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Report. VCP. V00438. 2005-06-07. SV1

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File

June 7, 2005

By Airborne/DHL Express No. 8383862045

Mr. Joseph Moloughney, P.E.
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014

**Subject: Indoor Air/Soil Gas Investigation
12 Water Street
White Plains MGP Site, NYSDEC Site No. V00438-3**

Dear Mr. Moloughney:

This letter presents the proposed work plan for the Indoor Air and Soil Gas Investigation to be conducted in the commercial office building located at 12 Water Street in White Plains, NY. This investigation will include the evaluation of indoor air quality within the office building as well as soil gas conditions beneath and/or around the building. The work will be performed in accordance with the "generic" *Work Plan for Evaluation of Sub-Surface Vapor Intrusion, Con Edison MGP Sites* (RETEC, 2002) and the *Draft Guidance for Evaluating Soil Vapor Intrusion in the State of New York* (New York State Department of Health, February 2005).

Based on the building inspection and scoping conducted on February 18, 2004, a total of two ambient air samples, nine indoor air samples (including one duplicate), five sub-slab gas samples and one soil gas sample will be collected, as listed in Table 1 and shown on Figures 1 and 2. The indoor samples will be collected from the ground floor and the first floor. The sub-slab gas samples will be collected within the building, directly beneath the "new" concrete floor that was placed at the time of the build-out of the structure. According to the building plans, there may be a second "original" concrete slab approximately 4 feet below the new slab, which is a remnant of the former building. The sub-slab gas samples will be collected from an area above the original slab and, therefore, will be representative of soil gas that could potentially result in vapor intrusion in the building. In order to characterize the soil gas beneath the original slab, a soil gas sample will be collected from an area outside of the building, in the southeast courtyard at the depth of the original slab.

**TABLE 1
Sampling Summary for #12 Water St.**

LOCATION	AMBIENT / INDOOR AIR	SUB-SLAB/SOIL GAS	TOTAL
12 Water St.	8 plus 1 field duplicate	6	15
Ambient	2		2
Total	11	6	17

It is anticipated that indoor air and sub-slab/soil gas sampling may require two days to complete. On the first day, the temporary sub-slab gas and soil gas sampling points will be installed. On the second day, ambient air samples, indoor air samples, sub-slab gas samples and the outdoor soil gas sample will be collected concurrently.

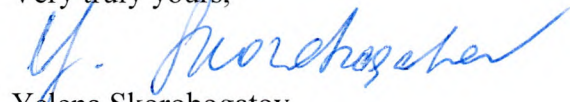
Historical records indicate that in the past, the Nuclear Development Corporation of America (NDA) handled and stored various types of nuclear materials in an industrial building known as 5 New Street in White Plains. The industrial building used by NDA was reportedly demolished during the 1970's and the commercial office building currently located at the site and known as 12 Water Street was subsequently constructed over the remaining steel beam support frame of the industrial building. In 2001, Con Edison conducted a radiological investigation of the grounds around the 12 Water Street building, which revealed no radioactivity above background ["Scoping Survey for the Former NDA Site" (Cabrera Services, 2001)].

Based on the above information, as a precautionary measure, the sub-slab gas and soil gas sample point installation will be done in conjunction with a downhole radiation survey at all proposed soil gas locations. The radiation survey and sub-slab gas and soil gas sample collection will be done in coordination with a qualified radiation services consultant. The sub-slab soil gas sampling will require drilling temporary 3/4-inch holes in the concrete floor underneath the carpeting. All holes will be located in carpeted areas in order to avoid the potential asbestos issues associated with vinyl floor tiles and mastics. The holes will be sealed the same day that they are created. Proposed soil gas location WP-SG-05 will be located at least 8 feet away from the west wall to prevent intersecting the water service vault constructed below slab grade in the northwest corner of the first floor. Prior to conducting coring activities, all proposed sub-slab gas and soil gas locations would be cleared for utilities in accordance with Con Edison's utility clearance protocols for intrusive activities. The work will be conducted in accordance with the Site-Specific Health and Safety Plan (HASP) and the standard operating procedures (SOPs) for soil gas sampling developed for this project.

The air, sub-slab gas and soil gas samples will be collected in 6-liter, certified-clean Summa canisters for a duration of approximately one hour. The samples will be shipped via overnight delivery service to a NY ELAP-certified laboratory for extended TO-15 analysis with a 14-day turnaround time. Upon receipt of analytical results, a report will be prepared which will include a description of the sampling activities, chemical inventory, the summary data tables, a data usability summary report (DUSR), and NYSDOH building inspection forms. The indoor air results will be compared to the *USEPA Building Assessment and Survey Evaluation* (BASE) database for typical office buildings.

If you have any questions concerning this submission, do not hesitate to call me at (718) 204-4205.

Very truly yours,



Yelena Skorobogatov
Technical Specialist
EH&S, Remediation

Enc.

cc: Mr. Michael Rivara, NYSDOH – 2 copies
Anthony Quartararo, Esq., NYSDEC – w/o enclosure
Mr. Ramanand Pergadia, NYSDEC, Region 3 – w/o enclosure

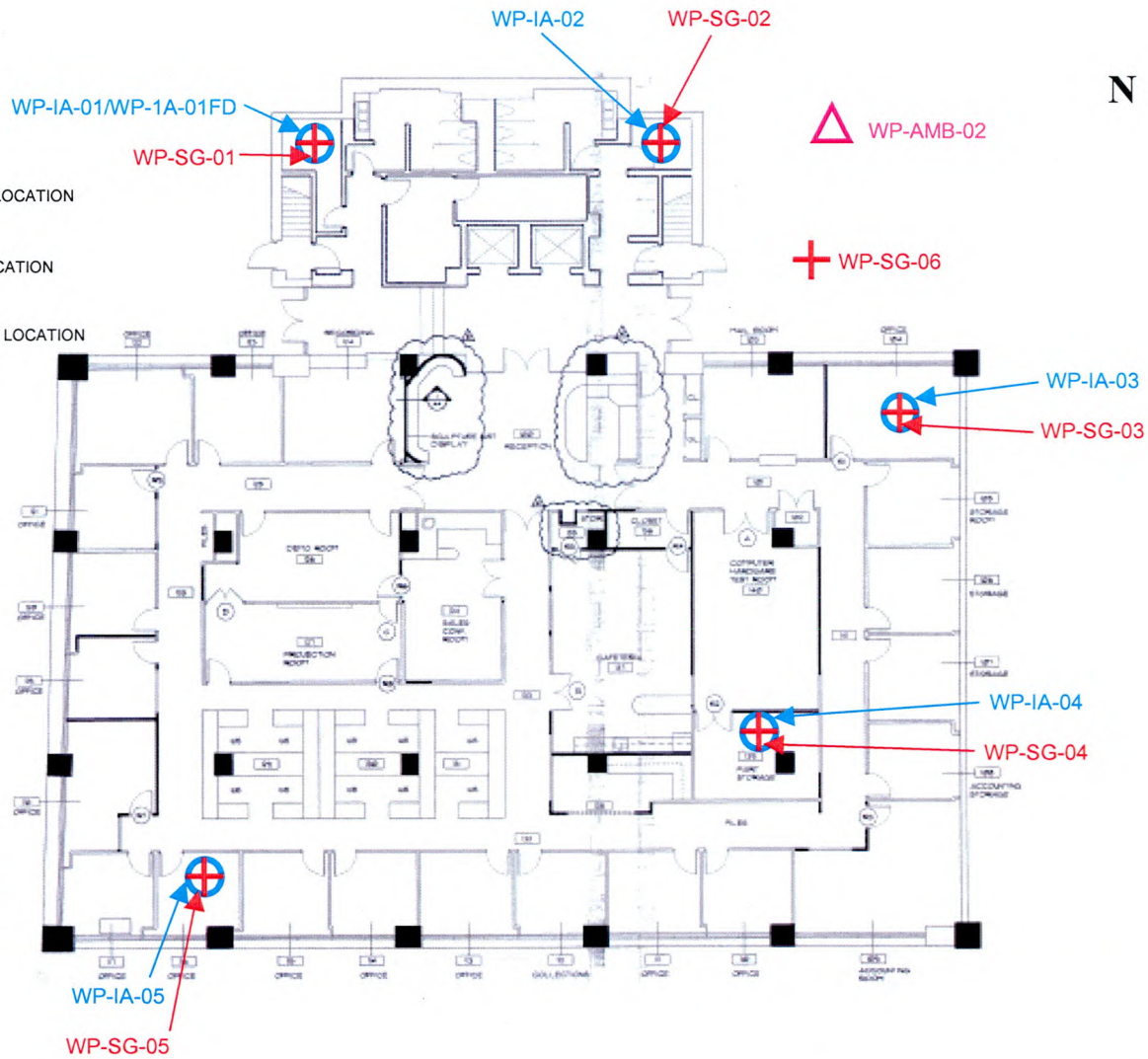
bcc: Eddy Louie, Con Edison
Michael Wilcken, Esq., Con Edison
Daniel Lyons, Con Edison
John Finn, RETEC

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WP-IA-## ○ INDOOR AIR SAMPLE LOCATION

WP-SG-## + SOIL GAS SAMPLE LOCATION

WP-AMB-## △ AMBIENT AIR SAMPLE LOCATION



SCALE: NOT TO SCALE

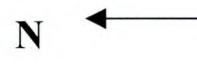


**CONSOLIDATED EDISON
NEW YORK, NEW YORK
CECN3-16097-100**

**AIR MONITORING LOCATIONS
#12 WATER ST – FIRST FLOOR
WHITE PLAINS, NEW YORK**

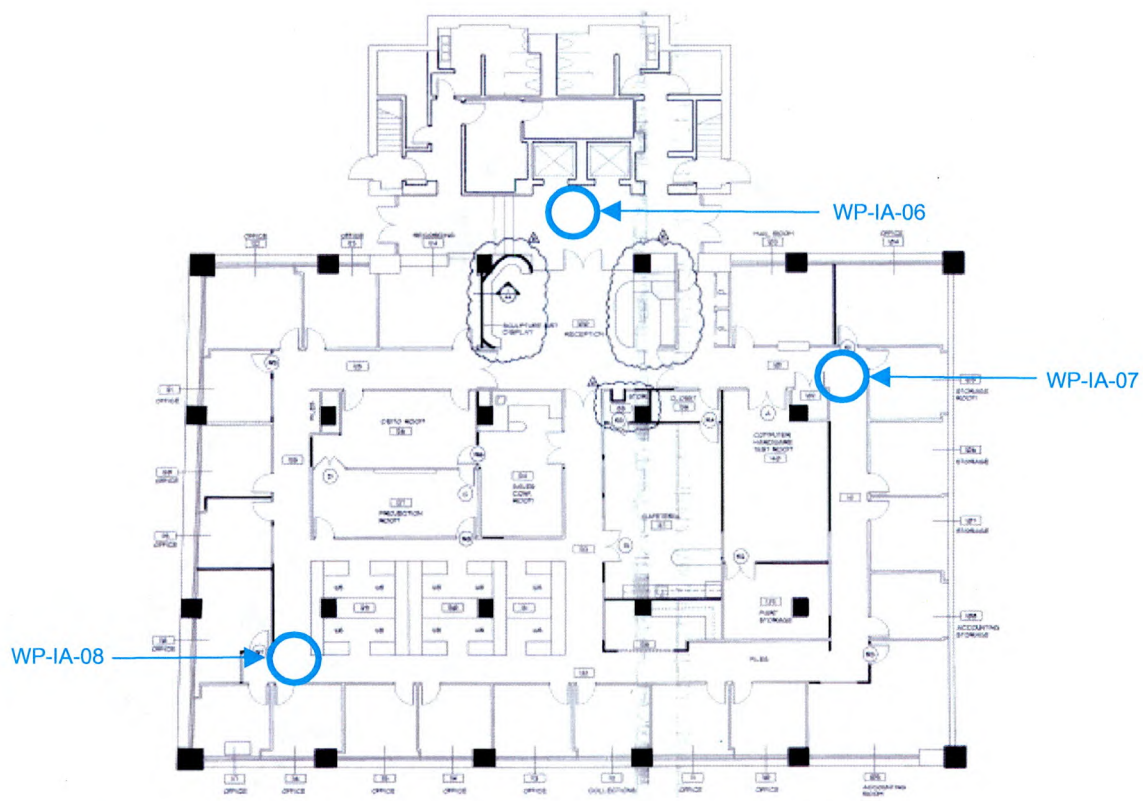
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Figure 1



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WP-IA-##  INDOOR AIR SAMPLE LOCATION



SCALE: NOT TO SCALE



CONSOLIDATED EDISON NEW YORK, NEW YORK CECN3-18097-100		AIR MONITORING LOCATIONS #12 WATER ST – SECOND FLOOR WHITE PLAINS, NEW YORK	
DATE: 03-03-04	DRWN: AKW		Figure 2