From: Chad Staniszewski
To: mlesakowski@turnkeyllc.com
Date: 10/18/2010 9:12 AM
Subject: Fwd: minor revision
Attachments: Supplemental Pre-Design Investigation Letter_October 2010.pdf

Mike,

The attached supplemental pre-design investigation WP (installation of (3) additional monitoring wells) for the Scott Rotary Seals site is acceptable to the Department. Please keep in mind that the Department cannot comment on the placement of the wells since we do not have the data collected from the initial investigation.

Let me know when you will be on-site to install the wells. I would like to be there since I missed the initial work.

If you have any questions, feel free to give me a call.

Chad

Chad Staniszewski, PE
Environmental Engineer II
NYS Department of Environmental Conservation
Region 9
270 Michigan
Buffalo, NY 14203-2999

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>>> Mike Lesakowski <MLesakowski@benchmarkturnkey.com> 10/15/2010 3:26 PM >>>
Sorry, one minor revision...we are planning on 15 ft. well screens, not 10 ft.

[Description: Description: emailLogo]Mike A. Lesakowski
Project Manager

Benchmark & TurnKey Companies
Strong Advocates | Effective Solutions | Integrated Implementation

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October 12, 2010

Mr. Chad Staniszewski, P.E.
Project Manager
New York State Dept. of Environmental Conservation
Division of Environmental Remediation
270 Michigan Avenue
Buffalo, New York 14203-2999

Re: Scott Rotary Seals Site
Site No. C905036
301 Franklin Street, Olean
Supplemental Pre-design Investigation

Dear Mr. Staniszewski:

TurnKey Environmental Restoration, LLC, on behalf of DST Properties NY, LLC (DST) has recently completed fieldwork related to the Pre-design Investigation at the Scott Rotary Seals site located at 301 Franklin Street, Olean, NY (Site). Based on the results of the initial Pre-design Investigation, DST proposes to complete additional investigation activities at the Site to supplement the previous investigation data with additional soil and groundwater characterization to support preparation of an Alternatives Analysis Report (AAR) and revised Remedial Action Work Plan (RAWP).

Project Objectives
The primary objectives of the Supplemental Pre-design Investigation are to:

- collect additional soil/fill and groundwater samples, under appropriate quality assurance/quality control criteria, to better delineate the nature and extent of contamination; and,

- provide the data needed to evaluate potential remedial measures and determine appropriate actions to address potential significant risks.

Supplemental Soil Investigation
A supplemental soil investigation will be completed to delineate VOC-impacts on-Site. Figure 1 depicts planned soil boring locations. The soil investigation will employ hollow-stem auger drilling techniques with continuous split-spoon sampling. Three soil borings, designated as MW-4, MW-5 and MW-6, will be advanced to approximately 28 feet below ground surface (fbgs). Soil samples will be collected in two-foot intervals from soil borings and field screened using visual and olfactory observations and a photoionization detector

(PID) as a procedure for ensuring the health and safety of personnel at the Site, to identify potentially VOC-impacted soil samples for laboratory analysis and to determine the presence or absence of non-aqueous phase liquid (NAPL). Upon reaching the completion depth of each boring, PID and visual/olfactory results will be reviewed. One unsaturated sample interval identified as the most impacted (i.e., greatest PID scan result and/or evidence of visual/olfactory impact) will be selected for analysis. Additional soil samples may be collected from other sample intervals within the same boring to further delineate soil impacts based upon field observations. In the event that either the impacts are ubiquitous from grade to final depth or no impacts were identified, the soil/fill horizon above the water table will be selected for analysis, or as otherwise determined based on field observations.

Soil samples will be collected using dedicated stainless steel sampling tools. Representative soil samples will be placed in pre-cleaned laboratory provided sample jars, cooled to 4ºC in the field, and transported under chain-of-custody command to TestAmerica Laboratories, Inc. (TestAmerica), located in Amherst, New York. Each soil sample will be analyzed for Target Compound List (TCL) plus NYSDEC Spill Technology and Remediation Series (STARS) List VOCs, including tentatively identified compounds (TICs), via USEPA SW-846 Method 8260. A Category B deliverable package will be provided to allow third-party data validation and provide defensible data.

Supplemental Groundwater Investigation

Three new groundwater monitoring wells, designated as MW-4, MW-5 and MW-6, will be installed as shown on Figure 1.

Monitoring wells will be constructed using two-inch inside diameter flush-joint Schedule 40 PVC with a 15-foot Schedule 40 PVC, 0.010-inch machine slotted well screen. The monitoring wells will be screened from approximately 13-28 fbgs. Each well screen and attached riser will be placed at the bottom of each borehole and a silica sand filter pack (size #0 or similar) will be installed from the base of the well to a maximum of 2 feet above the top of the screen. A bentonite chip seal will then be installed and allowed to hydrate sufficiently to mitigate the potential for downhole grout contamination. Cement/bentonite grout will be installed to approximately one-foot below ground surface via pressure tremie-pipe procedures. The well riser pipes will remain above ground surface until Site redevelopment when final grades are completed.

Upon installation, but not within 24 hours, newly installed monitoring wells will be developed in accordance with TurnKey and NYSDEC protocols. Development of the monitoring wells will be accomplished with dedicated disposable polyethylene bailers via surge and purge methodology. Field parameters including pH, oxidation-reduction potential (ORP), dissolved oxygen (DO), temperature, turbidity and specific conductance will be measured periodically (i.e., every well volume or as necessary) during development. Field measurements will continue until they became relatively stable. Stability will be defined as

variation between measurements of approximately 10 percent or less with no overall upward or downward trend in the measurements. A minimum of 3 well volumes will be evacuated from each monitoring well.

Prior to sample collection, static water levels will be measured and recorded from on-site monitoring wells. Following water level measurement, TurnKey personnel will purge and sample monitoring wells MW-1 through MW-6 using low-flow/minimal drawdown purge and sample collection procedures. Prior to sample collection, groundwater will be evacuated from each well at a low-flow rate (typically less than 0.1 L/min). Field measurements for pH, temperature, turbidity, dissolved oxygen, specific conductance and water level, as well as visual and olfactory field observations, will be periodically recorded and monitored for stabilization. Purging will be considered complete when pH, specific conductivity, dissolved oxygen and temperature stabilize and when turbidity measurements fall below 50 Nephelometric Turbidity Units (NTU), or become stable above 50 NTU. Stability is defined as variation between field measurements of 10 percent or less and no overall upward or downward trend in the measurements. Upon stabilization of field parameters, groundwater samples will be collected and analyzed as discussed below.

Wells will be purged and sampled using a submersible pump and dedicated pump tubing following low-flow (minimal drawdown) purge and sample collection procedures in a manner similar to that described in the previous section. Prior to and immediately following collection of groundwater samples, field measurements for pH, specific conductance, temperature, dissolved oxygen, turbidity and water level as well as visual and olfactory field observations will be recorded. All collected groundwater samples will be placed in pre-cleaned, pre-preserved laboratory provided sample bottles, cooled to 4°C in the field, and transported under chain-of-custody command to TestAmerica for analysis.

All groundwater samples will be analyzed TCL plus NYSDEC STARS List VOCs, including TICs, via USEPA SW-846 Method 8260. A Category B deliverable package will be provided to allow third-party data validation and provide defensible data.

Field Specific Quality Assurance/Quality Control Sampling

In addition to the soil/fill and groundwater samples described above, field-specific quality assurance/quality control (QA/QC) samples will be collected and analyzed to ensure the reliability of the generated data and to support the required third-party data usability assessment effort. Site-specific QA/QC samples will include matrix spikes, matrix spike duplicates, blind duplicates, and trip blanks.

Site Mapping

A Site map will be developed during the field investigation. All sample points and relevant Site features will be located on the Site map. TurnKey will employ a Trimble GeoXT handheld GPS unit to identify the locations of all soil borings and newly installed wells

relative to State planar grid coordinates. Monitoring well elevations will be measured by TurnKey's surveyor. An isopotential map showing the general direction of groundwater flow will be prepared based on water level measurements relative to USGS vertical datum. The maps will be provided with the Pre-design Investigation report.

Project Schedule

TurnKey is prepared to mobilize to the Site to complete the Supplemental Pre-design Investigation tasks upon NYSDEC approval of this scope of work.

If you have any questions or would like to discuss our responses please contact me at (716) 856-0635.

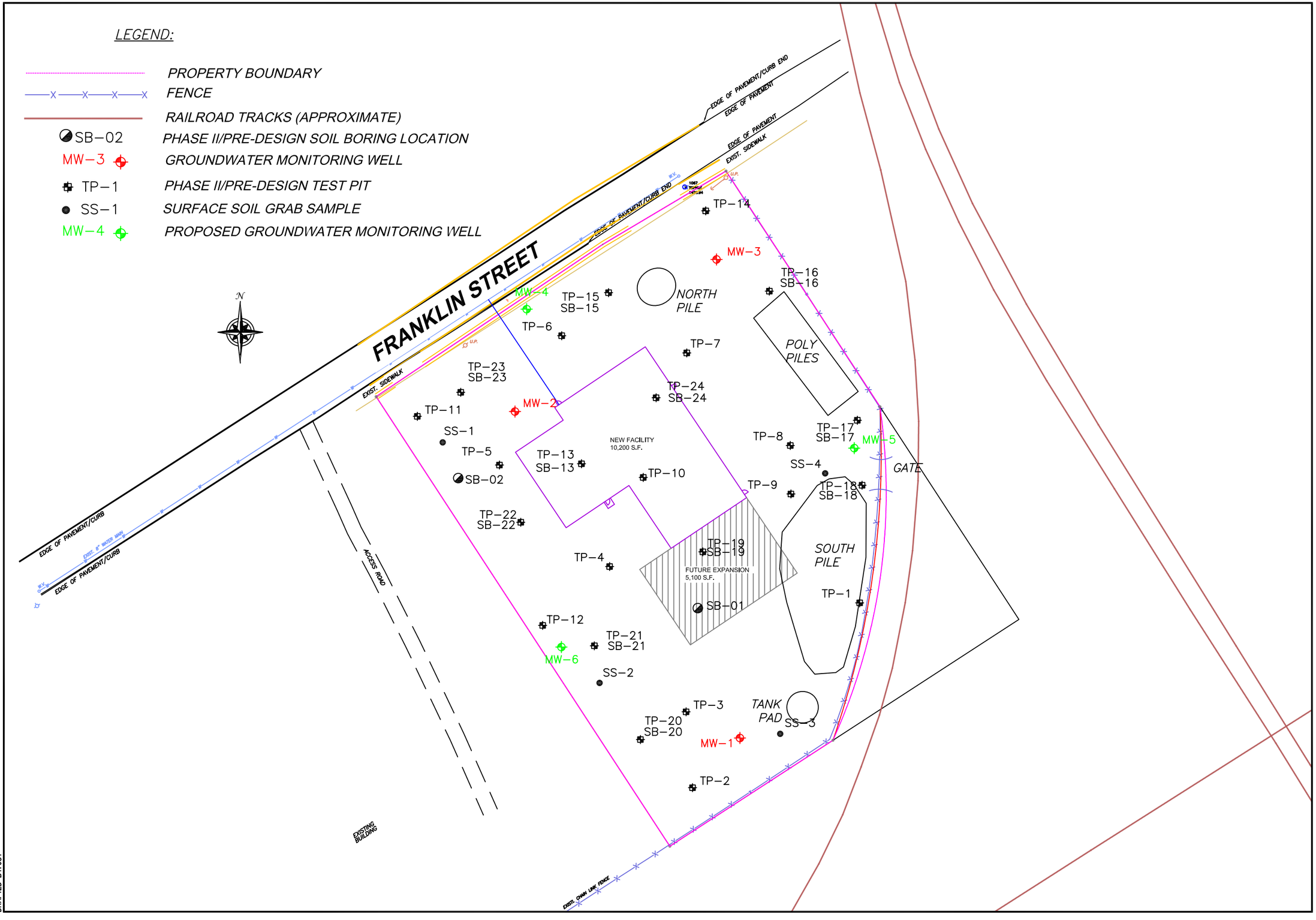
Sincerely,
TurnKey Environmental Restoration, LLC

Michael Lesakowski
Project Manager

cc: C. Wiech, Scott Rotary Seals (w/att.)
J. Meister, DST Properties NY, LLC (w/ att.)
R. Knoer, Knoer Group (w/ att.)
M. Doster, NYSDEC (w/ att.)
C. O'Conner, NYSDOH (w/ att.)
File: 0189-001-105

LEGEND:

- PROPERTY BOUNDARY
- FENCE
- RAILROAD TRACKS (APPROXIMATE)
- SB-02 — PHASE II/PRE-DESIGN SOIL BORING LOCATION
- MW-3 — GROUNDWATER MONITORING WELL
- TP-1 — PHASE II/PRE-DESIGN TEST PIT
- SS-1 — SURFACE SOIL GRAB SAMPLE
- MW-4 — PROPOSED GROUNDWATER MONITORING WELL



DATE: SEPTEMBER 2010
DRAFTED BY: JCT

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TURNKEY ENVIRONMENTAL RESTORATION, LLC

JOB NO.: 0189-001-105

PROPOSED MONITORING WELL LOCATIONS

PRE-DESIGN INVESTIGATION REPORT

SCOTT ROTARY SEALS SITE
OLEAN, NEW YORK
PREPARED FOR
SCOTT ROTARY SEALS

FIGURE 1