Stantec Consulting Services Inc.
61 Commercial Street, Suite 100
Rochester NY 14614-1009
Tel: (585) 475-1440
Fax: (585) 272-1814

January 10, 2014
File: 190500751

Todd Caffoe, P.E
New York State Department of Environmental Conservation
Division of Environmental Remediation
6274 East Avon-Lima Road
Avon, NY 14414

Reference: Brownfield Cleanup Program
Monthly Progress Report #10
Site #C828184
Former Carriage Factory
33 Litchfield Street
Rochester, Monroe County, New York

Dear Todd,

On behalf of Carriage Factory Special Needs Apartments, LP (CFSNA), Stantec Consulting Services Inc. (Stantec) has prepared this Monthly Progress Report #10 for the Brownfield Cleanup Program (BCP) at the Former Carriage Factory located at 33 Litchfield Street in the City of Rochester, Monroe County, New York (Site). This report covers activities that took place during the month of December 2013.

1. Actions During The Previous Month

- *Remedial Investigation-related Activities*:
  - Preparation of the Remedial Investigation report continued.
- *Construction and Remediation-related Activities*:
  - Conducted a site meeting with Mr. Todd Caffoe, NYSDEC project manager, on December 16 to review progress and findings to date.
  - On December 4, in response to water that had leaked through the western wall and damaged portions of the interior applied Liquid Boot membrane, as described in the previous monthly progress report, roof drainage piping was re-routed from emptying onto the surfaces of Clark Alley and Litchfield Street so that it directly discharged into the storm sewer system.
  - Excavations for the installation of underground utilities were completed by December 10. These activities included coring through the northern building walls in two places to bring condensate drain piping into the northern addition area. This required drilling through the Liquid Boot membrane that was applied during November. The

Reference: **Brownfield Cleanup Program**
Monthly Progress Report #10
Site #C828184
Former Carriage Factory
33 Litchfield Street, Rochester, NY

pipes were mortared in place through the wall and the masonry contractor, Catenary, patched the penetrations with trowel-grade Liquid Boot material. Other activities included installation of drain piping in the northern addition area; coring holes into the elevator, above the current elevator slab elevation, to install drain piping; laying electrical conduit in and just below the 6-inch stone sub-base and securing conduit with solid rebar stakes as directed by Stantec so as to not introduce pathways for sub-slab vapors; and the excavation of approximately 3 cubic yards (cy) of soil from the southwest area of the basement (see Figure 1) to accommodate the placement of a gas exhaust unit vault. Readings of volatile organic vapor concentrations taken with a photo ionization detector (PID) of this removed soil were approximately 4 parts per million (ppm). This soil was staged in the southern parking lot area with other contaminated soils removed from the basement as shown on Figure 2. After excavating this soil, construction plans changed involving the relocation of this vault above ground and the excavation was backfilled with crushed stone.

- On December 12 approximately 20 cy of soil was excavated and removed from the atrium to meet sub-grade elevation. This soil comprised the top 4 to 6 inches of material across the entire atrium (Figure 1). The soil consisted largely of brick and cinder material and in most locations had a strong petroleum-like odor. PID readings of this soil ranged from 1 to 2 ppm. The material was removed using a skid-steer and was added to the stockpile outside that contains other contaminated soils from the basement as shown on Figure 2.
- On December 12 and 13 the material that was removed from the North Addition and staged on Wiley Street during November was transported to a separate pile in the yard (Figure 2) with a front-loader. As described in the previous monthly progress report, a limited amount of this soil was gray-stained and exhibited PID readings up to 370 ppm. This material was segregated during transport and was added to the existing stockpile of contaminated basement materials. Additionally, approximately 1 cy of material that was removed from the northwest corner of the North Addition that was staged separately during excavation, as described in the previous monthly progress report, was added to the stockpile of contaminated basement materials.
- On December 16, damaged groundwater monitoring well, RW-2 (Figure 3), was exposed down to bedrock and repaired. Nothnagle Drilling flushed the soil and rock contents of the well out with an air knife and cut the damaged well riser off just above bedrock. They secured a new riser without using adhesive and encased the joint in concrete and backfilled with the existing crushed stone. Re-development of this well is scheduled for January 2014.

Reference: **Brownfield Cleanup Program**
Monthly Progress Report #10
Site #C828184
Former Carriage Factory
33 Litchfield Street, Rochester, NY

- During the period December 9 – 17, Monroe Roadways placed approximately six inches of crushed stone (#1-2 blend) sub-base in all basement areas as detailed in the construction plans and specified for the SSDS.
- On December 17 Monroe Roadways cleaned the empty frac tank that had previously been used for on-site de-watering activities. The tank was removed from the site on December 20.
- During the periods December 17 – December 20 and December 27 – December 30, Terrafix installed the sub-slab components of the sub-slab depressurization system (SSDS) in the majority of the basement areas as shown on Figure 3. They also applied the vertical Liquid Boot membrane to the walls of the southeast and northwest rooms. The horizontal components of the SSDS included geovent piping that connects to the depressurization system, and the overlying three-layer Liquid Boot membrane that seals the sub-slab region from the occupied building space. Thickness tests and smoke tests performed on December 20 and December 30 indicated that the material was properly installed, with minor repairs that were made where necessary.
- On December 23 Catenary poured the basement slab in the Atrium and the southeast area as shown on Figure 3. Two tears in the previously installed Liquid Boot material were observed immediately prior to pouring. They resulted from punctures by the steel mesh grid that was installed to reinforce the slab. Both tears were addressed using sticky tape and trowel-grade Liquid Boot patch prior to being covered by concrete.

2. Data Received or Generated in the Previous Month

- No samples were taken and no laboratory results were received during the month of December.

3. Deliverables Completed and Submitted during the Previous Month

- Submitted Monthly Progress Report No. 9 to NYSDEC on December 10.

4. Actions Scheduled for the Next Reporting Period

The following activities are anticipated to occur in January 2014:

- Continued preparation of the Draft Remedial Investigation Report.
- Re-development of groundwater monitoring well RW-2.

Reference: Brownfield Cleanup Program
Monthly Progress Report #10
Site #C828184
Former Carriage Factory
33 Litchfield Street, Rochester, NY

- Conduct a groundwater sampling event to establish baseline groundwater quality conditions prior to initiating the enhanced reductive dechlorination (ERD) groundwater remediation activities.
- Ongoing monitoring of construction-related activities, which will potentially include the following (scheduling for some of these activities is uncertain):
  - Application of Liquid Boot and Geovent VIMS and installation of the sub-slab depressurization system in the remaining portions of the building; and
  - Removal and re-construction of the existing elevator shaft concrete slab.

5. Completion, Delays and Future Schedule

Submittal of the draft RI report to NYSDEC is anticipated to occur in February. Minor construction delays occurred due to the need to remove bedrock for installation of basement utilities and preparing the building for continued work during winter conditions.

Closing

If you have any questions or require further information, please call me at 585-413-5266.

Regards,

STANTEC CONSULTING SERVICES INC.

Michael P. Storonsky
Managing Principal
Phone: (585) 413-5366
mike.storonsky@stantec.com

Attachments:

Figure 1 – Utility Excavations
Figure 2 – Exterior Stockpile Locations
Figure 3 – Vapor Intrusion Mitigation System (VIMS) Applications

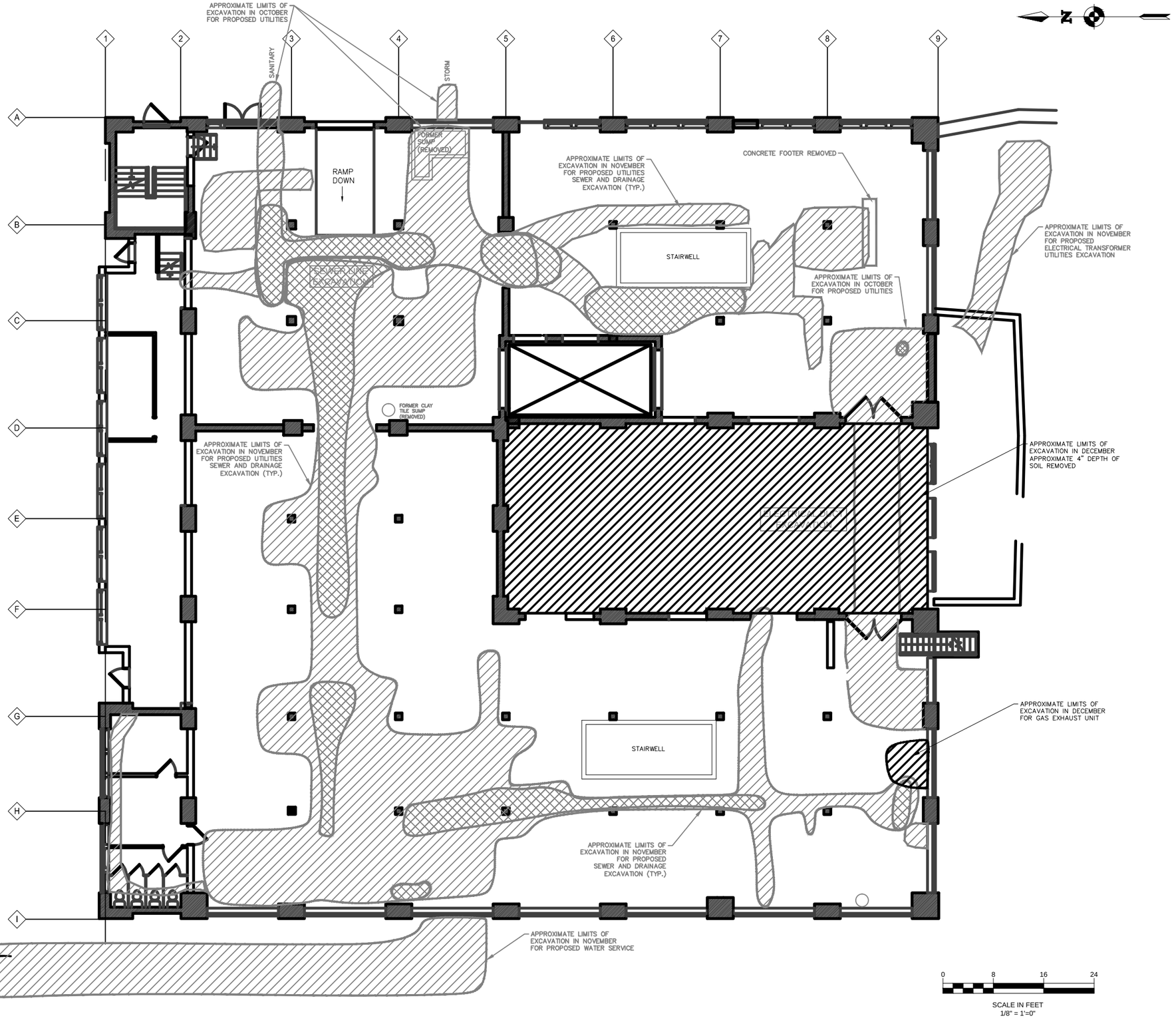
Reference: **Brownfield Cleanup Program**
Monthly Progress Report #10
Site #C828184
Former Carriage Factory
33 Litchfield Street, Rochester, NY

ec:

Bart Putzig (NYSDEC)	Al Floro (Nixon Peabody)
James Mahoney (NYSDEC)	Jonathan Penna (Nixon Peabody)
Justin Deming (NYSDOH)	Mark Gregor (City of Rochester)
James Whalen (CFSNA)	James Patchett (Goldman Sachs)
Mark Fuller (CFSNA)	Eleonora Bershadskaya (Goldman Sachs)
Gillian Conde (CFSNA)	Linda Kaiser (Goldman Sachs)
Joy Cromwell (CFSNA)	Patrick Miller (CPC)
Chris Betts (Betts Housing)	David Lent (IVI)

u:\190500751\report\monthly progress reports\2014\#10-dec\report.c828184.2014-01-10.pr10.docx

FIGURES



Stantec
61 COMMERCIAL STREET
ROCHESTER, NY
14641
Tel. 585-475-1440
Fax. 585-424-5951
www.stantec.com

Consultants

Legend

- GENERAL/ UTILITY EXCAVATION IN DECEMBER 2013
- PREVIOUS EXCAVATION (OCTOBER)
- BEDROCK EXCAVATION (NOVEMBER)

Notes

1. EXCAVATION LIMITS APPROXIMATE ONLY.
2. AREAS EXCAVATED PRIMARILY FOR STORM AND SANITARY PIPES AND CONNECTIONS TO SEWER.

Revision	By	Appd.	YY.MM.DD
Progress Report January 2014	RM	MPS	14.01
Issued	By	Appd.	YY.MM.DD

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
CARRIAGE FACTORY

BROWNFIELD CLEANUP PROGRAM
FORMER CARRIAGE FACTORY
33 LITCHFIELD STREET, ROCHESTER , NY

Title
UTILITY EXCAVATIONS

Project No.	Scale	
190500751	AS SHOWN	
Drawing No.	Sheet	Revision
FIGURE 1	of	0

Legend

- Basement Spoils Staging Area (Remains)
- Non-Impacted Materials Removed from Basement
- Clark Alley Soil Staging Area (Remains)
- Native Soil Staging Area (Remains)
- Soil Transported from N. Addition Excavation

Geographic Information Systems

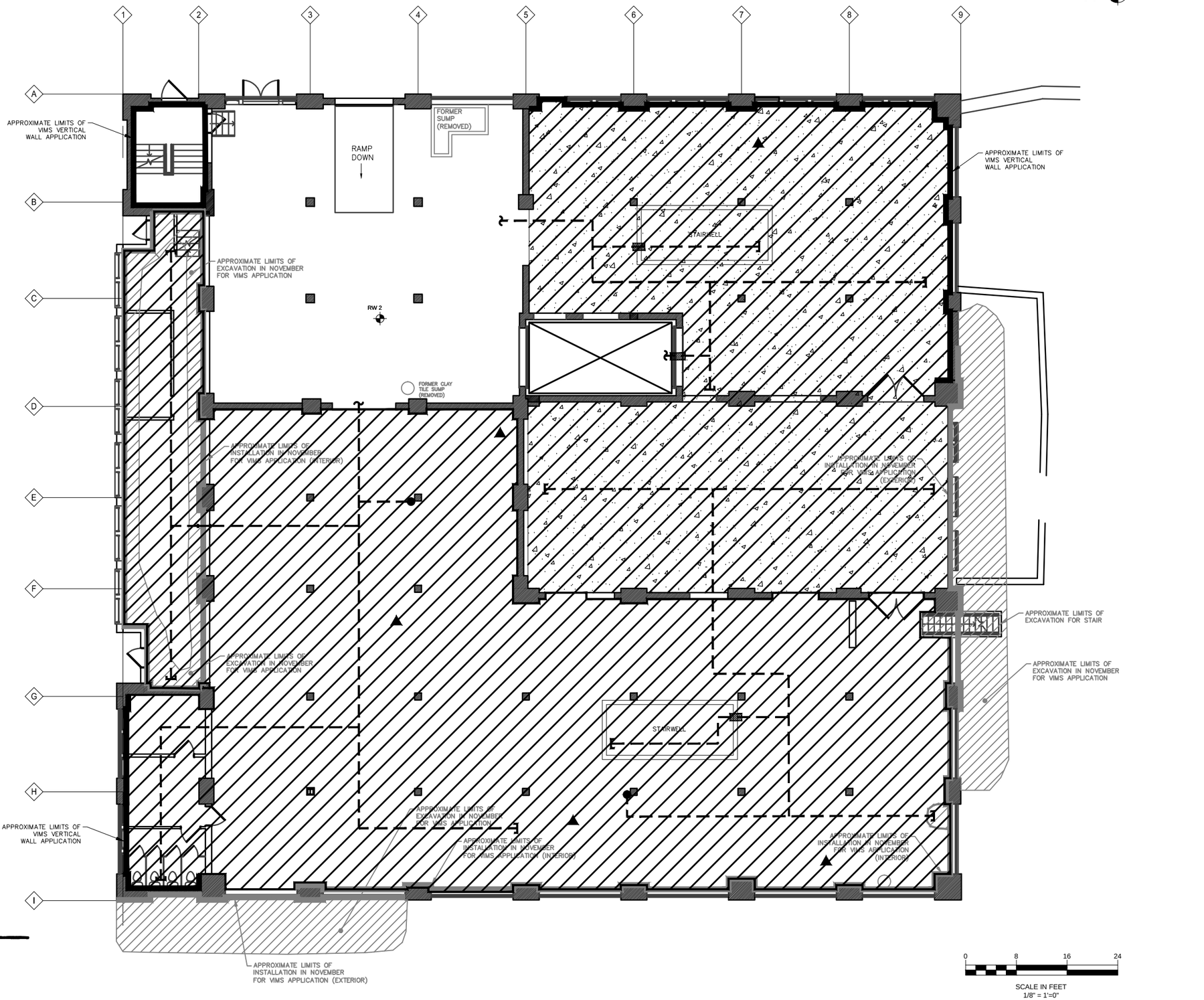
Cartographic Design By: Andy Less

Document Path: U:\190500751\drawing\CAD\Basement Excavation\Progress Report - January 2014\Figure 2 Exterior Stockpile Locations.mxd

Stantec Consulting
61 Commercial Street
Rochester, NY 14614
Phone 585.475.1440 Fax 585.272.1814
www.stantec.com

N

Figure 2
Carriage Factory
Exterior Stockpile Locations
Progress Report - December 2013



Stantec
61 COMMERCIAL STREET – Suite 100
ROCHESTER, NY
14641
Tel. 585-475-1440
Fax. 585-424-5951
www.stantec.com

Consultants

Legend

- VIMS (LIQUID BOOT MEMBRANE) APPLICATION HORIZONTAL APPLICATION (DECEMBER)
- AREA OF NEW 4" CONCRETE SLAB (DECEMBER)
- VIMS (LIQUID BOOT MEMBRANE) APPLICATION VERTICAL APPLICATION
- GEOVENT WITH CAP
- GEOVENT TO BE EXTENDED
- 3" PVC PIPE WITH GEOVENT TO PVC PIPE CONNECTION
- VAPOR MONITORING POINTS (VM)
- RISER PIPE
- METAL SLEEVES

Notes

Revision	By	Appd.	YY.MM.DD
Progress Report January 2014	RM	MPS	14.01

Issued

File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project

CARRIAGE FACTORY

BROWNFIELD CLEANUP PROGRAM
FORMER CARRIAGE FACTORY
33 LITCHFIELD STREET, ROCHESTER , NY

Title

VAPOR INTRUSION MITIGATION SYSTEM (VIMS) APPLICATIONS

Project No.	Scale	
190500751	AS SHOWN	
Drawing No.	Sheet	Revision
FIGURE 3	of	0

J:\190500751\drawing\CAD\Basement Excavation\Progress Report – January 2014\Figure 3 – VMS Excavations.dwg
2014/01/10 8:55 AM By: Less, Andy

ORIGINAL SHEET – ANSI D