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March 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 #12
 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 #12 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 February 2014.

1. Actions During The Previous Month

- *Remedial Investigation-related Activities:*
 - Preparation of the Remedial Investigation Report continued.
 - On February 1, all onsite monitoring wells were gaged with the exception of RW-5 which was buried under ice. Temporary riser elevations were re-surveyed by Stantec on February 2 for wells RW-2 (interior) and RW-4 (exterior) which were modified during construction activities since the previous round of well gaging. The groundwater contour map shown on Figure 1 reflects these temporary elevation measurements.
- *Construction and Remediation-related Activities:*
 - Participated in a site visit by the Department's project manager, Mr. Todd Caffoe, on February 4.
 - Continued to monitor the presence and nature of groundwater infiltrating into the elevator pit throughout the month of February. Groundwater appeared to infiltrate the pit at rates ranging from approximately 500 to 1,000 gallons per day until stabilized.



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Absorbent pads were added as necessary to collect the product that seeped into the pit from the bedrock walls in four locations. The pads were placed in a 55-gallon drum for future off-site disposal. The contents of the pit were removed by NYETECH using a vacuum truck on February 7 and transported to Industrial Oil in Oriskany, NY for disposal. Additional dewatering of the pit will be required for a period of approximately six weeks as construction, waterproofing, and vapor intrusion mitigation (VIM) activities are performed. Stantec, on behalf of the owner, submitted an application for a short-term discharge permit from Monroe County on February 20 to facilitate dewatering directly to the municipal sewer. Issuance of the permit is contingent on analytical results for a water sample to be collected in early March; subsequent discharges will require additional testing.

- The concrete entrance ramp that was located in the northeast area of the basement was removed on February 1. The ramp was underlain by an approximately 5-inch thick concrete slab. The material found beneath the slab was brown sandy soil with a large percentage of cinders towards the western tapered end of the ramp. Readings taken with a photoionization detector (PID) from the cracks of the concrete and of the soil below the slab were not higher than background readings of 1-2 parts per million (ppm) throughout the removal process. No evidence of staining was observed and all concrete was disposed as clean fill.
- On February 7, in an effort to address the water leaking through the western wall as described in previous monthly progress reports, the masonry contractor removed the liquid boot from the interior wall section between columns I4 and I5, and applied a cementitious waterproofing material (Acryl 60) to the entire wall section.
- During the period February 17 through February 21, Terrafix applied the vapor intrusion mitigation (VIM) system components to the northeastern area of the building and addressed all interior repairs. Figure 2 shows the current extent of the VIM system. All areas have received the VIM system with the exception of the elevator pit. Repairs and modifications made included: fixing tears in the wall-applied material that resulted from construction activities; extending the coating on the upper portion of the interior western and southwestern walls to 8 inches above exterior grade; repairing punctures in the horizontally-applied material that were made by rebar stakes used in ramp forms; and the re-application of the western wall section between columns I4 and I5. All vacuum monitoring points and all Geovent risers are now installed. Thickness tests and smoke tests performed on February 20 indicated that the material was properly installed, with minor repairs that were made where necessary.



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- During the period February 24 through February 26, the masonry contractor poured the concrete basement slab in the northeastern area and the ramps in the southwestern area as shown on Figure 2. A steel mesh grid was placed over the Liquid Boot material in the northeastern areas to support the slab. No damage to the Liquid Boot was observed as a result of setting the steel mesh.

2. Data Received or Generated in the Previous Month

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

3. Deliverables Completed and Submitted during the Previous Month

- Submitted Monthly Progress Report No. 11 to NYSDEC on February 10.
- Submitted an Enhanced Reductive Dechlorination (ERD) work plan on February 10 as a supplement to the IRM work plan that was previously approved by the Department.
- Submitted an Underground Injection Control Inventory Form to the USEPA for approval to implement the ERD injection program on February 25. A preliminary e-mail approval was received on February 26 with an official letter approval to follow.

4. Actions Scheduled for the Next Reporting Period

The following activities are anticipated to occur in February 2014:

- Completion and submittal of the Draft Remedial Investigation Report.
- 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 are expected to include dewatering and waterproofing of the elevator shaft pit.

5. Completion, Delays and Future Schedule

Construction delays occurred due to groundwater infiltration of the elevator shaft pit and winter conditions.



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Todd Caffoe, P.E.
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33 Litchfield Street, Rochester, NY**

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

Attachment:

Figure 1 – Groundwater Contour Plan

Figure 2 – Basement Floor Slab and VIMS Application Plan

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)

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FIGURES

**Stantec**

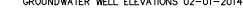
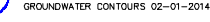
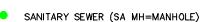
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Legend



Notes

1. PLAN ADAPTED FROM BASE PLAN BY PARRONE ENGINEERING.
2. GROUND SURFACE ELEVATION CONTOURS OBTAINED FROM
DRAWING ENTITLED "BORING LOCATION PLAN"
BY FOUNDATION DESIGN, P.C., DATED JANUARY 26, 2011.

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File Name:

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Permit-Seal				

Permit-Seal

Client/Project

CARRIAGE FACTORY SPECIAL NEEDS APARTMENTS, L.P.

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

Title

GROUNDWATER CONTOUR PLAN
FEBRUARY 1, 2014

Project No. _____

190500751

Scale

AS SHOWN

Drawing No.

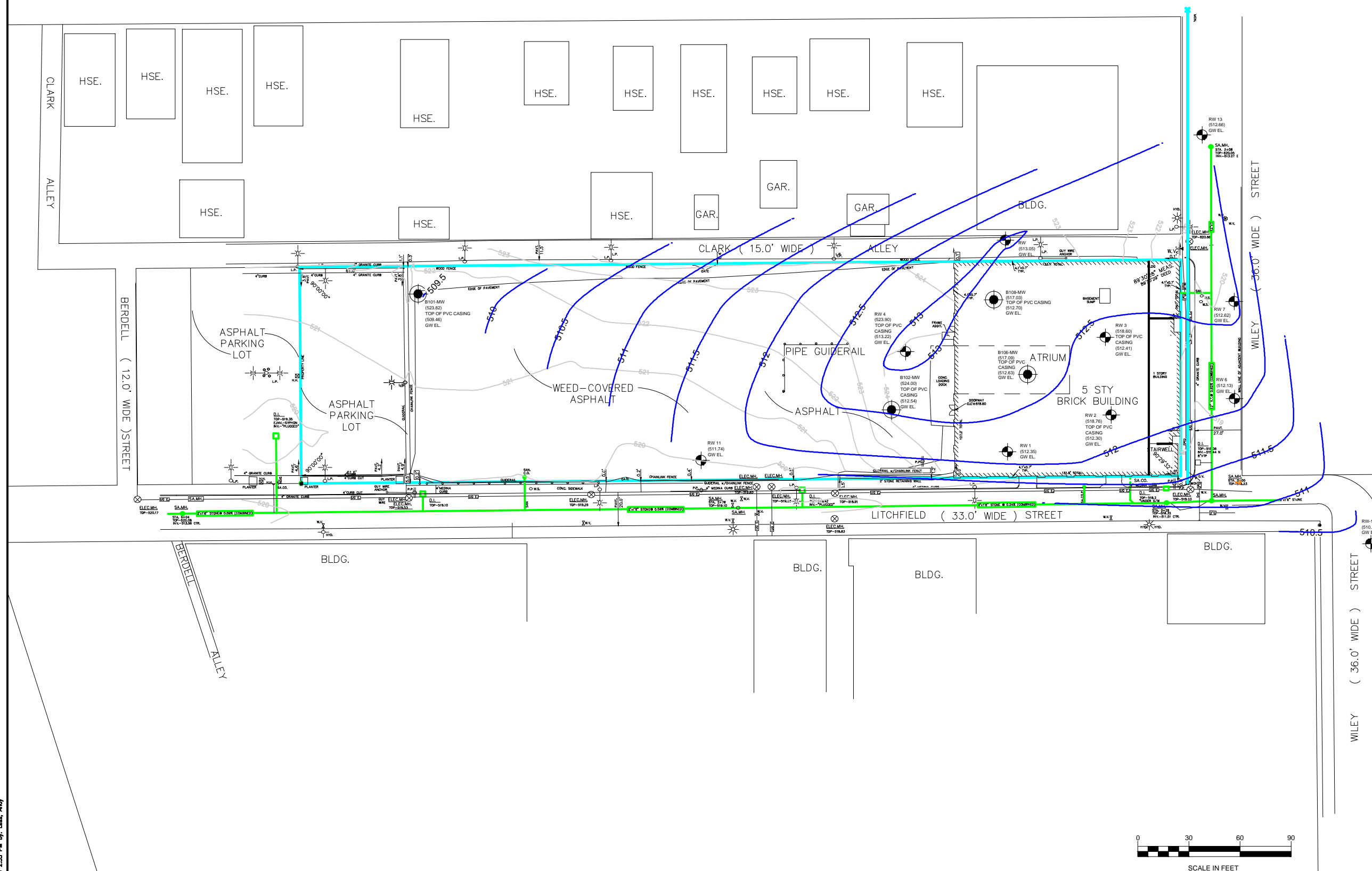
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Revision

FIGURE 1

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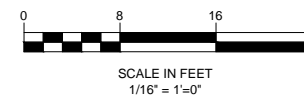
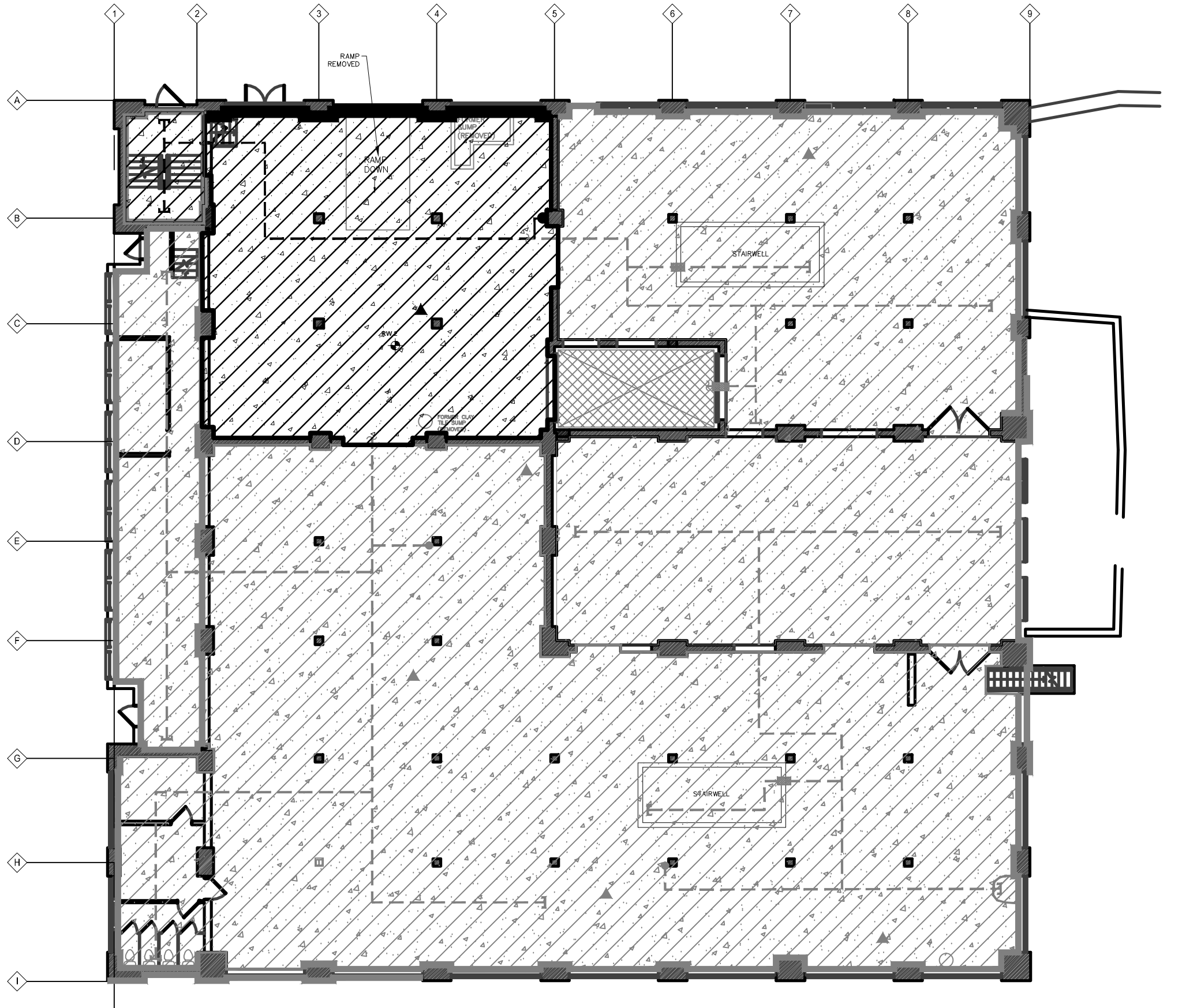


J:\190500751\drawing\CAD\Basement Excavation\Progress Report- March 2014\Figure 1 Groundwater Contour Plan Feb 1 2014.dwg
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ORIGINAL SHEET - ANSI 1

U:\190500751\Drawings\190500751\Basement Excavation\Progress Report- March 2014\Figure 2 - VIMS Excavation.dwg
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ORIGINAL SHEET - AMS D
















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Legend

-  AREA OF NEW 4" CONCRETE SLAB (FEBRUARY)
-  VIMS (LIQUID BOOT MEMBRANE) APPLICATION HORIZONTAL APPLICATION (FEBRUARY)
-  VACUUM MONITORING POINTS (VM)
-  RISER PIPE
-  SLAB, SOIL, BEDROCK REMOVED IN JANUARY 2014
-  VIMS (LIQUID BOOT MEMBRANE) APPLICATION VERTICAL APPLICATION
-  PREVIOUSLY INSTALLED VIMS (LIQUID BOOT MEMBRANE) APPLICATION VERTICAL APPLICATION
-  PREVIOUSLY INSTALLED GEOVENT WITH CAP
-  PREVIOUSLY INSTALLED GEOVENT TO BE EXTENDED
-  PREVIOUSLY INSTALLED 3" PVC PIPE WITH GEOVENT TO PVC PIPE CONNECTION
-  PREVIOUSLY INSTALLED VACUUM MONITORING POINTS (VM)
-  PREVIOUSLY INSTALLED RISER PIPE
-  PREVIOUSLY INSTALLED METAL SLEEVES

Notes

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

File Name:			
Permit-Seal	Dem.	Chkd.	Degn. YY.MM.DD

Client/Project

CARRIAGE FACTORY

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

Title

BASEMENT FLOOR SLAB AND
VIMS APPLICATION PLAN

Project No. 190500751	Scale AS SHOWN
Drawing No.	Sheet
	Revision

FIGURE 2

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