

ELMIRA HIGH SCHOOL

Former Sperry Remington Property Cleanup

Brownfield Cleanup Program

777 South Main Street, Elmira, NY 14904

WHO TO CONTACT



Comments and questions are always welcome and can be submitted through the Project Hotline at

<https://www.dec.ny.gov/chemical/102390.html>

PROJECT-RELATED QUESTIONS:

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FOR INFORMATION ON THE BROWNFIELD CLEANUP PROGRAM:

<https://www.dec.ny.gov/chemical/102390.html>

The New York State Department of Environmental Conservation (DEC) and New York State Department of Health (DOH) are continuing strict oversight of the ongoing investigation and cleanup activities at the Elmira High School (EHS) property (former Sperry Remington property). This oversight will ensure a comprehensive and careful cleanup that is protective of public health and the environment. The agencies remain committed to keeping the Elmira community informed regarding the cleanup progress, with the top priority to ensuring that students, faculty, staff, and visitors will not be exposed to the below-ground site-related contamination. Unisys Corporation (Unisys)—the corporate successor of the Remington Rand company—has committed to fully investigate and implement a comprehensive cleanup of the site and any impacted off-site areas consistent with the requirements of the Brownfield Cleanup Program (BCP).

Concurrent with the comprehensive cleanup activities at EHS, Unisys and the Elmira City School District (ECSD) are undertaking construction activities related to restoration and improvement of the Northern Athletic Fields (NAF).

Unisys developed an Enhanced Community Liaison Plan regarding project activities. The plan summarizes additional actions related to working safely at EHS which include coordination, site access limitations, safety and security, noise monitoring, and a code of conduct for site workers. It functions as a guide to project personnel and the community, providing the best means to communicate project information, answer questions, and raise issues and concerns to the proper sources for resolution. More information can be found at:

<https://www.dec.ny.gov/chemical/102390.html>.

Interim Remedial Measures (IRM) at Elmira High School

The figure below (Figure 1) shows areas where soils impacted by polychlorinated biphenyls (PCBs) and other site-related constituents have been removed through IRM activities or are planned for the future.

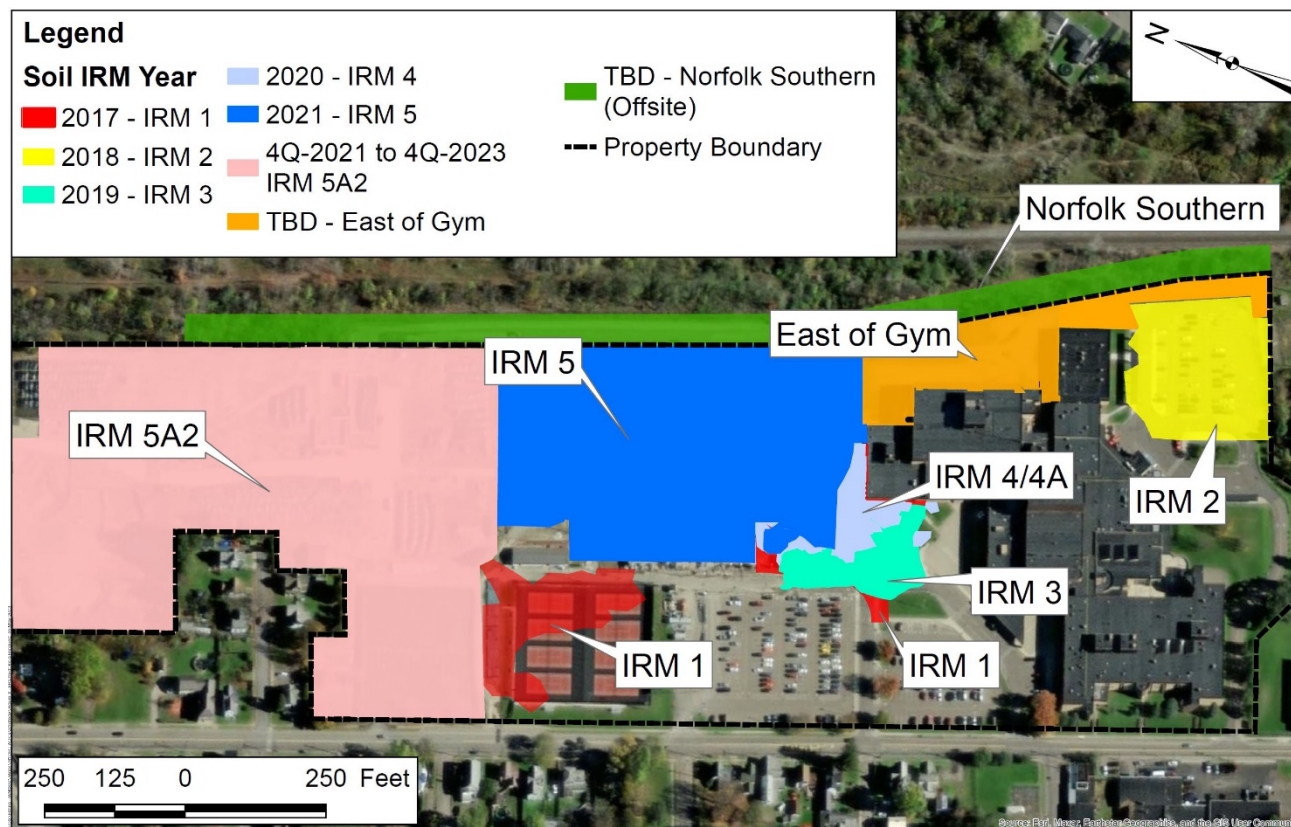


Figure 1: Planned, Ongoing and Completed IRM Cleanup Activities on EHS Property

IRM Safety Measures:

For each IRM, safety measures are implemented. IRM-related truck traffic to and from the project site does not occur during scheduled student arrival and release times and is coordinated with ECSD for other events.

DEC and DOH requires a Community Air Monitoring Plan to measure airborne particulate matter for previous and ongoing work at the site. Dust concentrations are continuously monitored during remediation and construction activities. Airborne PCB vapors are monitored when remediation activities are occurring in soil with PCB concentrations known or suspected to be greater than 50 mg/kg. Dust control measures (e.g., watering) are implemented to reduce dust on temporary dirt roadways and open excavations. If air monitors detect dust above action levels, work is stopped until corrective measures are implemented.

Trucks are covered to properly secure all material during transport. Trucks and equipment are decontaminated prior to leaving the site. Truck traffic patterns have been designed to maintain safety on local roadways.

IRM Excavation Data:

Table 1 sets out a summary of the excavation, disposal and reuse activities associated with IRM 4, IRM 4A, IRM 5/5A1, and IRM 5A2.

Table 1: IRMs by the Numbers

	IRM 4 (June to August 2020)	IRM 4A (September 2020 to April 2021)	IRM 5/5A1 (December 2020 to September 2022)	IRM 5A2 (October 2021 to Present – all ongoing)
Soil Excavated	6,500 cubic yards	9,962 cubic yards	59,260 cubic yards	110,000 cubic yards
Disposed Off-Site as Hazardous Waste	4,079 tons	9,064 tons	38,000 tons	~25,000 tons
Disposed Off-Site as Non-Hazardous Waste	3,977 tons	3,686 tons	49,000 tons	~185,000 tons
Soil Reused as Backfill	1,987 tons	1,200 tons	18,000 tons	NA
Fill Imported for Backfill and Soil Cover	7,993 tons	5,958 tons	70,000 tons	~160,000 tons

Note: Excavation measurements are cubic yards and disposal is measured as tons. For this Site, the conversion is 1 cubic yard = 1.9 ton
IRM #5A2 Excavation and disposal numbers – through April 2023

The activities completed as part of IRM 4, IRM 4A, and IRM 5/5A1 will be detailed in a comprehensive Football Field Complex Construction Completion Report by the end of 2023. The activities completed as part of IRM 5A2 will be detailed in a comprehensive NAF Construction Completion Report in Spring 2024.

IRM 5A2 Cleanup Activities Complete:

In October 2021, Unisys began (IRM 5A2) removing contaminated soils and former industrial sewers from the EHS Northern Athletic Fields (NAF). In the deepest NAF excavation, soil removal has extended to the water table approximately 14 feet below ground surface. An estimated 110,000 cubic yards of soil (approx. 209,000 tons) have been excavated and disposed of off-site at approved facilities. Excavation activities and waste shipment from EHS were completed in May 2023. Impacted groundwater and soil below the water table will be addressed in the final site remedy.



Figure 2: IRM 5A2 May 2023 (looking south)

Elmira High School NAF Restoration

Restoration by ECSD for shot put and discus throwing events, and additional parking is underway north of the EHS tennis courts (see Figure 4).



Figure 3: May 2023 – Future Shot & Discus Area (looking north)

Unisys NAF restoration activities as well are underway for baseball, softball and practice fields including re-grading the site, installation of stormwater infrastructure, an underground irrigation system and associated water service, and placement of topsoil.



Figure 4: IRM 5A2 May 2023 (looking northwest)

Comprehensive Remedial Investigation

Unisys delineation and characterization of contaminants in soil was conducted along the southeastern and southern portions of the EHS site in early 2023 to support future on-site cleanup plans. Significant investigation of groundwater was conducted in 2021 to identify areas where contaminant concentrations exceed state screening levels. Additional groundwater investigation is currently underway to the east of the site to document concentration decreases along the direction of groundwater flow. An extensive groundwater study of these areas by DEC and DOH (2000-07) found no potential human exposures to contaminated groundwater or public health threat.

Interim Site Management Plan

DEC and DOH approved the Interim Site Management Plan (ISMP) as developed by Unisys for the EHS property. The ISMP monitors and maintains the engineering controls, including cover system barriers and sub-slab depressurization systems (SSDSs). The existing and newly constructed cover system reduces the potential of public exposure to below-ground contamination or remaining impacts. The ISMP includes measures to monitor and maintain the SSDSs that are installed in portions of the EHS building. The systems are operating continuously and prevents potentially impacted vapors from entering the indoor area. If deficiencies are found in the engineering controls, actions will be taken to quickly address these deficiencies. ISMP monitoring and inspections are conducted quarterly.

Annual ISMP monitoring completed in December 2022 included indoor air and outdoor air sampling and pressure differential testing at the EHS building. Additionally, the SSDSs and building floor slab conditions have been inspected annually. The sampling and inspections continue to document that SSDSs in the EHS building are operating as designed and are preventing vapor intrusion (the migration of compounds from sub-surface soil and groundwater sources to the indoor air of the building). Future indoor air and outdoor air samples will be collected over a 24-hour period and analyzed for volatile organic compounds (VOCs).

Any ground intrusive actions completed at EHS are subject to the Excavation Work Plan as part of the ISMP. EHS has notified the DEC of ground intrusive work being planned as part of the ECSD athletic complex and NAF restoration activities at EHS. The Excavation Work Plan and corresponding notifications ensure that all ground intrusive actions are completed in accordance with the ISMP and are protective of public health and the environment.

Properties Outside the School Site

In addition to the cleanup efforts on the school property, DEC and DOH continue to oversee Unisys's ongoing investigation of potential off-site migration of contaminants in the surrounding community. Unisys is responsible for the thorough investigation and cleanup of all contaminants that have been released, disposed of or have migrated from the former industrial facility in all off-site areas.

Based on current and historical remedial investigation findings, there are no indications that contaminants are migrating or have been disposed immediately west, north and northeast of the EHS property.

The migration of contaminants southeast of the EHS in groundwater have been investigated and monitored by DEC from 1998 to 2007 and sampling data suggests they are of limited extent, breaking down and diminishing in concentration. The public is not coming in contact with or drinking the groundwater as public water supply serves this area and is routinely monitored.

Former Sperry Remington Site: Remedial Investigation (Site 808043)

A remedial investigation is underway to evaluate the nature and extent of contamination associated with a former oil skimmer, a drainage culvert and a holding pond located at the northern end of property owned by Southern Tier Conference Center (STCC). The drainage culvert leads from the 0.28-acre Former Sperry Remington Site to Coldbrook Creek, and the remedial investigation is characterizing the vertical and horizontal extent of contaminated sediments in the culvert and in site soils, holding pond sediments, and groundwater.

Unisys identified the downstream extent of impacted sediments in Coldbrook Creek and is investigating the extent of impacted soils along the creek banks and in the flood zone. Phase III of this investigation was implemented in September 2021, including collection of additional soil samples to further delineate constituents of concern at several previously sampled locations, and investigate potential constituents of concern at a remaining unsampled parcel. A summary of the Phase III sampling results was mailed to the property owners in January and February 2022.

Phase IV of the investigation was implemented in Fall 2022, which included collection of additional soil samples to further delineate constituents of concern at select previously sampled locations.

Fish and Wildlife Impact Analysis sampling was completed in July and August 2020 which included collection and testing of sediment and fish tissue, and a benthic community survey. An assortment of edible fish was also collected for chemical analysis to evaluate contaminant impacts and assess potential human exposure pathways. Elevated levels of polychlorinated biphenyls (PBCs) were found in fish and therefore, DOH has issued the following precautionary advice regarding the consumption of fish taken from Coldbrook Creek:

Waterbody	Fish	Advice for Men Over 15 and Women over 50	Advice for Women under 50 and Children under 15
Coldbrook Creek	All fish	DON'T EAT	DON'T EAT

Additional information about this fish advisory is available at https://www.health.ny.gov/environmental/outdoors/fish/health_advisories/

Former Scott Technologies Site: Site Characterization (Site p808049)

A site characterization order for the Former Scott Technologies (now STCC) site was issued in July 2014. Site characterization investigations have been conducted under DEC-approved work plans. In November 2021 and May 2022, the latest phase of the soil delineation was completed at the property. Results of the delineation indicated additional characterization of the extent of contaminants in soil and groundwater are required. Further delineation to determine the vertical and horizontal extent of the contamination is planned for 2023.

A portion of the STCC site is being used for a materials storage area (MSA) to support ongoing IRM actions on the EHS property. To avoid traffic on South Main Street in front of EHS, trucks use an alternate route to the MSA. Materials stored include non-hazardous excavated soils, previously used imported fill, construction equipment, and office trailers.

Public Communications

WHERE TO FIND INFORMATION



Project documents are at these location(s):

Steele Memorial Library 101
East Church Street
Elmira, NY 14901
(607) 733-9175

Region 8 NYSDEC
Headquarters
6274 East Avon Lima Road
Avon, NY 14414
(585) 226-5324

Project documents are also available on the DEC website at:
<https://www.dec.ny.gov/chemical/37556.html> or
by contacting the Project Manager, Tim Schneider at
timothy.schneider@dec.ny.gov

Visit the DEC webpage at

<https://www.dec.ny.gov/chemical/102390.html> to find additional information, including:

- Frequently Asked Questions.
- Project Hotline: To allow the public to submit inquiries 24 hours a day to the project team.
- IRM Information: Up to date IRM construction, monitoring, and health and safety information.

For more information on the Brownfield Cleanup Program (BCP), visit the DEC website: <https://www.dec.ny.gov/chemical/8450.html>

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<https://www.dec.ny.gov/chemical/61092.html>

