

January 14, 2016

Frank Sowers, P.E.  
Environmental Engineer II, Division of Environmental Remediation  
New York State Department of Environmental Conservation  
6274 East Avon-Lima Road  
Avon, New York 14414

Re: December 2015 Monthly Progress Report  
3750 Monroe Avenue, Pittsford, New York  
NYSDEC BCP Site #C828187  
LaBella Project No. 213131

Dear Mr. Sowers:

LaBella Associates, D.P.C. ("LaBella") is pleased to submit this Monthly Progress Report (MPR) associated with the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (BCP ID No. C828187) located at 3750 Monroe Avenue, Town of Pittsford, Monroe County, hereinafter referred to as the "Site." This MPR discusses activities completed during the month of December 2015, as well as activities planned for this month (January 2016).

December 2015 Activities

Fan #4 (a GBR 76), located atop the older Concentrix Call Center on the northern portion of the Site building, was put into operation on December 22<sup>nd</sup>, and post-startup sub-slab depressurization system (SSDS) exhaust readings were collected from December 23<sup>rd</sup> to December 30<sup>th</sup> (except for December 25<sup>th</sup> and 26<sup>th</sup>, due to the Christmas Holiday). Attached to this MPR is a summary table of these SSDS exhaust readings, as well as readings taken in April 2015 and estimated mass calculations.

Activities Planned for January 2016

Mounting an alarm and pressure gauge for Fan #4, with the other three (3) SSDS system alarms, is planned. Sub-slab pressure field extension (PFE) measurements older Concentrix Call Center, to monitor the operation of the system, are also planned.

Approved Activity Modifications (changes of work scope and/or schedule)

No activity modifications were made during the month of December 2015.

Sampling/Testing Results

No laboratory sampling/testing results were received during the month of December 2015.

Unresolved Delays Encountered or Anticipated

There are currently no unresolved delays associated with the project.

Percentage of Completion

Implementation of remedial measures associated with the IRM Work Plan Amendment (approved September 18, 2015) is anticipated to be completed in early 2016.

Activities Undertaken in Support of the Citizen Participation Plan

There were no activities undertaken in support of the Citizen Participation Plan during the month of December 2015.

If you have any questions, or require additional information, please do not hesitate to contact me at (585) 295-6295.

Sincerely,

LABELLA ASSOCIATES, D.P.C.

A handwritten signature in blue ink, appearing to read 'KRM', with a long horizontal flourish extending to the right.

Kyle R. Miller  
Sr. Environmental Scientist

KRM

cc: Lewis Norry – 3750 Monroe Avenue Associates, LLC  
Rachel Rosen – Norry Management Corporation  
James Mahoney – NYSDEC (e-copy only)  
Bridget Boyd – NYSDOH (e-copy only)

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**Attachment - SSDS Start Up Exhaust VOC Measurements and Estimated Mass Calculations**

3750 Monroe Avenue, NYSDEC BCP Site #C828187  
SSDS Start Up and Estimated Mass Calculations  
Exhaust VOC Monitoring Results - Weeks of 4/3 to 4/10/2015 (Fans 1, 2, & 3) and 12/23 to 12/30/2015 (Fans 1, 2, 3, & 4)

System	Exhaust CFM (4/3/2015)	PID Readings [total VOCs in parts per million (ppm)]													Estimated TCE Mass <sup>1</sup> Effluent (lbs/hr)	Estimated TCE Mass <sup>1</sup> Effluent (tons/yr)	Estimated TCE Mass <sup>1</sup> Effluent (lbs/hr)	Estimated TCE Mass <sup>1</sup> Effluent (tons/yr)
		4/3/2015	4/4/2015	4/6/2015	4/7/2015	4/8/2015	4/9/2015	4/10/2015	12/23/2015	12/24/2015	12/27/2015	12/28/2015	12/29/2015	12/30/2015	4/3/2015		12/30/2015	
Fan #1	343	1.9	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.125	0.261	0.164	0.511	0.0131	0.0575	0.0035	0.0155
Fan #2	290	16.3	4.1	2.3	2.6	2.2	2.4	1.8	0.3	0.467	0.604	0.645	0.804	1.115	0.0952	0.4168	0.0065	0.0285
Fan #3	345	14.6	1.7	0.6	0.5	0.4	0.5	0.2	0.1	0.1	0.436	0.498	0.486	0.868	0.1014	0.4442	0.0060	0.0264
Fan #4	150*	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.0	0.0	0.180	0.231	0.055	0.394	n/a	n/a	0.0012	0.0052
														Max	0.1014	0.4442	0.0065	0.0285
														Total	0.2097	0.9185	0.0173	0.0756

1 - Mass estimates assume PID readings represent 100 % TCE. Estimate assumes 1 ppm equates to 5.374 mg/m3 (using standard temperature and pressure).  
\* CFM was not measured in the field, so 150 CFM is used as this may be the maximum flow rate for a model GBR 76 fan. Source: [http://www.wpb-radon.com/radon\\_fan\\_performance.html#GBR76HO](http://www.wpb-radon.com/radon_fan_performance.html#GBR76HO)