Struble 212-637-3975 4211 (FAX)

BBL®
BLASLAND, BOUCK & LEE, INC.
engineers & scientists

DEC 24 2001

Transmitted Via Federal Express

December 21, 2001

Mr. Robert Ferri
Acting Chief, Ground Water Compliance Section
United States Environmental Protection Agency
Region 2
290 Broadway, 20th Floor
New York, NY 10007-1866

Re: Floor Drain Closure Report
Progress Parkway Enterprises, Inc.
13 and 17½ Broad Street Facilities
Binghamton, New York
BBL Project #: 1673.07360 #2

Dear Mr. Ferri:

This letter is a follow-up to my previous telephone conversations with Mr. John Struble of your office. On behalf of Progress Parkway Enterprises, Inc. (PPEI) (formerly known as Systems Manufacturing Corporation), Blasland, Bouck & Lee, Inc. (BBL) has prepared this letter to summarize the floor drain closure activities at the PPEI facilities located at 13 and 17½ Broad Street in Binghamton, New York. Also summarized herein is pertinent background information. A site location map and area plan are provided on Figures 1 and 2, respectively.

Under Title 40 of the Code of Federal Regulations (CFR) Parts 144.3 and 144.6, the existing and former floor drains located at these facilities are considered Class V injection wells. As detailed herein, the floor drains have not been used in years and the manufacturing buildings on both of these PPEI properties are currently vacant. The City of Binghamton is considering these properties for purchase for the Department of Public Works Garage Facility. Accordingly, and as discussed with Mr. Struble, all involved parties would appreciate the USEPA reviewing this letter as expeditiously as possible.

Since 1998 these properties have been the subject of environmental investigation activities, beginning with a Phase II Investigation conducted on behalf of the purchaser of the operating assets of Systems Manufacturing Corporation (SMC). The results of the investigation indicated some potential environmental issues. PPEI (formerly known as SMC) then conducted investigation activities at these two properties to evaluate potential environmental issues associated with existing contamination possibly related to PPEI's (SMC's) previous manufacturing operations at the facilities. This work was done under a Voluntary Cleanup Agreement (VCA) (Index #A7-0410-0002) between PPEI and the New York State Department of Environmental Conservation (NYSDEC), dated August 21, 2000.

As part of the NYSDEC-approved investigation activities, the floor drains, as well as the groundwater beneath these properties have been investigated. The results of the investigation activities indicated no

environmental concerns, other than slightly higher than background concentrations of four inorganics in one soil sample collected from a floor drain located within the 13 Broad Street manufacturing building. As detailed further in Section II of this letter, the concentrations were determined to attributable to a very limited amount of accumulated debris within the floor drain, and not present in the surrounding soils. The results of the investigation activities, along with the conclusions and recommendations for closure of the VCA, were presented in the *Final Investigation Report* (Blasland, Bouck & Lee, Inc., February 2001) submitted to and approved by the NYSDEC. As requested by Mr. Struble, a copy of that report is enclosed.

Subsequent to submittal of the *Final Investigation Report,* the City of Binghamton completed a Phase I Environmental Site Assessment of these properties in conjunction with its proposal to locate the City of Binghamton Department of Public Works facility at these properties. The results of that assessment were provided in the *Phase I Environmental Site Assessment, Proposed Department of Public Works Garage Facility, Binghamton, New York* (C&S Engineers, Inc., July 2001).

The NYSDEC, the New York State Department of Health (NYSDOH), and the City of Binghamton have agreed that no further environmental investigation/remediation activities are necessary at these properties. The only outstanding item to be addressed before the NYSDEC will establish closure of the VCA for these two properties is USEPA's approval of the floor drain closure activities. In addition, closure of the VCA is a condition for sale of the properties to the City of Binghamton.

To present the necessary information, this closure report has been organized into the following sections:

- Section I - Background Information;
- Section II - Environmental Assessment and Investigation Activities;
- Section III - Summary of the Results and Conclusions from the Environmental Assessment and Investigation Activities; and
- Section IV - Summary of the Floor Drain Closure Activities.

I. Background Information

13 Broad Street

The PPEI facility located at 13 Broad Street is currently vacant. There are three buildings present at the facility: a main office/manufacturing building, a storage/maintenance building, and an office/sales building. A loading dock area is located adjacent to the storage/maintenance building. The remaining portion of the property is largely covered with asphalt.

PPEI, formerly known as Systems Manufacturing Company (SMC), conducted operations at the 13 Broad Street facility from approximately 1952 until 1996. Since that time, the buildings were used for storage and are currently vacant. The 13 Broad Street facility was formerly used for the manufacturing of painted and finished metal cabinetry and storage equipment for the data processing industry.

There are four floor drains at the 13 Broad Street facility located inside the manufacturing building. The approximate locations of the floor drains are shown on Figure 2. Each of the floor drains consisted of a 2

to 3-inch opening in the concrete floor and an open drain hole beneath the opening that ranged in depth from approximately 2 to 5 feet below grade.

17½ Broad Street

The PPEI facility located at 17½ Broad Street consists of one building that is also currently vacant. This building was primarily used as a manufacturing facility, producing laminate products. The building also contains offices, restrooms, and a boiler room. There is a loading dock located in the rear of the building. PPEI (formerly known as SMC) conducted operations at this facility from 1993 until 1998. The previous owner of this facility was Western Properties Company, and the previous usage was a commercial warehouse. According to the Phase I Environmental Property Site Assessment performed by A&A Consulting and Inspection Services, Inc. (A&A) dated November 23, 1992, this property was previously used for a period of approximately four years (from approximately 1987 to 1991) to house a Chemlawn business.

Based on information presented in the 1992 *Phase I Environmental Property Site Assessment Report*, a floor drain and holding tanks were installed by Chemlawn in the floor of the warehouse building where trucks and equipment were washed. As documented in that *Report*, the operator of the Chemlawn business (Mr. Richard Spencer) indicated that the drain was used in conjunction with holding tanks for the collection and disposal of water generated during the washing of trucks and equipment. Mr. Spencer also indicated that the floor drain and holding tanks were scheduled to be removed and filled in after his Chemlawn business moved out of the building.

At the time of the Phase II Assessment conducted in 1998, there was no evidence of the former holding tanks at the facility and the floor of the warehouse was observed to contain patched concrete. As detailed in the following section of this letter, soil borings were installed through the 4-inch thick patched concrete as part of the environmental investigation activities. The approximate locations of the soil borings and approximate limits of the patched concrete are shown on the attached Figure 2.

II. Environmental Assessment and Investigation Activities

These properties have been the subject of a series of environmental assessment and investigation activities which have provided the basis for the recent conclusion agreed upon by the NYSDEC, the NYSDOH, and City of Binghamton that no further investigation or remediation activities are required other than USEPA's approval of the floor closure activities. A summary of the environmental assessment and investigation activities is provided below; Section III presents a summary of the associated results and conclusions.

Environmental Assessment and Investigation Activities

- **Phase I Environmental Property Site Assessments for both facilities were conducted by A&A.** The results of these assessments were presented A&A's Phase I Environmental Property Site Assessment Reports dated June 11, 1998, and November 23, 1992 for the 13 Broad Street and 17½ Broad Street facilities, respectively.

- **June 1998 Area Records Search (ARS) conducted for the 13 Broad Street property by the Broome County Health Department (BCHD).** The ARS provided environmental information regarding the property and within a defined distance of the property (e.g., one mile radius). The ARS indicated, for example, that the 13 Broad Street property does not contain any registered underground storage tanks, that the property has not experienced any known spill incidents, and that there are no active State Pollutant Discharge Elimination System (SPDES) permits for this property.

- **Phase II Investigation activities were conducted by DPRA Environmental at the 13 and 17½ Broad Street properties during June and July 1998, on behalf of the purchaser of the operating assets of SMC, other than the Broad Street properties.** On behalf of PPEI, representatives from BBL were on site to observe the Phase II Investigation activities. The Phase II Investigation activities at the site included the following activities:

  - ***Installing four soil borings at the 13 Broad Street facility through each of the four floor drains identified inside the manufacturing building (see Figure 2).*** These borings were installed to depths ranging from 5.3 feet to 12.2 feet below ground surface (bgs) and continuous soil samples were collected during installation. No subsurface staining or odors were noted. Soil samples were collected from each of the these soil borings and submitted for laboratory analysis of the following parameters at a New York State Department of Health (NYSDOH)-certified laboratory: volatile organic compounds (VOCs) by USEPA Method 8240; semi volatile organic compounds (SVOCs) by USEPA Method 8270; RCRA Metals by USEPA 6000/7000 Series Methods; and total petroleum hydrocarbons by New York State Department of Health (NYSDOH) Method 310.13. Two of the five soil samples were also submitted for analysis of polychlorinated biphenyls (PCBs) by USEPA Method 8080. The analytical results are discussed in Section III of this letter.

  - ***Installing three soil borings through the former floor drain system inside the building at the 17½ Broad Street Property (see Figure 2).*** These borings were installed to depths ranging from 3.4 feet to 7.9 feet bgs and continuous soil samples were collected during installation. Some limited black/dark brown staining was observed in some of the soil samples collected from the upper depth intervals (e.g., 0 to 6 inches); however, no staining was noted at depth and no odors were detected. Consistent with the soil sampling identified above, soil samples were collected from each of the three soil borings and submitted for laboratory analysis of the following parameters at a NYSDOH-certified laboratory: VOCs; SVOCs; RCRA Metals; and TPH. Two soil samples were also submitted for analysis of PCBs. The analytical results are discussed in Section III of this letter.

  - ***Installing and sampling three groundwater monitoring wells at each of the facilities, one upgradient and two downgradient (see Figure 2).*** Each of the six monitoring wells was installed to the depth of groundwater (ranging from 37 to 42 feet bgs) and continuous soil samples were collected during installation of the borings used for construction of the wells. No staining or odors were noted in any of the soil samples collected. A soil sample from each of the borings was submitted for laboratory analysis of the following parameters at a NYSDOH-certified laboratory: VOCs; SVOCs; RCRA Metals; and TPH. The groundwater samples collected from the wells at the 17½ Broad Street property were also analyzed for pesticides.

- ***Additional groundwater investigation activities were conducted at both facilities by BBL on August 25 and 26, 1999 pursuant to the NYSDEC's and NYSDOH's request based on the data obtained during the Phase II Investigation.*** The additional groundwater investigation activities included (in general) the following: collecting groundwater samples from each of the monitoring wells for analysis of the RCRA metals and analysis of the groundwater samples collected from the 13 Broad Street property for VOCs.

- ***The SI was conducted in September 2000 by BBL in accordance with the VCA and the NYSDEC-approved Site Investigation Work Plan (BBL, July 2000).*** Based on the results of the aforementioned Phase II Investigation and additional groundwater investigation activities, the NYSDEC and the NYSDOH determined that sufficient information regarding the nature and extent of

existing contamination at the 17½ Broad Street facility had been obtained and that no further investigation or remediation was required (August 31, 2000 letter from NYSDEC to BBL). Further investigation of potential soil and groundwater environmental issues for the 13 Broad Street facility was deemed necessary based on the detection of methylene chloride detected in one groundwater sample collected from monitoring well (MW-3) installed inside the building, and the relatively higher concentrations of metals in one soil sample (SP-3) collected from a floor drain (see Figure 2). To address these potential environmental issues at the 13 Broad Street property, the NYSDEC-approved SI was completed by BBL in September 2000. As part of these investigation activities, four soil borings were installed in the immediate vicinity of the floor drain and Phase II soil boring SP-3 (see Figure 3). Soil samples were collected from each of these borings for analysis of RCRA metals. The results of the SI are summarized below and detailed in the enclosed *Final Investigation Report* that has been approved by the NYSDEC and the NYSDOH.

- **Phase I Environmental Site Assessment for both the 13 and 17½ Broad Street properties was performed during June/July 2001 by C&S Engineers, Inc. for the City of Binghamton.** The results of the assessment were presented in the July 2001 *Phase I Environmental Site Assessment Report, Proposed Department of Public Works Garage Facility, Binghamton, New York.* The City of Binghamton then held a public hearing to gather input from the public regarding the proposed acquisition of these properties for the City's public works garage.

III. Summary of the Results and Conclusions from the Environmental Assessment and Investigation Activities

Based on the results of the aforementioned assessment and investigation, the NYSDEC, the NYSDOH, and the City of Binghamton have determined that sufficient information regarding the nature and extent of existing contamination at the 13 and 17½ Broad Street properties has been obtained and that no further investigation or remediation is required. The only outstanding item to be addressed before the NYSDEC will establish closure of the VCA for these two properties is USEPA's approval of the floor drain closure activities. The floor drain closure activities are detailed in Section IV of this letter.

A summary of the NYSDEC and NYSDOH-approved results/conclusions of the aforementioned environmental assessment and investigation activities is provided below for the 13 and 17½ Broad Street properties and detailed in the enclosed report.

13 Broad Street

- No volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), or polychlorinated biphenyls (PCBs) were detected in Phase II soil samples at concentrations exceeding the recommended soil cleanup objectives presented in the NYSDEC Technical and Administrative Guidance Memorandum 4046 (TAGM 4046), dated January 1994. As presented in that TAGM, attainment of the NYSDEC cleanup objectives will, at a minimum, eliminate all significant threats to human health and/or the environment

- Total petroleum hydrocarbons (TPH) were detected in Phase II soil samples. However, VOC and SVOC soil concentrations were below guidance values presented in the NYSDEC Spill Technology and Remediation Series (STARS) Memorandum #1, dated August 1992 and the soil cleanup objectives presented in NYSDEC TAGM 4046.

- The concentrations of RCRA metals detected in the soil samples collected from each of the four floor drains and three monitoring wells were all consistent with background, except for one soil

sample (SP-3) collected from a depth of 2 to 4 feet within a floor drain. That soil sample exhibited concentrations of barium, lead, mercury, and silver which were greater than the recommended soil cleanup objectives presented in TAGM 4046. However, all of the subsequent (SI) soil samples collected beneath and around this floor drain had concentrations consistent with background. Accordingly, the relatively higher concentrations of four metals detected during the 1998 Phase II Investigation were determined to be attributable to the limited amount of accumulated debris located within the floor drain and not representative of soils directly beneath or surrounding the floor drain. Attachment 1 provides the analytical data summary tables for the soil samples collected from the floor drains. These tables are from existing documents that have been approved by the NYSDEC and NYSDOH.

- No PCBs, SVOCs or TPH were detected in any of the groundwater samples collected from the three monitoring wells located at 13 Broad Street, and the detected concentrations of metals were consistent with background. The only potential environmental issue identified by the NYSDEC and NYSDOH for groundwater was the detection of methylene chloride at concentrations greater than the NYSDEC groundwater quality standard in the original and duplicate groundwater samples collected from monitoring well MW-3. However, based on the results of the additional groundwater investigation activities conducted in August 1999 and the SI activities, methylene chloride was not detected in subsequent groundwater samples collected from this same well. As detailed in the NYSDEC-approved *Final Investigation Report*, the results of additional soil and groundwater SI activities conducted in the vicinity and downgradient of this well indicated that methylene chloride was not present and no evidence to support the one-time detection of methylene chloride in the groundwater could be identified. Furthermore, this one time detection was not verified through NYSDEC-established procedures for validation of analytical data. All other groundwater analytical data was validated and data usability reports were submitted to the NYSDEC (Appendix B of the enclosed *Final Investigation Report*).

17½ Broad Street

- No VOCs, SVOCs, or PCBs were detected in Phase II soil samples at concentrations exceeding the NYSDEC TAGM 4046 recommended soil cleanup objectives or background concentrations.

- TPH was detected in Phase II soil samples. However, VOC and SVOC soil concentrations were below guidance values presented in the NYSDEC STARS Memorandum and NYSDEC TAGM 4046 or were consistent with background concentrations.

- The detected RCRA metals were determined to be attributable to background metal concentrations.

- No VOCs, SVOCs, TPH, or pesticides were detected in Phase II groundwater samples at concentrations greater than the laboratory detection limits, and the detected concentrations of metals were consistent with background.

IV. Summary of the Floor Drain Closure Activities

13 Broad Street

As discussed with Mr. John Struble of your office and Mr. Thomas Suozzo, P.E. of the NYSDEC, the floor drain closure activities were completed at the 13 Broad Street property during the week of

December 3, 2001 by BBL and Parratt-Wolff, Inc. (a licensed drilling company). The closure activities are summarized below.

To address the relatively higher metal concentrations detected in Phase II soil boring SP-3 (installed within a floor drain), the accumulated debris material from the open drain was removed and soils within a 2-foot radius of the floor drain to a depth of 5 feet below ground surface (bgs) were also removed. These removal limits were based on the results of samples collected from 5 to 7 feet bgs within the floor drain (directly beneath the debris) and from 2 to 4 feet bgs approximately 2 feet away from the floor drain that indicated metal concentrations consistent with background concentrations. During the soil removal activities, no staining or odors were observed. The removed materials were drummed and will be disposed of off site in accordance with applicable rules and regulations.

Following removal of the soil, the excavated area was backfilled with clean masonry sand from Bowen Block Company in Chenango Bridge, NY to a depth of approximately 6 inches bgs. The remainder of the excavation was filled with concrete to the grade of the surrounding concrete floor.

The remaining three existing floor drains at the Broad Street facility (SP-1, SP-2, and SP-4) were closed by filling the entire open drain with cement, from total drain depth (ranged from 2 feet bgs to 4 feet bgs) to the grade of the surrounding concrete floor.

17½ Broad Street

As presented above in Section I, a floor drain and holding tanks were installed by Chemlawn in the floor of the warehouse building. The drain was used in conjunction with holding tanks for the collection and disposal of water generated during the washing of trucks and equipment. Chemlawn occupied the building from approximately 1987 through 1991.

The former operator of the Chemlawn business, Mr. Spencer, indicated that the floor drain and holding tanks were scheduled to be removed and filled in after his Chemlawn business moved out of the building. At the time of the Phase II Assessment conducted in 1998, there was no evidence of the former holding tanks at the facility and the floor of the warehouse was observed to contain 4-inch thick patched concrete.

According to USEPA regulations for Class V wells, "prior to abandoning a Class V well, the well owner or operator shall close the well in a manner that prevents the movement of fluid containing any contaminant into an underground source of drinking water, if the presence of that contaminant may cause a violation of any primary drinking water regulation under 40 CFR Part 141 or may adversely or otherwise affect the health of persons" [40 CFR 146.10(c)(1)]. Available historical information, along with visual observations during the investigation activities of the former floor drain system at the 17½ Broad Street facility indicate that the system has been properly closed, mitigating future use of these drains and future discharge of fluids. Moreover, the analytical results of the soil samples collected from the floor drain system and groundwater samples collected from the monitoring wells on the property demonstrate proper closure.

As requested by Mr. Struble, the contact information for the PPEI properties is provided below.

Mr. Edward F. Magenheimer, Vice President/Secretary
Progress Parkway Enterprises, Inc.
157 Eagleton Court
Palm Beach Gardens, Florida 33418
Phone: (561) 236-3569

In addition, please feel free to contact the NYSDEC Project Manager:

Mr. Thomas Suozzo, P.E.
NYSDEC - Region 7
1679 New York Route 11
Kirkwood, New York 13795
Phone: (607) 775-2545, extension 115

As mentioned previously, USEPA's approval of the floor drain closure activities is the only outstanding item to be addressed before the NYSDEC will establish closure of the VCA, and closure of the VCA is a condition for sale of the properties to the City of Binghamton. The NYSDEC has requested that the USEPA provide its approval in writing.

I will call Mr. Struble in the next week or so to follow-up on this letter. In the interim, please feel free to contact me at (315) 446-9120 if you have any questions regarding the information presented herein.

Sincerely,

BLASLAND, BOUCK & LEE, INC.

M. Cathy Geraci

M. Cathy Geraci
Associate

MCG/cmd

Enclosures
Attachments

cc: Mr. Thomas Suozzo, P.E., New York State Department of Environmental Conservation
Mr. Edward F. Magenheimer, Progress Parkway Enterprises, Inc.

Attachment 1

Analytical Data Summary Tables for Soil Samples Collected from the Floor Drains (tables are from existing documents that have been approved by the NYSDEC and NYSDOH)

BBL®
BLASLAND, BOUCK & LEE, INC.
engineers & scientists

TABLE 1

PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17½ BROAD STREET FACILITIES

SITE INVESTIGATION WORK PLAN
SUMMARY OF DETECTED CONSTITUENTS IN PHASE II SOIL SAMPLES - 13 BROAD STREET FACILITY

Notes:

1. Standards presented are recommended soil cleanup objectives set forth in the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) # 4046, dated January 1994.

2. All concentrations are reported in parts per million (ppm).

3. SB = Site background.

4. ND = Constituent was not detected at a concentration greater than the laboratory detection limit.

5. NA = No recommended soil cleanup objective is available for this constituent.

6. -- = Constituent was not analyzed.

TABLE 3

PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17½ BROAD STREET FACILITIES

SITE INVESTIGATION WORK PLAN
SUMMARY OF DETECTED CONSTITUENTS IN PHASE II SOIL SAMPLES - 17½ BROAD STREET FACILITY

Parameter	Concentration (ppm)							
	MW-1 (35-37')	MW-2 (25-27')	MW-3 (25-27')	SP-1 (2.5-4.4')	SP-2 (0-2')	SP-3 (0-2')	SP-3 (4-6')	Standard[1]
SVOCs								
Benzo(a)anthracene	ND	ND	ND	ND	0.691	0.363	ND	0.224
Benzo(a)pyrene	ND	ND	ND	ND	0.709	0.361	ND	0.061
Benzo(b)fluoranthene	ND	ND	ND	ND	0.903	0.589	ND	1.1
Benzo(g,h,i)perylene	ND	ND	ND	ND	0.334	0.205	ND	50
Benzo(k)fluoranthene	ND	ND	ND	ND	0.860	0.371	ND	1.1
Bis(2-ethylhexyl)phthalate	ND	ND	ND	1.070	ND	0.485	ND	50
Chrysene	ND	ND	ND	ND	0.661	0.403	ND	0.4
Dibenzo(a,h)anthracene	ND	ND	ND	ND	0.187	ND	ND	0.014
Fluoranthene	ND	ND	ND	ND	1.210	0.588	ND	50
Indeno(1,2,3-cd)pyrene	ND	ND	ND	ND	0.380	0.230	ND	3.2
Pyrene	ND	ND	ND	ND	0.771	0.412	ND	50
Metals								
Arsenic, total	8.65	10.9	8.71	4.33	6.31	4.11	6.43	7.5 or SB
Barium	31.4	41.3	59.2	115	55.6	71.1	39.1	300 or SB
Cadmium, total	1.8	1.92	1.77	5.0	2.52	2.17	2.11	1.0 or SB
Chromium, total	9.52	10.3	9.4	15.7	17.7	17.0	14.0	10 or SB
Lead, total	4.47	11.6	14.3	163	50.7	39.6	13.4	SB

TABLE 3

PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17½ BROAD STREET FACILITIES

SITE INVESTIGATION WORK PLAN
SUMMARY OF DETECTED CONSTITUENTS IN PHASE II SOIL SAMPLES - 17½ BROAD STREET FACILITY

Parameter	Concentration (ppm)							
	MW-1 (35-37')	MW-2 (25-27')	MW-3 (25-27')	SP-1 (2.5-4.4')	SP-2 (0-2')	SP-3 (0-2')	SP-3 (4-6')	Standard[1]
Mercury, total	ND	ND	0.185	0.215	0.095	ND	0.127	0.1
Total Petroleum Hydrocarbons (TPH)								
Lubrication oil	ND	ND	ND	85.3	49.3	19.2	13.0	NA
VOCs								
Bromomethane	ND	0.0267	ND	ND	ND	ND	ND	NA*

Notes:

1. Standards presented are recommended soil cleanup objectives set forth in the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) # 4046, dated January 1994.

2. All concentrations are reported in parts per million (ppm).

3. SB = Site background.

4. ND = Constituent was not detected at a concentration greater than the laboratory detection limit.

5. NA = No recommended soil cleanup objective is available for this constituent.

6. -- = Constituent was not analyzed.

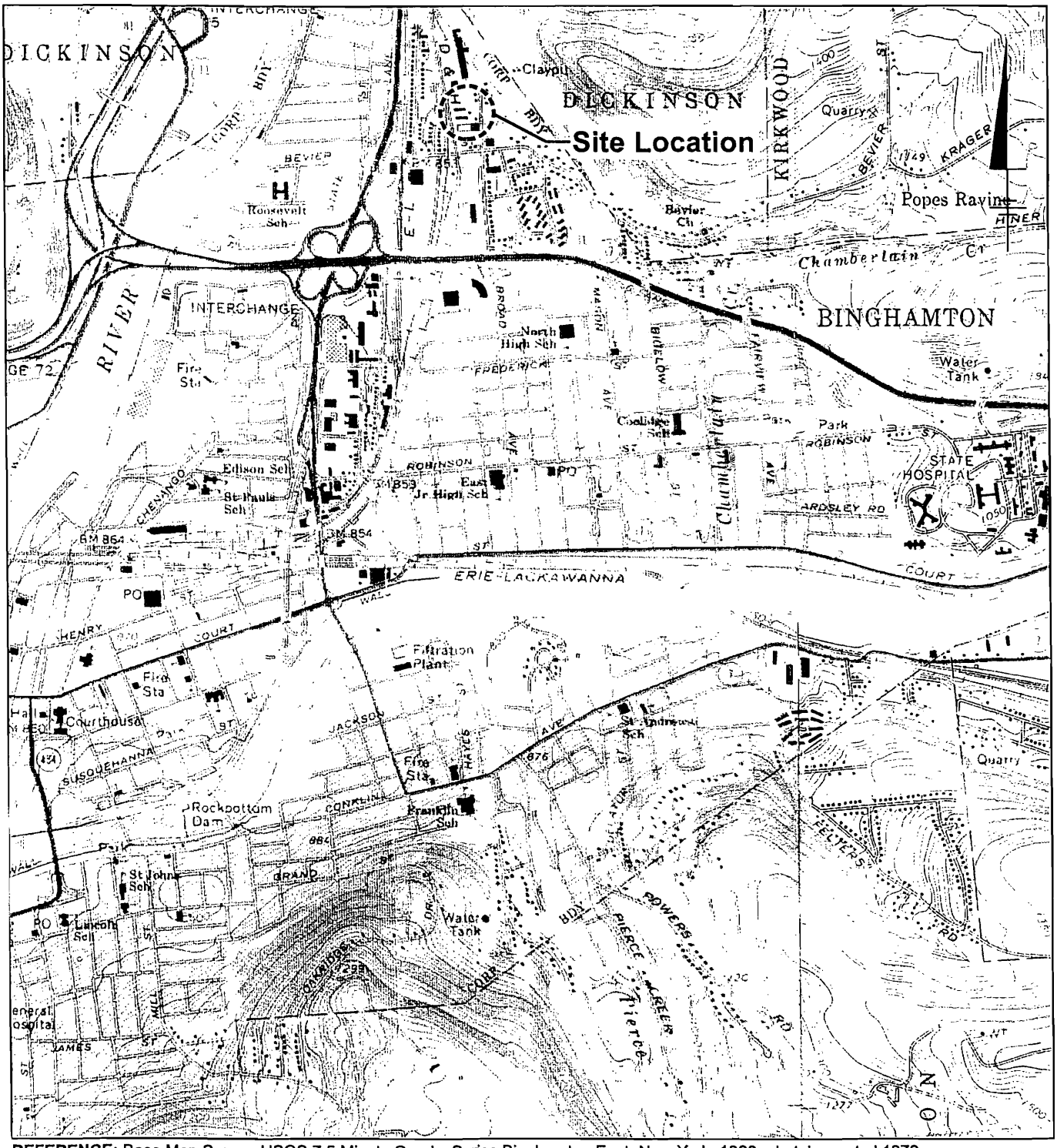
7. *=Although TAGM#4046 provides no recommended soil cleanup objective for bromomethane, the detected concentration of bromomethane is orders of magnitude less than the risk-based concentrations and protection of air and ground water concentrations presented in the USEPA's Region III Risk-Based Concentration Table (March 17, 1997).

TABLE 1

PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17½ BROAD STREET FACILITIES

SITE INVESTIGATION WORK PLAN
SUMMARY OF DETECTED CONSTITUENTS IN PHASE II SOIL SAMPLES - 13 BROAD STREET FACILITY

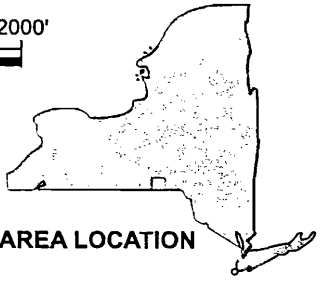
Parameter	Concentration (ppm)								
	MW-1 (25-27')	MW-2 (25-27')	MW-3 (29.5-31.5')	SP-1 (3.5-5.5')	SP-1 (9.5-11.5')	SP-2 (2-4')	SP-3 (2-4')	SP-4 (0.5-2.5')	Standard[1]
SVOCs									
Bis (2-ethylhexyl) phthalate	ND	ND	ND	ND	8.02	17.3	1.028	2.23	50
Di-n-octyl phthalate	ND	ND	ND	ND	1.05	ND	ND	ND	50
Metals									
Arsenic, total	9.54	11.6	7.88	12.1	15.3	12.8	16.5	16.4	7.5 or SB
Barium	48	50.6	64.4	29.5	61.4	99.2	705	163	300 or SB
Cadmium, total	2.62	2.26	1.68	2.27	7.12	3.3	7.35	13	1.0 or SB
Chromium, total	13.6	11.4	9.34	13.4	37.9	17.4	230	40.2	10 or SB
Lead, total	16.8	28.3	12.5	9.87	18.5	17.8	757	104	SB
Mercury, total	ND	ND	ND	ND	ND	ND	0.351	ND	0.1
Silver, total	ND	ND	ND	ND	ND	ND	4.17	ND	SB
Total Petroleum Hydrocarbons (TPH)									
Lubrication oil	2.44	1.10	ND	19.5	82.6	1,270	153	ND	NA
VOCs									
Tetrachloroethene	ND	ND	ND	ND	ND	ND	0.0091	ND	1.4
PCBs									
Aroclors, total	--	--	--	--	--	ND	4.269	--	10



REFERENCE: Base Map Source USGS 7.5 Minute Quads. Series Binghamton East, New York, 1968, photoinspected 1976.

2000' 0 2000'

Approximate Scale: 1" = 2000'



AREA LOCATION

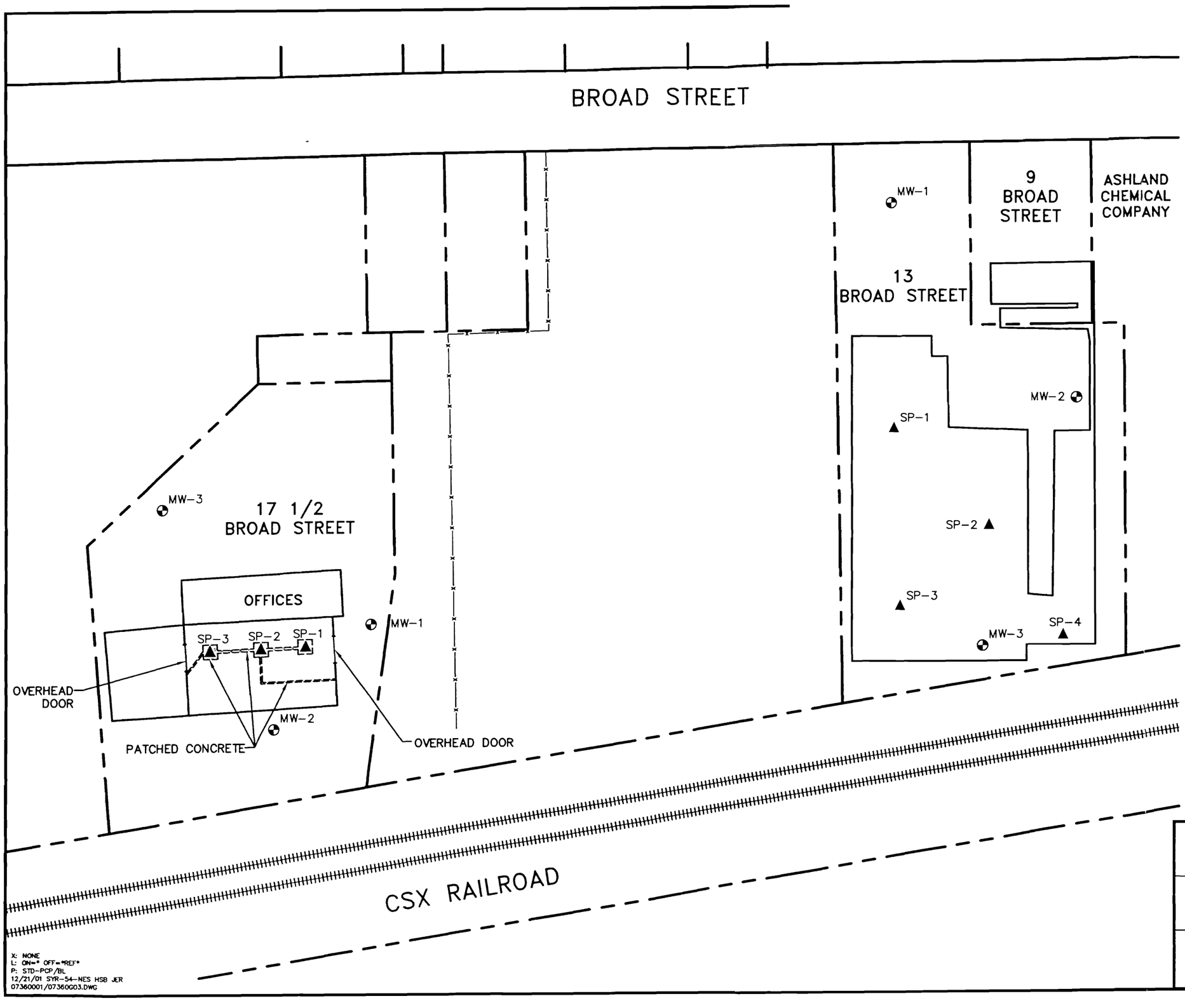
PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17 ½ BROAD STREET FACILITIES

SITE LOCATION MAP

BBL BLASLAND, BOUCK & LEE, INC. *engineers & scientists*

FIGURE 1

07/00 SYR-D54-LBR
07360001/07360n01.cdr



LEGEND:

- PROPERTY LINE
- RAILROAD
- FENCE LINE
- MW-3 — APPROXIMATE MONITORING WELL LOCATION
- SP-3 — APPROXIMATE LOCATION OF FORMER FLOOR DRAINS
- APPROXIMATE LOCATION OF PATCHED CONCRETE

NOTES:

1. PROPERTY LINE INFORMATION DIGITIZED FROM CITY OF BINGHAMTON TAX MAP, PLATE 1318 (DATED 3/92).
2. BUILDING, MONITORING WELL, AND SOIL BORING LOCATIONS ARE APPROXIMATE.

0 60' 120'
GRAPHIC SCALE

X: NONE
L: ON=* OFF=*REF*
P: STD-PCP/BL
12/21/01 SYR-54-NES HSB JER
07360001/07360G03.DWG

PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17 1/2 BROAD STREET FACILITIES

BROAD STREET AREA PLAN

BBL BLASLAND, BOUCK & LEE, INC. *engineers & scientists*

FIGURE 2

607-775-2687

Fax

New York State Department of Environmental Conservation

Erin M. Crotty
Commissioner

Name: T. Suozzo
Organization: Region 7
Fax:
Phone:
From: D. Evans - Cost Recovery Section
Date:

Subject: Progress Parkway Enterprises, V7-04-00302

Pages: 9 pages (incl cover)

Tom,

Please review the attached bill and let me know if it looks ok to mail.

Thanks

Deb

Review Guidelines for Cost Summaries and Bills

As Project Manager or his/her supervisor, you are responsible for reviewing the attached cost summary or bill for reasonableness based on your technical knowledge of the project.

A *cost summary* documents total costs incurred by the Department and/or the New York State Department of Health (NYSDOH), and is usually prepared in response to a DEE attorney's request for the purposes of negotiating a Consent Order (CO), a Voluntary Cleanup Agreement (VCA) or requesting payment from a responsible party (RP). For that reason, your prompt review is appreciated.

A *bill* also includes a summary of documented costs, but for a specific time period, specific activity, or other limitations specified in a CO or VCA. It is sent to the RP or Volunteer and payment is required as per the CO or VCA.

What should I be looking for in my review?

T&A - Confirm that names and hours charged to this site's T&A code(s) appear accurate (i.e., have the people worked on the project, are the hours reasonable). The attached Time & Activity Detail Report is created from the Official Time & Activity Record, but it is still possible for someone to have mistakenly charged time to this site's T&A code(s), so please review carefully. We can delete people and time from the attached T&A Detail Report, but cannot however, add time worked on a site prior to assignment and use of a site specific T&A code. Please do not review Average Biweekly Salary or hourly rates.

Contractual costs - The Contract Payments and Cost Recovery Section (CPCRS) processes all Division contract payments, so all incurred costs should be shown. Please review the costs and dates to make sure they appear accurate for the type of work performed at this site.

Lab, DOH, Travel and Other costs - Lab costs are provided to CPCRS by Burt Pine, DOH costs are provided by DOH (Judy Weatherby). Travel and Other costs that are charged to site specific cost centers are compiled by CPCRS. Please review the costs and dates to determine if additional costs should be included or if any of the costs documented should be omitted. Please keep in mind that we cannot include Travel and Other costs that were not charged to a site specific cost center.

Names and addresses - Respondent, Volunteer and any required copies are listed in each CO and VCA, but as time goes on names and addresses change. Please confirm the names and addresses on the bill are correct or provide updated changes.

Explanation of the DEC Time & Activity Detail Report

The Division of Management and Budget Services (DMBS) merges employee payroll data and time card data programmatically eliminating the possibility of miscalculation. CPCRS generates the DEC Time and Activity Detail Reports using the official records of DMBS. The Average Biweekly Salary (ABS) and hourly rate shown in the Amount column can vary significantly from one time card to the next, which at first glance is confusing. A brief explanation follows.

ABS is the average gross salary of the 2 pay periods associated with that time card period. It varies because salary increments, raises, earned OT, etc. can significantly change ABS in a time card period relative to previous and post time card periods.

The hourly rate may vary because it is comprised of data items that can fluctuate from time card period to time card period, such as leave charges, hours worked and ABS. For example, the earning of 2 hours Comp. Time, by an overtime eligible employee, will reduce the hourly rate for that pay period compared to one without Comp. Time. In addition, DMBS applies a DEC Personal Leave Factor to the calculation. Its explanation however, is beyond the scope of these guidelines.

If you have any questions on these guidelines or changes as a result of your review, please contact the initiator of the document.

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Program Management, Room 1224
625 Broadway, Albany, New York 12233-7012
Phone: (518) 402-9764 • **FAX:** (518) 402-9722
Website: www.dec.state.ny.us

Erin M. Crotty
Commissioner

Certified Mail
Return Receipt Requested

Christopher J. Evans
Progress Parkway Enterprises, Inc.
P.O. Box 199
Chenango Bridge, NY 13745-0199

Re: Progress Parkway Enterprises, Site No. V00302-7
Voluntary Cleanup Agreement No. A7-0410-0002
Dated: August 21, 2000
Volunteer: Progress Parkway Enterprises, Inc.
Bill No. 2

Dear Mr. Evans:

Enclosed is a Cost Summary of expenditures incurred by New York State for activities performed as outlined in the Voluntary Cleanup Agreement (the "Agreement"). In accordance with Paragraph VI of the Agreement , the New York State Department of Environmental Conservation is requesting payment in the amount of $3,166.64 within 30 days from receipt of this letter.

The check should be made payable to the New York State Department of Environmental Conservation and sent to the address below:

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau of Program Management
625 Broadway, 12th Floor
Albany, NY 12233-7012
Attn: Donna Weigel, Bureau Director

The summary includes expenditures for this site from January 4, 2001 through June 24, 2002. The cost summary is documented by the enclosed exhibits. However, if you have any questions on the enclosed information, please contact me at (518) 402-9736.

Thank you for your attention to this matter.

Sincerely,

Laura Zeppetelli
Chief
Cost Recovery Section
Bureau of Program Management
Division of Environmental Remediation

Enclosure

cc: M. Cathy Geraci
Blasland, Bouck & Lee, Inc.
6723 Towpath Road
Box 66
Syracuse, NY 13214-0066

EXHIBIT I

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF ENVIRONMENTAL REMEDIATION
BUREAU OF PROGRAM MANAGEMENT

COST SUMMARY

VOLUNTEER:	Progress Parkway Enterprises
SITE NO.:	V00302-7
SITE NAME:	Progress Parkway Enterprises
AGREEMENT NO.:	A7-0410-0002
BILL NO.	2

	COST CATEGORY	AMOUNTS
*	DIRECT PERSONAL SERVICES	$545.81
*	FRINGE	$183.70
*	INDIRECT	$257.13
*	PERSONAL SVCS SUBTOTAL	$986.64
	CONTRACTUAL	$0.00
	LABORATORY	$0.00
	TRAVEL	$0.00
	DEC SUBTOTAL	$986.64
**	DOH	$2,179.80
	GRAND TOTAL	$3,166.44

* SEE EXHIBIT II FOR PERSONAL SERVICES COST BREAKDOWN.

** SEE EXHIBIT III FOR DOH COST BREAKDOWN.

New York State Department of Environmental Conservation
Bureau of Federal and Municipal Accounts
Time & Activity Detail Report

T&A Period	T&A Code	Description	Item No.	Payroll Header (Cost Center)	Name	Title	Progm & Loc Code	Average Biweekly Salary	Time Hours	Amount (Including Leave)
**										
*Time & Activity Code D276										
02/20/2001	D276	VC 7-04 PROGRESS PAR	39659	223014 H1 00	CUTTING, LAWRENCE R	ENVIRNL ENGRG TECHN 2	QA/74	1191.07	1.75	32.61
04/25/2001	D276	VC 7-04 PROGRESS PAR	39659	223014 H1 01	CUTTING, LAWRENCE R	ENVIRNL ENGRG TECHN 2	QA/74	1289.51	1.00	20.14
06/19/2002	D276	VC 7-04 PROGRESS PAR	47069	430221 L2 02	ENGLISH, ANDREW J	ENVIRNL ENGINEER 3	QE/00	3077.49	2.00	98.70
06/19/2002	D276	VC 7-04 PROGRESS PAR	47303	430378 L2 02	PARKER, REGINALD G	ENVIRNL ENGINEER 3	QA/73	2874.21	8.50	394.36
* Subsubtotal *									13.25	545.81
** Subtotal **									13.25	545.81
*** Total ***										
						*** Total ***			13.25	545.81

Calculated Fringe Benefits Costs	**183.70**
Calculated Indirect Overhead Costs	**257.13**
Total T&A Costs plus Fringe and Indirect	**986.64**

New York State Department of Health
Cost Recovery
Progress Parkway Enterprises, Inc.
(V003027)

Fiscal Year 00/01	Personal Services	$82.08
(January - March 2001)	Fringe @ 30.16%	$24.76
	Indirect*	$23.15
Fiscal Year 01/02	Personal Services	$633.38
	Fringe @ 31.86%	$201.79
	Indirect*	$174.22
Fiscal Year 02/03	Personal Services	$653.99
	Fringe @ 33.96%	$222.10
	Indirect*	$164.33
	Total:	**$2,179.80**

* Indirect amount is calculated per DOH policy as follows:
(Personal Services +(Personal Services x Federal Fringe rate)) x Indirect rate

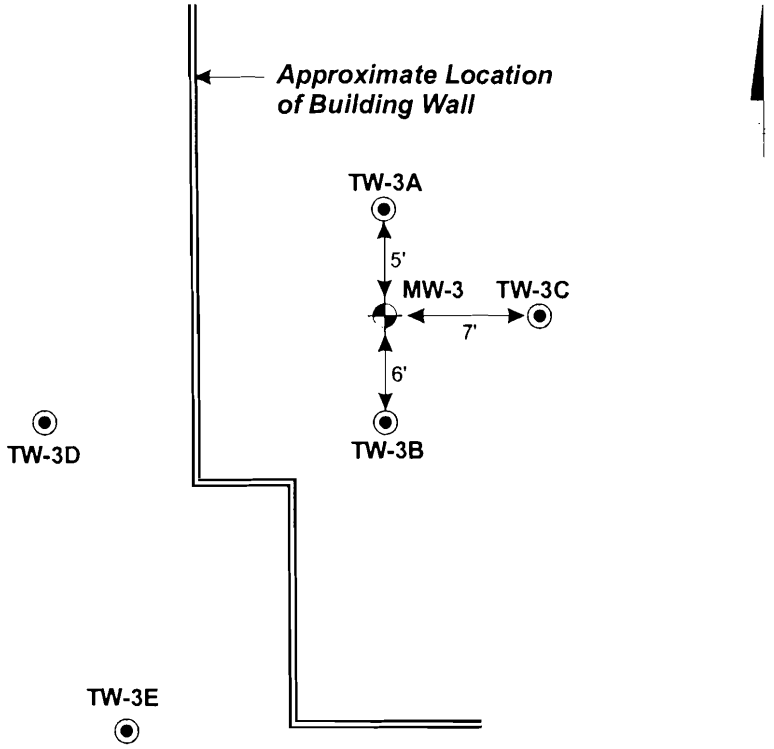
Rates are as follows:

	Federal fringe rate	Indirect rate
FY 90/91	21.94%	18.10%
FY 91/92	19.14%	18.10%
FY 92/93	27.19%	28.50%
FY 93/94	30.04%	25.70%
FY 94/95	27.41%	25.70%
FY 95/96	28.08%	24.60%
FY 96/97	29.21%	25.00%
FY 97/98	31.00%	24.20%
FY 98/99	25.67%	25.60%
FY 99/00	29.16%	27.40%
FY 00/01	30.60%	21.60%
FY 01/02	31.61%	20.90%
FY 02/03	34.37%	18.70%

June 11, 2003
9:10 AM

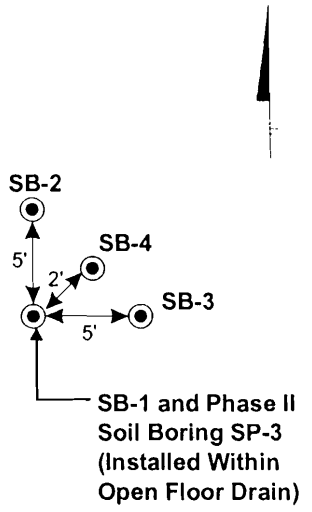
New York State Department of Health
CEH Leave and Accrual Tracking Report
Site Cost Recovery Report Ordered by Pay End Date
(V003027) PROGRESS PARKWAY ENTERPRISES, INC.
For the period January 1, 2001 thru March 31, 2003

Fiscal Year	Pay End Date	Hours	Amount	Employee
2000	01/17/2001	.25	$7.46	Robinson, Gary
2000	02/28/2001	.25	$7.46	Robinson, Gary
2000	03/28/2001	2.25	$67.16	Robinson, Gary
Total Hours and Cost		2.75	$82.08	
2001	04/11/2001	.50	$15.09	Hamel, Henriette M
2001	04/11/2001	3.00	$116.67	Rafferty, Lani D
2001	04/11/2001	5.75	$163.93	Robinson, Gary
2001	05/23/2001	.50	$17.36	Weatherby, Judith
2001	11/21/2001	1.25	$37.49	Robinson, Gary
2001	12/05/2001	.50	$15.00	Robinson, Gary
2001	12/19/2001	2.50	$74.98	Robinson, Gary
2001	03/13/2002	.25	$8.39	Robinson, Gary
2001	03/27/2002	5.50	$184.47	Robinson, Gary
Total Hours and Cost		19.75	$633.38	
2002	04/10/2002	4.25	$138.17	Robinson, Gary
2002	05/08/2002	.50	$16.26	Robinson, Gary
2002	05/22/2002	.50	$16.26	Robinson, Gary
2002	06/05/2002	3.00	$154.23	Rivara, Michael F
2002	06/05/2002	7.75	$251.95	Robinson, Gary
2002	06/19/2002	1.50	$77.12	Rivara, Michael F
Total Hours and Cost		17.50	$653.99	
Total For Entire Period		40.00	$1,369.45	



SOIL BORINGS INSTALLED IN VICINITY OF MONITORING WELL MW-3

NOT-TO-SCALE



SOIL BORINGS INSTALLED IN VICINITY OF PHASE II SOIL BORING SP-3

NOT-TO-SCALE

LEGEND:

- Approximate Monitoring Well Location
- Approximate Site Investigation Soil Boring Location

PROGRESS PARKWAY ENTERPRISES, INC.
13 AND 17 1/2 BROAD STREET FACILITIES

SITE INVESTIGATION SOIL BORING LOCATIONS

BBL BLASLAND, BOUCK & LEE, INC. engineers & scientists

FIGURE 3

12/01 SYR-D54-DJH
07360001/07336n01.cdr

Table 4

Progress Parkway Enterprises, Inc.
13 Broad Street Facility - Binghamton, New York
Final Investigation Report

13 Broad Street Facility Site Investigation Soil Analytical Results - Inorganics

Parameter	Results (ppm)							
	SB-1 (5-7' bgs)	SB-2 (2-4' bgs)	SB-2 (4-6' bgs)	SB-3 (0-2' bgs)	SB-3 (2-4' bgs)	SB-4 (2-4' bgs)	SB-5* (2-4' bgs)	Standard[1]
Barium	18.3 B	41.7	42.0	53.7	26.6	34.3	36.7	300 or SB
Chromium	6.2	10.1	10.5	10.3	12.1	16.0	9.3	10 or SB
Lead	14.7	18.5	9.8	12.9	13.7	18.0	14.3	SB*
Mercury	0.051 U	0.057 U	0.052 U	0.056 U	0.054 U	0.055 U	0.057 U	13 or SB
Silver	0.20 U	0.23 U	0.21 U	0.22 U	0.22 U	0.22 U	0.23 U	SB

Notes:

1. Standards presented are recommended soil cleanup objectives set forth in the New York State Department of Environmental Conservation (NYSDEC) Technical and Administrative Guidance Memorandum (TAGM) #4046, dated January 1994.
2. Samples collected by Blasland, Bouck & Lee, Inc. (BBL) between September 20, 2000 and September 22, 2000 in accordance with the NYSDEC-approved *Site Investigation Work Plan (SIWP)* (BBL, July 2000).
3. Samples analyzed by Galson Laboratories for barium, chromium, lead and silver using USEPA SW-846 6010/7000 Series Methods. Samples analyzed for mercury using USEPA SW-846 Method 7470/7471.
4. Concentrations are in parts per million (ppm) or milligrams per kilogram (mg/kg).
5. bgs = below ground surface.
5. U = The analyte was analyzed for but not detected. The associated value is the analyte instrument detection limit.
6. B = The reported value was obtained from a reading less than the contract required detection limit (CRDL) but greater than or equal to the instrument detection limit (IDL).
7. * = Duplicate sample for SB-2 (2-4').
8. SB = site background.
9. As presented in TAGM #4046, average background levels in metropolitan or suburban areas or near highways typically range from 200 to 500 ppm.
10. The laboratory analytical results were validated by BBL in accordance with the procedures and methods detailed in the NYSDEC-approved *SIWP*.