PGW
2/4/02

PROPOSED
REMEDIATION WORK PLAN
AND
ENGINEERING EVALUATION
VOLUNTARY CLEANUP PROGRAM

575 East Mill Street
City of Little Falls
Herkimer County, New York
Site No. V00223-6

January 2002

Prepared for:

The New York State Department of
Environmental Conservation
Region 6 Headquarters
Division of Environmental Remediation
317 Washington Street
Watertown, New York

Attn: Darrel Sweredoski, P.E.
Regional Hazardous Waste
Remediation Engineer

Prepared by:

Buck Engineering, LLC
PO Box 5150
3821 Buck Drive
Cortland, New York 13045-5150
607-753-3403

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1.0 INTRODUCTION AND BACKGROUND

The site is approximately 6.5 acres of land located at 575 E. Mill St. in the city of Little Falls, NY. The property is owned by United Dominion Industries (UDI) and occupied by Feldmeier Equipment, Inc. (FEI). UDI contracted to sell its facility, known previously as Cherry-Burrell, to FEI. FEI purchased the business and selected non-real estate assets, and began to operate the facility in 1998. Transfer of real estate was contingent upon clarification of various environmental questions raised during environmental site assessments by consultants for both parties. Both parties agreed to contract with NYSDEC as volunteers under a "Voluntary Cleanup Program Investigation" agreement.

Buck Engineering, LLC contracted with the volunteers to complete the VCA Investigation and prepare a Remediation Work Plan. The site was approved for participation in the Voluntary Cleanup Program (VCP) on 4-2-99. The Investigation was conducted in multiple phases during 2000 and 2001 and a letter of satisfactory completeness was issued by Philip Waite, P.E. on 8-29-01. Mr. Waite's letter (included in the appendix) outlined site-specific remedial action objectives. On 10-4-01 Philip Waite, Darrel Sweredoski, John Feldmeier, and John Buck met to discuss possible remedial strategies for the site.

This document presents a proposed workplan based upon Mr. Waite's correspondence and comments from the meeting of 10-4-01 and also an Engineering Evaluation of the proposed remedy for each affected area of the property.

Note: SPX Corporation acquired UDI in 2000.

2.0 REMEDIAL ACTION OBJECTIVES

NYSDEC has identified the following remediation areas and objectives based upon the results of the VCA Investigation.

2.1 Areas Targeted for Remediation

The areas identified for remediation activities are:

- Historic Coal Gas Manufacturing Area
- Historic Tannery Area

2.2 Remedial Action Objectives

The preliminary remedial action objectives identified by NYSDEC are:

- Mitigate existing groundwater contamination by removing the contaminant source.
- Eliminate potential worker and/or public exposures to contaminated soils by either excavation and/or containment.
- Prevent future exposure to contaminated media using institutional controls (e.g. maintenance and deed restrictions).

3.0 PROPOSED STRATEGY AND ENGINEERING EVALUATION

Remediation is proposed in three general areas of the site, each with different objectives and strategies.

3.1 Historic Coal Gas Manufacturing Area

Contamination Problem: Groundwater standards for VOCs at MW-1 have been exceeded and TAGM 4046 SVOA (PAH) cleanup objectives have been exceeded at virtually all test boring and test pit locations west of the new tank building. Despite the widespread presence of PAH's at the site, it is the Engineer's opinion that the PAHs may originate from coal ash and fire brick fill material in the area and not from manufactured-gas-plant (MGP) residue. There is NYSDEC concern that MGP residue may be present, but undiscovered, near the previous gasometer location at the southwestern corner of the new tank building.

Remediation Strategy: Excavate the location of the previous gasometer, sorting excavated material into two stockpiles. Soils will be field-screened by 10.2 eV PID with soils of less than 5 ppm being considered non-contaminated and soils of greater than 5 ppm, or with visually evident MGP residues, being characterized as contaminated. Contaminated soil will be trucked from the site by manifest and disposed of at an approved landfill. Non-contaminated soil will be used as backfill.

The excavation will extend to the location of the bottom of the gasometer (estimated at 15-20' below grade), but will not extend beneath existing building structures nor will the excavation compromise foundation integrity for existing building structures. It is anticipated that a storm drain running along the building from north to south will be excavated and subsequently replaced, but the excavation will not extend off the property line to the south, nor beyond the eastern limit of the municipal stormwater easement in the parking area. The excavation will extend 10' beyond the estimated gasometer footprint, but will be terminated if no contaminated soil is encountered. If contaminated soil is encountered to the north of the gasometer location, excavation will proceed until the contaminated soil/and or contaminant source is removed. MW-1 will be destroyed in the excavation and a replacement well will be installed in approximately the same location and at the same screen depth.

Evidence of Successful Remediation: The excavation extents will be measured and mapped and all soil disposal manifests will be tallied. Three composite soil samples will be obtained for TCL VOA and TCL PAH analysis by NYSDEC ASP protocols. If groundwater is available, a groundwater sample will also be taken and analyzed for the same parameters as the soil.

Successful remediation will be confirmed by absence of MGP residue as indicated by visual observation by a NYSDEC representative as well as absence of volatile organic contaminants above Part 703 or TAGM 4046 parameters in laboratory soil and groundwater samples. Achieving TAGM 4046 PAH guidelines will not be a target objective due to the amount of asphalt and coal-ash in the fill material.

Engineering Evaluation:

- Protection of Human Health and the Environment: The remediation action will protect human health and the environment by preventing degradation of groundwater quality with source removal.

- Standards, Criteria & Guidance: The soil removal activities will be performed in accordance with, and deemed complete by, the acceptable findings of visual observations made by NYSDEC representatives. Soil and groundwater analyses will be performed by a NYSDOH ELAP-approved laboratory in accordance with NYSDEC ASP protocols. Results will be compared to NYSDEC Part 703 standards and TAGM 4046 guidelines.

- Short-term Effectiveness & Impacts: By removing the source of groundwater contamination and obvious source of soil contamination (i.e., MGP residue), the remediation action will immediately improve the soil quality in the affected area and discontinue degradation of the groundwater quality beneath the affected soils and hydraulically downgradient of the soil excavation activities. It is also likely that an immediate improvement in groundwater quality will be realized upon completion of the remediation activities.

- Long-term Effectiveness & Impacts: It is believed that the effects of the soil removal activities will be permanent and that groundwater quality will continue to improve over time.

- Reduction of Toxicity, Mobility, or Volume: With the removal of soil from the former Coal Gas Manufacturing area, the toxicity of the soil and water in the affected area will be reduced along with the mobility and volume of contaminants.

- Implementabilty: With the exception of adverse weather conditions, there are no known restrictions to this action being implemented and completed.

Building footprint and/or storm sewer easement/culvert

3.2 Historic Tannery Area - Chromium

Contamination Problem: Soils from TP-3, and later confirmed in TP-3-1, had chromium contamination exceeding TAGM 4046 guidelines. The chromium contamination in the soil is believed to originate from tannery operations, which have not occurred at the site for at least 70 years. Groundwater has not been significantly impacted in MW-5 or in either of the exposure pathway water samples from the tunnel surface water, which passes very close to TP-3.

Remediation Strategy: In order to achieve the second remedial action objective of protecting workers and the general public from direct exposure to the soils, it is proposed to construct a containment pavement layer over the area. The pavement would consist of a minimum of 2" basecoat of bituminous asphalt. The pavement would extend at least the full width of the northeast side of the seven-story vacant building and extend to the north at least 50 feet along the eastern edge of the existing manufacturing building.

Evidence of Successful Remediation: This remediation action would be considered complete upon visual inspection by a NYSDEC representative.

Engineering Evaluation:

- Protection of Human Health and the Environment: By capping the affected soils, contact with the soil by workers and percolation of surface waters through the affected soils is precluded; thereby protecting the groundwater.

- Standards, Criteria & Guidance: Application of the pavement will be done according to generally accepted paving industry standards. The thickness, slope, and runoff direction will be field-verified by the Engineer.

- Short-term Effectiveness & Impacts: By capping the affected soils, cleanup goals will immediately be realized and the degradation of groundwater quality beneath the affected soils will be discontinued.

- Long-term Effectiveness & Impacts: It is believed that as long as the Operations, Monitoring and Maintenance Plan, which is outlined later in this report, is followed, it is anticipated that groundwater quality beneath the affected soils will likely either stay the same or improve slightly over time. It is believed that the Chromium concentration in the soils beneath the capped area will, at the very least, stay the same or slightly decrease.

- Reduction of Toxicity, Mobility, or Volume: By capping the Chromium-contaminated soil neither the toxicity nor the volume of the contaminants will be reduced; however, the mobility of the contaminants will be reduced.

- Implementabilty: With the exception of adverse weather conditions, there are no known restrictions to this action being implemented and completed.

3.3 Historic Tannery Area – Tar-Like Material

Contamination Problem: During excavation of test pits in the site investigation, dark tar-like material was observed near the bedrock interface in test pit #4 at approximately 4.5 feet. Groundwater from a nearby monitoring well (MW-5) also had PAH contamination.

Remediation Strategy: Excavation and disposal are proposed to remediate tar-like materials that may be MGP residue. Excavation protocol would be similar to that used at the previous MGP gasometer location (see para. 3.1 above). Specifically, an excavation of approximately 10' width would be made along the southwestern side of the vacant seven-story building. The excavation would proceed through the area of previous TP-4 toward the monitoring well. The monitoring well need not be removed unless soils exhibit visible tar-like properties similar to MGP residue. If tar-like contamination is encountered, excavation will follow the contamination except that existing building foundations and the municipal sanitary sewer line will not be compromised by the excavation. Non-contaminated soils can be used as back-fill and contaminated soils will be removed from the site by manifest.

Evidence of Successful Remediation: The excavation extents will be measured and mapped and all soil disposal manifests will be tallied. One composite soil sample will be obtained for TCL VOA and TCL PAH analysis by NYSDEC ASP protocols. If groundwater is available in MW-5, a groundwater sample will also be taken and analyzed for the same parameters as the soil.

Successful remediation will be confirmed by absence of MGP residue as indicated by visual observation by a NYSDEC representative as well as absence of volatile organic contaminants above Part 703 or TAGM 4046 parameters in laboratory samples. Achieving TAGM 4046 PAH guidelines will not be a target objective due to the amount of asphalt and coal-ash in the fill material.

Engineering Evaluation:

- Protection of Human Health and the Environment: The remediation action will protect human health and the environment by preventing further degradation of the groundwater quality.

- Standards, Criteria & Guidance: The soil removal activities will be performed in accordance with, and deemed complete by, the acceptable findings of visual observations made by NYSDEC representatives. Soil and groundwater analyses will be performed by a NYSDOH ELAP-approved laboratory in accordance with NYSDEC ASP protocols. Results will be compared to NYSDEC Part 703 standards and TAGM 4046 guidelines.

- Short-term Effectiveness & Impacts: By removing the potential source of groundwater contamination and obvious source of soil contamination, the remediation action will immediately improve the soil quality in the affected area and discontinue degradation of the groundwater quality hydraulically downgradient of the soil excavation activities. It is likely that it will take time for a significant improvement in groundwater quality to be realized.

- Long-term Effectiveness & Impacts: It is believed that the effects of the soil removal activities is permanent and that groundwater quality will likely improve over time; however, it is not anticipated that soil quality will improve over the long-term as a result of this action.

- Reduction of Toxicity, Mobility, or Volume: With the removal of soil from the area around TP-4, it likely that the toxicity of the soil and water in the affected area will be reduced along with the mobility and volume of contaminants.

- Implementabilty: With the exception of adverse weather conditions, there are no known restrictions to this action being implemented and completed.

4.0 QUALITY CONTROL/QUALITY ASSURANCE PROVISIONS

4.1 Data Objective and Usage

The overall data objective is to provide data of sufficient quality and defensibility to meet the objectives as defined in paragraphs 2 and 3 (above).

4.2 Analytical Laboratory and Data Quality Level

Analytical data can be generally categorized in four levels as follows:

Field screening methods (level 1) - These methods are used to aid field personnel in making rapid decisions on the site and include pH, conductivity, portable photoionization detector, and similar methods. QA/QC is limited to notebook documentation of field calibration.

Field analytical methods (level 2) - This level of analysis can only be achieved by use of a portable laboratory facility approved by NYSDOH under the ELAP program. Full regulatory analytical methods are used on-site by qualified and accredited laboratory personnel.

ELAP Laboratory methods (level 3) - This level of analysis is achieved by transporting samples from the investigation site to a NYSDOH ELAP approved laboratory. The laboratory uses EPA and ELAP approved methods,but QA/QC is limited to the laboratory's internal protocols and requirements of the ELAP program. The final submittal is typically Form 1's only or a minimal QA/QC submittal.

ELAP ASP/CLP Laboratory methods (level 4) - This level of analysis is achieved by transporting samples from the investigation site to a NYSDOH ELAP laboratory that has specific approval to analyze samples and prepare data packages under the NYSDEC ASP/CLP program. While the analytical methods are similar to normal EPA/ELAP methods, a full ***ASP Category B deliverable*** package is prepared which allows the analytical data to be validated by an outside party or assessed for usability by a Data Usability Summary Report (DUSR) assessment. This level of analysis is normally applied in cases where data may be used for litigation purposes or will be used in conjunction with an agreement with NYSDEC.

While field monitoring of excavation and boring activities is proposed using an H-Nu PID meter (Level 1), all formal analysis under this work plan is proposed to be at Level 4 (ASP/CLP) ***ASP Category B deliverables*** in conformance with the VCP guidelines established by NYSDEC.

The primary laboratory for this investigation would be Buck Environmental Laboratories, Inc. of Cortland, NY. This laboratory is accredited as NYSDOH ELAP Lab no. 10795 and holds approvals for ASP/CLP analysis. ***All samples will be delivered to the laboratory within 48 hours of sample collection.***

4.3 Quality Assurance Objectives

The quality assurance objective is to assure that defensible sampling, sample custody, laboratory analyses, instrument control, data reduction, and final reporting strategies are used in the project in order to present data that are complete, representative, and comparable. In order to adequately assess project data quality, the project would include various quality control samples including:

- A ***Trip Blank*** would be analyzed for each sampling day to assure that samples for volatiles analysis have not been contaminated during transport to the laboratory.

- A ***Rinsate Blank*** would be used to assure that samples have not been contaminated by field sampling equipment such as bailers, Geoprobe tubing, split spoons, and augers.

- A ***Matrix Spike*** would be analyzed to assess the degree to which the contaminant measurement was influenced by the particular sample matrix.

- A ***Matrix Spike Duplicate or Sample Duplicate*** would be analyzed to assess the precision of the measurements.

The quality control samples would be structured such that each ASP sample delivery group would comprise approximately 10% quality control samples.

4.4 Sampling Protocols

Sampling protocols have been adopted from a variety of references including NYSDEC TAGM 4007, EPA/640/P-87/001 OSWER Directive 9355 0-14 and EPA SW-846. In general, dedicated equipment would be used for each water sampling location. Soil sampling equipment, drilling tools and groundwater elevation equipment would be carefully decontaminated in the field between uses by a water/detergent wash, water rinse, and methanol rinse. Acetone would not be used for field decontamination purposes due to its presence on the TCL analyte list. Dedicated sampling equipment would be used to obtain groundwater samples from both the Geoprobe holes and monitoring wells, and to obtain soil samples. SOP's for the various sampling techniques are included in the appendix.

4.5 Sample Custody

Sample custody would be initiated in the field when the sample is taken by the field technician or Geologist. The sampler would make permanent field notes which describe climatic conditions, personnel present, date, time, precise sample location, sample container and preservative used (if any). Field notes may be augmented by photographs under some circumstances. The sampler would relinquish custody of samples only to an authorized courier or to the destination laboratory. All sample custodians would record receipt and release of the sample by dated signature on the Chain-of Custody.

The laboratory would use in-house procedures for sample custody, which assure that all sample containers are directly marked with a unique identifier and that sample custody at any point in time can be readily determined.

4.6 Documentation, Data Reduction and Reporting

Field activities would be summarized as they occur in a master project file at Buck Engineering. All field notes would be maintained for a period of at least three years for future reference. The project file would include all analytical results, correspondence, and reports generated during the project.

Analytical data reduction would be verified by laboratory supervisors and an internal data validation performed. The final report would be reviewed by the Project Manager and the Project QA/QC Officer for completeness and accuracy.

4.7 Data Validation - Data Usability Assessment

External data validation by a third party is not proposed for this work plan. All data would be validated by the analytical laboratory and a summary narrative outlining validation results would accompany the report.

The usability of the data would be assessed by the QA/QC officer and the project manager in general conformance with the NYSDEC Division of Environmental Remediation (DER) Data Usability Summary Report (DUSR) guidelines according to Guidance for the Development of Data Usability Summary Reports.

5.0 REPORTING

A final project report would be prepared for submission to NYSDEC and the Volunteers at the conclusion of the activities described herein. The report would include, at a minimum, the following:

- description of all remediation activities
- photographs
- laboratory analytical reports
- QA/QC documentation
- DUSR
- site plan showing remedial activity locations
- findings and conclusions

6.0 STORM WATER MANAGEMENT AND EROSION/SEDIMENT CONTROL

As part of the activities associated with the work plan, considerations have been given for storm water management and erosion/sediment control.

Storm Water Management

Currently storm water control at the site is provided by several methods. Along East Mill Street storm drains convey storm water runoff to the tunnel beneath the property which discharges into the Mohawk River. Secondly, a large storm drain in the central portion of the west parking area runs from East Mill Street to the Mohawk River. Nearer to the building, in the area proposed for MGP site remediation activities, is a smaller storm drain in the parking area that discharges to the Mohawk River. This storm drain is proposed for demolition and replacement as a result of the remediation activities.

In general, storm water runoff is well managed and controlled at the site and no temporary or permanent control measures are planned for installation during the project with the exception of the replacement of the storm drain line along the west side of the building in the MGP soil remediation activity location.

Erosion and Sediment Control

Two areas are proposed for excavation as part of the remediation activities. Temporary erosion and sediment control measures will be used to minimize erosion potential at the site and the loss of sediment from the property.

In the area associated with the MGP site excavation, temporary sediment control measures will include the installation of silt fencing along the southern property boundary above the Mohawk River (at least the width of the excavated area) and the construction of a stabilized construction access pad along East Mill Street. The purpose of the silt fencing is to reduce runoff velocity and affect deposition of the transported sediment load. Silt fencing on this property will reduce the amount of sediments deposited in the Mohawk River. The purpose of the stabilized construction access pad is to reduce or eliminate the tracking of sediments onto public rights-of-way or streets (i.e., East Mill Street). Construction vehicles and trucks removing contaminated soil from the property would use this access pad. These measures will be constructed in accordance with the New York Guidelines for Urban Erosion and Sediment Control.

Additionally, soil piles will be covered with plastic to minimize erosion of soil from the piles.

After excavation and reconstruction activities have been completed, the silt fencing and stabilized construction entrance will be removed. All non-paved areas damaged by the remediation activities will be smooth over with appropriate construction equipment to minimize the development of ruts that could potentially contribute to soil erosion at the site.

Similar temporary erosion and sediment c
material excavation area.

where are there exceedences of PAH TAGM's in MGP former location

7.0 HEALTH AND SAFETY PLAN

A copy of the Health and Safety Plan, wl
and air monitoring requirements, has been

8.0 REMEDIATION SCHEDULE

A copy of the planned remediation schedu
supplemental plan submittals and review,
the appendix.

9.0 SITE RESTORATION PLAN

At the conclusion of the remediation activities, the site would be restored to its condition prior to the commencement of remediation activities. The affected area west of the building would be paved with at least 2" of asphalt after storm water line re-construction activities have concluded. Affected areas which were vegetated prior to remediation activities would be fine-graded and re-seeded to grass. Non-paved areas would be rough-graded to remove ruts and other surface flaws that would make the surface undriveable. All temporary erosion and sediment control measures would be removed from the property at the conclusion of the remediation activities.

10.0 OPERATIONS, MONITORING AND MAINTENANCE PLAN

At the conclusion of the remediation activities the western portion of the property will have a new storm drain line near the building and a new asphalt-paved parking area. The eastern portion of the property will have a new asphalt-paved area approximately 30 ft x 50 ft in size.

It will be the responsibility of the property owner to annually review the surface condition of each of the asphalt-paved areas for cracks and breakage. If it is determined that damage to the paved areas requires repair, repairs will be made immediately so as to maintain the integrity of the surface.

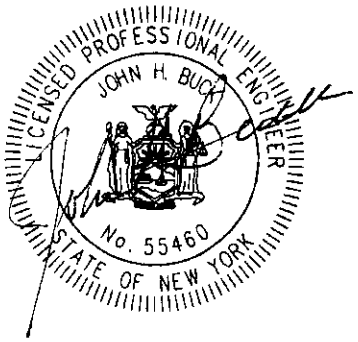
The property owner would also review the new storm drain on a monthly basis to determine if the inlets require cleaning or repair. Also, the interior of the storm water pipe would be reviewed on an annual basis to insure there is no blockage or obstruction that would restrict the flow of storm water through the pipe.

11.0 CERTIFICATION

This document was prepared by the following individuals in accordance with the guidelines provided in 6 NYCRR Part 375-1.10c and with the Engineering Evaluation portion of the Basic Requirements for Remedial Action Work Plans for the Voluntary Cleanup Program based on information and direction provided by the NYSDEC:

Wayne C. Matteson, Jr., P.E.
Project Engineer

1/21/02
Date



John H. Buck, P.E.
NYS LN 055460

12.0 REFERENCES

Buck Engineering, Phase I Environmental Site Assessment: Waukesha Cherry-Burrell Property, 3/98

Buck Engineering, Voluntary Cleanup Program Application, 3/16/99

Buck Engineering, Voluntary Cleanup Program Investigative Report, 9/2000

Buck Engineering, Supplement-Voluntary Cleanup Program Investigative Report, 7/2001.

Delta Environmental Consultants, Inc., Phase I Environmental Assessment: Former Cherry-Burrell Facility, 11/97

Delta Environmental Consultants, Inc., Phase II Environmental Assessment: Former Cherry-Burrell Facility, 6/98

13.0 APPENDIX

1. Correspondence of 8-29-01 from Philip Waite, P.E.
2. Project Cost Estimate
3. Health and Safety Plan (bound separately)
4. Remediation Schedule Table

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 6
Dulles State Office Building, 317 Washington Street, Watertown, New York 13601-3787
Phone: (315) 785-2513 • **FAX:** (315) 785-2422
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

August 29, 2001

Mr. John H. Buck, P.E.
Principal Engineer
BUCK ENVIRONMENTAL SERVICES
PO Box 5150
Cortland, NY 13045

RE: VOLUNTARY CLEANUP PROGRAM (VCP) SITE NO. V00223-6
VOLUNTARY CLEANUP AGREEMENT (VCA) INDEX NO. D6-001-99-1
UNITED DOMINION INDUSTRIES, INC., AND FELDMEIER EQUIPMENT, INC.
SUPPLEMENT TO THE INVESTIGATIVE REPORT

Dear Mr. Buck:

The Department received the above referenced report on July 25, 2000. Please be advised that upon review of the Supplement Report dated July 2001, the Initial Investigative Report, dated September 2000, and revised April 2001, and the preliminary investigative reports completed prior to the VCA, the Department has determined that the volunteer has satisfactorily completed all work required for the Investigative Phase of the VCA

Based on the results of the investigation, the Department has determined that remediation is needed to allow the site to be used for the contemplated use. It's the Department's understanding that the contemplated use of this site is the continuing operation of Feldmeier Equipment's existing business with plans to construct a building addition to the west side of the manufacturing building. The Department has therefore defined the Contemplated Use for the site as Restricted Industrial, meaning that residential or commercial uses are not allowed. However, industrial uses are allowed but require engineering controls and/or institutional controls.

The Department has based it's determination of the need for remediation on the following:

1. **Historic Coal Gas Manufacturing Area**

   Groundwater standards for VOCs at MW-1 have been exceeded, and NYSDEC TAGM 4046 soil cleanup objectives for SVOCs have been exceeded at various soil boring locations including SB-3, SB-4, SB-5, DSB-2, DSB-3 and DSB-4. Excavation of contaminated soils will be required.

2. **Historic Tannery Area**

Groundwater standards or guidance values for SVOCs at MW-5 have been exceeded, and NYSDEC TAGM 4046 soils cleanup objectives for SVOCs have been exceeded at TP-4. In addition, significantly elevated total chromium levels in the soils at TP-3, as well as elevated hexavalent chromium levels in the same area, will require excavation and/or containment.

After evaluating the nature and extent of contamination as well as the exposure assessments associated with this site, the following site-specific preliminary remedial action objectives have been identified:

A. Mitigate existing groundwater contamination by removing the contaminant source.

B. Eliminate potential worker and/or public exposures to contaminated soils by either excavation and/or containment.

C. Prevent future exposure to contaminated media using institutional controls (e.g. maintenance and deed restrictions).

In accordance with paragraph I.D.3. of the VCA, the next steps in the process are to identify a proposed remedy for the site and prepare a Remedial Action Work Plan. Please contact me at your earliest convenience to discuss the details of these tasks. Also, please remember that the work plan must include an evaluation, certified by a professional engineer registered in New York State, explaining how the proposed remedy will achieve each of the remedial action objectives, and how the proposed remedy will meet each of the evaluation factors listed in 6NYCRR 375-1.10(c).

We look forward to working together to identify and implement a remedy that once completed will help continue this site's productive use. If you have any questions feel free to call me.

Very truly yours,

Philip G. Waite

Philip G. Waite
Project Manager

cc: Darrell Sweredoski
Dale Desnoyers, DEE
Mike Lesser, DEE
Christine Costopoulos, DER
Larry Alden, DER
Robert Schick, DER
Greg Rys, NYSDOH
Mike Rivera, NYSDOH
Daniel McGrade, SPX
Ginger Sunde, UDI
John B. Feldmeier, FEI
Thomas West, LeBoeuf, Lamb, Greene & MacRae

Project Cost Estimate
Little Falls, NY
VCA Remediation

Task	Lump Sum or Unit Cost	Rate	Quantity (est)	Quantity (high)	Cost (est)	Cost (high)
Prepare Work Plan & Engineerin	LS	-	$3,500	$3,500	$3,500	$3,500
Prepare Specs and Solicit Bids	LS	-	$2,000	$2,000	$2,000	$2,000
Prepare Health & Safety/Monitori	LS	-	$1,500	$1,500	$1,500	$1,500
Tannery						
Excavation	UC (yd3)	$10	50	150	$500	$1,500
Soil disposal	UC (ton)	$45	20	60	$900	$2,700
Backfill material	UC (ton)	$28	20	60	$560	$1,680
Tannery						
Pavement	LS	-	$5,000	$15,000	$5,000	$15,000
Coal Gas Manufacturing						
Excavation	UC (yd3)	$10	1,600	3,600	$16,000	$36,000
Soil disposal	UC (ton)	$45	640	1,440	$28,800	$64,800
Backfill material	UC (ton)	$28	640	1,440	$17,920	$40,320
Confirmation samples	UC(ea)	$380	10	24	$3,800	$9,120
On-site Technical Support	UC(hr)	$60	50	150	$3,000	$9,000
DUSR and Final Report	LS	-	3,000	3,000	$3,000	$3,000
NYSDEC and Volunteers Liaison	UC(hr)	$125	8	16	$1,000	$2,000
DOH Community Monitoring	UC(day)	$400	8	16	$3,200	$6,400
subtotal					$90,680	$198,520
Contingency (10%)					$9,068	$19,852
Project Estimate					***$99,748***	***$218,372***

Buck Engineering, LLC
3821 Buck Drive
Cortland, NY 13045
607.753.3403

Remediation Schedule
575 East Mill Street
Little Falls, NY