interim Remedial Measure (IRM) #5 Work Plan, Amendment #2 (IRM #5WP, A2) for the Former Sperry Remington Site – North Portion (#c808022) (Site) in Elmira, New York. IRM #5WP, A2 was submitted to the New York State Department of Environmental Conservation (NYSDEC or Agency) on 8 October 2021.

A revised IRM #5WP, A2 is being submitted electronically to NYSDEC and ECSD on 19 November 2021. Responses to the 19 October 2021 ECSD comments (included in italics below) that refer to items in the subject document determined to be incomplete, missing or require further clarification are presented below, followed by Unisys' response.

1. Schedule

A. ECSD remains concerned that the schedule as presented in this draft of IRM #5WP, A2 calls for turnover of the STRA to ECSD too late for ECSD to complete construction and grass/sod to be established sufficiently for Spring 2023 use. This concern is exacerbated by the fact that the schedule presented does not appear to accommodate working through any punch lists as part of the turnover process. See Comment 1.B, below. See also Comments 1.C and 1.D, below, for questions raised about timing of certain activities and whether that timing can be adjusted in a manner that allows for earlier turnover of the STRA to ECSD.

Unisys acknowledges ECSD's stated desire to have the north athletic field (NAF) and shot put/discuss area useable by Spring 2023. Unisys, however, has never committed to this date in the parties' settlement agreement or elsewhere, nor can it, based on the work required under IRM #5WP, A2. The time estimates in the projected schedule are based in part on Unisys' experience with the football field complex IRM and was prepared in conjunction with input from NYSDEC

and ECSD taking into account the necessary sequence of anticipated tasks and ECSD dependencies. Unisys' ability to proceed with remediation in the STRA area is directly dependent on ECSD ceasing school activities on the STRA, stripping the sod and turning the area over to Unisys. Moreover, this is a complex project and remedial efforts must be completed in accordance with Brownfield Cleanup Program requirements. As a result, Unisys' schedule does not set out a guaranteed date certain for completion. Work may be completed earlier or later than projected. As it has done in the past, Unisys will continue to make efforts to complete the work as quickly and as efficiently as possible. Similarly, we would expect ECSD to advise Unisys whether any dates that are dependent on ECSD activities and needs, such as need for and use of the haul roads and STRA, change. Unisys has adjusted the schedule to reflect an assumed 3-week punch list process.

B. *The schedules for Phase 1, Phase 2 and the STRA areas do not appear to account for any punchlist review and approval by ECSD. Phase 1 and 2 areas should have punchlists developed following the Unisys restoration contractor's work. The STRA punchlist needs to occur prior to start of ECSD construction. If the Football Field Complex experience holds true, the punchlist/turnover process for the STRA would take one month, potentially pushing back turnover of the STRA from September 23, 2022 to October 23, 2022 and eliminating the possibility of play on the shot put/discus area in Spring 2023. This timing is not acceptable to ECSD.*

See response to A above.

C. *Examination of Attachment 7 seems to indicate a lag time between backfill of Area A-6 under Phase 2 on May 27, 2022 (line 39) and the commencement of Phase 2 decommissioning on June 24, 2022 (line 14) followed by commencement of soil cover verification and ballfield restoration on July 7, 2022 (lines 51 and 52, respectively). Since irrigation system installation is a required element prior to harvesting the sod, anything that can be done to allow irrigation system install to occur sooner will assist with STRA turnover timing. The schedule should be revised to commence the above referenced actions immediately following the backfill of Phase 2, Area-6 to allow for an earlier harvesting of the STRA sod and ultimately turnover of the STRA area to ECSD.*

The schedule was predicated on ECSD use of the haul road through June 2022. Subsequently, after submission of the work plan ECSD has indicated that the use of the IRM haul road will terminate on 27 May 2022. The schedule has been adjusted to reflect the ECSD provided date of 27 May 2022 for haul road use termination.

The schedule has been revised so that Phase 2 decommissioning will begin as a staggered approach after backfilling of Area A-6 with the assumption that ECSD will no longer require use of the IRM haul road after 27 May 2022. Phase 2 temporary infrastructure will be removed in stages over a longer period. Phase 2 decommissioning cannot be complete until waste shipments are completed.

D. *Areas A-1 and A-2+Pods should be performed concurrently rather than in series to shorten time frames. Planned areas of excavation in Phase 2 should also occur concurrently. This would allow for earlier restoration, including the installation of the irrigation system, and sooner decommissioning of the STRA.*

Concurrent excavation of Areas A-1 and A-2+Pods is not feasible due to capacity constraints for stockpiling of excavated soils within the NAF.

E. *Line 60 indicates sod harvesting at the STRA starting September 1, 2022. However, Line 41 shows Phase 3 excavation at the STRA starting August 2022.*

The schedule has been corrected so that Phase 3 excavation starts after sod harvesting and fill removal in the STRA.

F. *Line 62 shows turnover of the STRA area to ECSD for construction on September 23, 2022, however Line 17 shows decommissioning of the Phase 3 area lasting until September 30, 2022.*

The schedule has been corrected so that turnover of the STRA area begins after Phase 3 excavation completion.

2. <u>Dry Wells</u>

A. *A dry well located on the very edge of the excavation area located south of the "Florida Area" is shown to be removed by Unisys Contractor on Drawing #5 while the same dry well is shown to be removed by ECSD on Drawing #7 (both of the Construction Drawings). Given that this dry well is located at the very edge of the anticipated excavation area, it should be removed by Unisys.*

The referenced dry well will be marked on Construction Drawing Sheets 5 and 7 and on Figures 6A to 6F as to be removed (by Unisys).

B. *A dry well located at the very tip of/adjacent and to the west of the "Florida Area" is not shown on any of the drawings. Please revise to show this existing condition. Attached to this letter is an historic drawing and recent photograph depicting the location of this structure previously provided to Unisys.*

The referenced dry well has been added to Construction Drawing Sheets 5 and 7 and to Figures 6A to 6F. It is our understanding that ECSD will retain this structure for stormwater management in the Shot Put and Discus Area.

3. <u>Construction Drawing #5 (Excavation Plan)</u>

The baseball scoreboard is shown too far south. Restoration plans by Marathon Engineers/SWBR appear to show the scoreboard in the correct location. Please refer to

the latest CAD file provided by Hunt (Luke Grasmeyer) to Aron Krasnopoler on or about September 20, 2021.

The scoreboard location will be updated on the Construction Drawings and figures where it is shown.

4. <u>Construction Drawing #7 (Utilities Removal and Former Industrial Sewer Removal)</u>

A. A segment of an existing electrical line appears to be impacted by the excavation in the softball field. This portion of the electrical line needs to be shown to be removed.

The segment of this existing electrical line within the limit of excavation has been marked for removal on Sheet 7 of the Construction Drawings.

B. A gas line running north into the VFW property appears to be shown as getting removed on this drawing as well as Drawings ##3 thru 6. This is likely a live gas line on that property.

The referenced gas line that run along the fence lines facing South Main Street and the VFW property has been marked out by New York State Electric and Gas. Excavation near the gas line will be limited so that the gas line is not disturbed. Unisys will notify NYSDEC and ECSD of areas where excavation cannot be completed due to the gas line. Confirmation samples will be collected at excavation sidewalls to document post-excavation conditions.

5. <u>Restoration Drawing #C-4.0</u>

There should be restoration hatching shown up to the east and north property boundaries. These areas are going to be disturbed by the construction entrance and are currently being disturbed by soil stock piling areas at a minimum they will need to be decompacted and reseeded or sodded.

Areas used for temporary infrastructure will be documented during IRM construction and restored in accordance with IRM #5WP, A2.

6. <u>Figure 7 of Work Plan</u>

The hatching for the final cover systems appear to be switched in some locations for native versus soil cover. Please proof carefully.

Figure 7 has been reviewed and errors in hatching have been corrected.

CLOSING

Unisys looks forward to working with NYSDEC, NYSDOH and ECSD to complete this IRM. If you have any questions, please contact Mr. Kevin Krueger of Unisys at (651) 212-7273.

Sincerely,

B&B Engineers & Geologists of New York, P.C.

Paul Brookner
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