FACT SHEET

Brownfield Cleanup Program

Elmira High School
Former Sperry Remington Property
777 South Main Street
Elmira, NY 14904

SITE No. C808022
NYSDEC REGION 8

June 2018

Environmental Cleanup at Elmira High School

New York State is committed to overseeing a careful and thorough cleanup of the Elmira High School (EHS) property. Our top priority is ensuring that students, faculty, and visitors are not coming in contact with any of the site's below-ground contamination. The potential ways that people could be exposed to subsurface soil, groundwater and soil vapor contamination have been appropriately addressed:

- Contaminated soil is below the ground's surface and covered by vegetated soil, wood chips, paving and building foundations.
- Groundwater is not used for drinking water or other purposes at the school.
- The effective operation of building's sub-slab depressurization systems (SSDS), as well as the heating, ventilating, and air-conditioning systems, ensure that contaminants beneath the building are not drawn into the school, where they could affect the indoor air quality.
- Air quality at the school has been extensively tested and shown to be consistently below NYS Department of Health (DOH) air guideline values.

In 2017, Unisys entered into an agreement under the New York State's Brownfield Cleanup Program to complete a comprehensive environmental investigation and cleanup at the EHS property. Additional investigation is being conducted to identify all areas of below-ground contamination that must be cleaned up, and PCB-contaminated soil is being removed ahead of other EHS capital improvement projects at the school. Although exposure pathways were being managed, the EHS capital improvement projects provided an opportunity to more easily access areas of contamination and permanently remove contaminated material. All cleanup and investigation is being conducted by Unisys with strict NYS Department of Environmental Conservation (DEC) and DOH oversight.

Mitigating the potential for exposure to environmental contaminants at EHS is a priority action. The update below provides information on planned and expedited cleanup actions in 2018. The maps show where these activities will take place. Documents related to the cleanup of this site can be found below under "Where to Find Information."

Summer 2018 Cleanup Activities

Beginning June 23, 2018, Unisys will be undertaking an Interim Remedial Measure (IRM) to remove contaminated soil from below ground prior to the Elmira City School District's replacement of the parking lot and bus loop on the southeast side of the EHS. An estimated 28,000 tons of soils will be excavated, approximately 6,800 tons of PCB hazardous waste soil from below ground will be taken off-site for disposal. The majority of excavated soil will be sent to a non-hazardous materials site, and some soils will be sampled for reuse on

NEW YORK STATE OF OPPORTUNITY. Department of Environmental Conservation

Where to Find Information:
Project documents are available at these location(s) to help the public stay informed.

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
(call for an appointment)

Project documents are available on the NYSDEC website at:
www.dec.ny.gov/chemical/37556.html

Who to Contact:
Comments and questions are always welcome and should be directed as follows:

Project-Related Questions
Tim Schneider, P.E., Project Manager
NYSDEC – Region 8 Office
6274 East Avon-Lima Road
(585) 226-5480
tim.schneider@dec.ny.gov

Health-Related Questions
Dawn Hettrick, P.E.
NYSDOH
Empire State Plaza
Corning Tower, Room #1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program:
www.dec.ny.gov/chemical/8450.html

BROWNFIELD CLEANUP PROGRAM

site if it meets standards. All materials removed from the site will be properly disposed of at appropriate facilities using cleaned and covered trucks traveling on main roads. During days where materials may be transported from the site, no more than 35 trucks per day are anticipated. The area will be restored using clean fill prior to the school's construction activities. This will be completed prior to the start of school in September.

While work is completed this summer, access to the school will be through the north parking lot. Community air and dust monitoring will be conducted during all cleanup activities. Dust control measures (e.g., watering) will be undertaken to reduce dust on temporary dirt roadways and open excavations. No visible dust should leave the work areas, and if air monitors detect dust above action levels, work will be stopped until corrective measures are in place.

Expedited Actions

In addition to this year's planned PCB cleanup, DEC has directed Unisys to expedite comprehensive investigations to define the nature and extent of the contamination below ground on the athletic field area. This will jump start the necessary work needed to guide the development of the cleanup plan for this portion of the site and allow for construction to begin in 2019. As this investigation progresses, inspections and sampling will continue in the area to ensure the cover systems are working properly, and any deficiencies found will be quickly addressed.

As a precaution, DEC has directed Unisys to re-inspect the school foundation for cracks and to seal any that are found if necessary, comprehensively evaluate the current SSDSs, and conduct additional air sampling from beneath and within the school. This work will be conducted this summer, and all data and information will be shared with the community as it becomes available. Actions will be taken to quickly address and eliminate any deficiencies found. DEC and DOH will continue to keep the public informed as this work progresses and as cleanup plans are developed. To receive site information electronically by email from the DEC, sign up for the DEC Delivers email listserv at www.dec.ny.gov/chemical/61092.html

Summary of Previous Work

Since beginning site characterization in July 2014 at the EHS, Unisys has collected more than 1,000 soil samples at various depths across the 34-acre property site, and analytical results have identified polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and metals as contaminants of concern in the subsurface soils. PCBs are the primary contaminant of concern in the subsurface soils of the proposed IRM.

PCBs are generally known to be stable in subsurface soil and do not easily migrate into groundwater. PCBs can migrate into soil vapor; however, no PCBs were detected in the indoor air at EHS. Furthermore, the K-wing Science addition, closest to the proposed IRM, was constructed with a sub-slab depressurization system operating 24-7 to lessen the potential for sub-slab vapors to enter the indoor air. Similar systems operate in the gymnasium, cafeteria, and F-wing area of EHS in addition to building-wide operation of the heating, ventilation, and air conditioning (HVAC) system in positive pressure mode to further prevent vapor migration.

In 2017, in coordination with another EHS capital improvement project, Unisys implemented an IRM to remove 1,350 tons of PCB hazardous waste soils and 2,580 tons of non-hazardous PCB impacted soils for off-site disposal. All waste was appropriately disposed of at off-site regulated landfills, and soils meeting standards were used to backfill the area. Unisys also conducted an additional Short Term Response Action (STRA) to remove shallow subsurface soils with elevated levels of PCBs above applicable standards on a portion of the football field and track infield and backfilled the area with clean soils.

Investigation of Properties Outside School

In addition to the cleanup efforts on the school property, DEC and DOH continue to oversee Unisys's ongoing investigation of potential offsite migration of contaminants in the surrounding community. Based on current remedial investigation findings, there are no indications that contaminants are migrating or have been disposed 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 and sampling data suggests they are of limited extent, breaking down and diminishing in concentration. No one is coming in contact with or drinking the groundwater as public water supply serves this area and is routinely monitored. Additionally, Unisys is currently investigating potential wastes that were disposed of in the Coldbrook Creek area and is responsible for the thorough investigation and cleanup of all contaminants that have been improperly disposed of or have migrated from the former industrial facility in all off-site areas. Cleanup actions in the upstream headwaters area are beginning in the Fall of 2018 with final investigation activities in Coldbrook Creek scheduled for 2019.

Background

Location: The Former Sperry Remington Property - North Portion BCP Site #C808022 is located at 777 South Main Street, straddling the commercial boundary between the City of Elmira and the Town of Southport, Chemung County, New York.

BROWNFIELD CLEANUP PROGRAM

Site Features: The approximately 34-acre property is owned by the Elmira City School District and is comprised of the EHS. On the school property are the school building and grounds, including parking lots, a multiple-use athletic track and field, baseball/soccer fields, tennis courts, volleyball courts, a basketball court, and a playground.

Current Zoning and Land Use: The property is bounded by South Main Street to the west, the Southern Tier Commerce Center to the south, the Consolidated Rail Corp. property to the east, and vacant and commercial properties to the north. The site is zoned residential, and the surrounding parcels are zoned residential, commercial, or industrial. The nearest residential areas are immediately to the northwest of the site on Ogorman Street and on the west side of South Main Street, as well as to the east of the Consolidated Rail Corp. property.

Past Use of the Site: The 34-acre property comprises the north portion of an original 83-acre parcel used for industrial manufacturing activities from 1887 until 1977. From 1887 to 1909, B.W. Payne & Sons produced high-speed steam engines. Morrow Manufacturing made drill-chucks, machine parts, and a line of tools from 1909 to 1935. Remington Rand manufactured typewriters from 1936 until the facility closed in 1972. Westinghouse used the northern portion of the property mainly for warehousing from 1974 until 1977. Remington Rand deeded the property to the Southern Tier Economic Growth Agency in 1977. The Southside High School (currently EHS) was built on the northern portion of the property in 1979, while the southern portion remained in light industrial use. DEC has used all previous reports and information, including a 1988 Preliminary Site Assessment report to inform and guide all investigations and cleanup actions at this site, and have been analyzed to ensure the protection of public health and the environment.

Site Geology and Hydrogeology: The site is situated within the Chemung River valley, about 1 mile southwest of the confluence with Newton Creek. Overburden consists of several feet of fill consisting of fine to medium sand with silt, medium to fine gravel, and includes some brick and concrete fragments and wood debris. The first-encountered native soils appear to be post-glacial outwash, consisting of gray-brown fine sand and sub-rounded to rounded course to fine gravel. This unit has been observed to extend approximately 38 feet below ground surface (bgs) and is in turn underlain by a relatively impermeable clay unit consisting of relatively soft, gray-brown silt and clay. Depth to groundwater at the site ranges from 13.5 to 17 feet bgs, and groundwater flow direction is easterly flow direction toward Coldbrook Creek and the Chemung River.

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

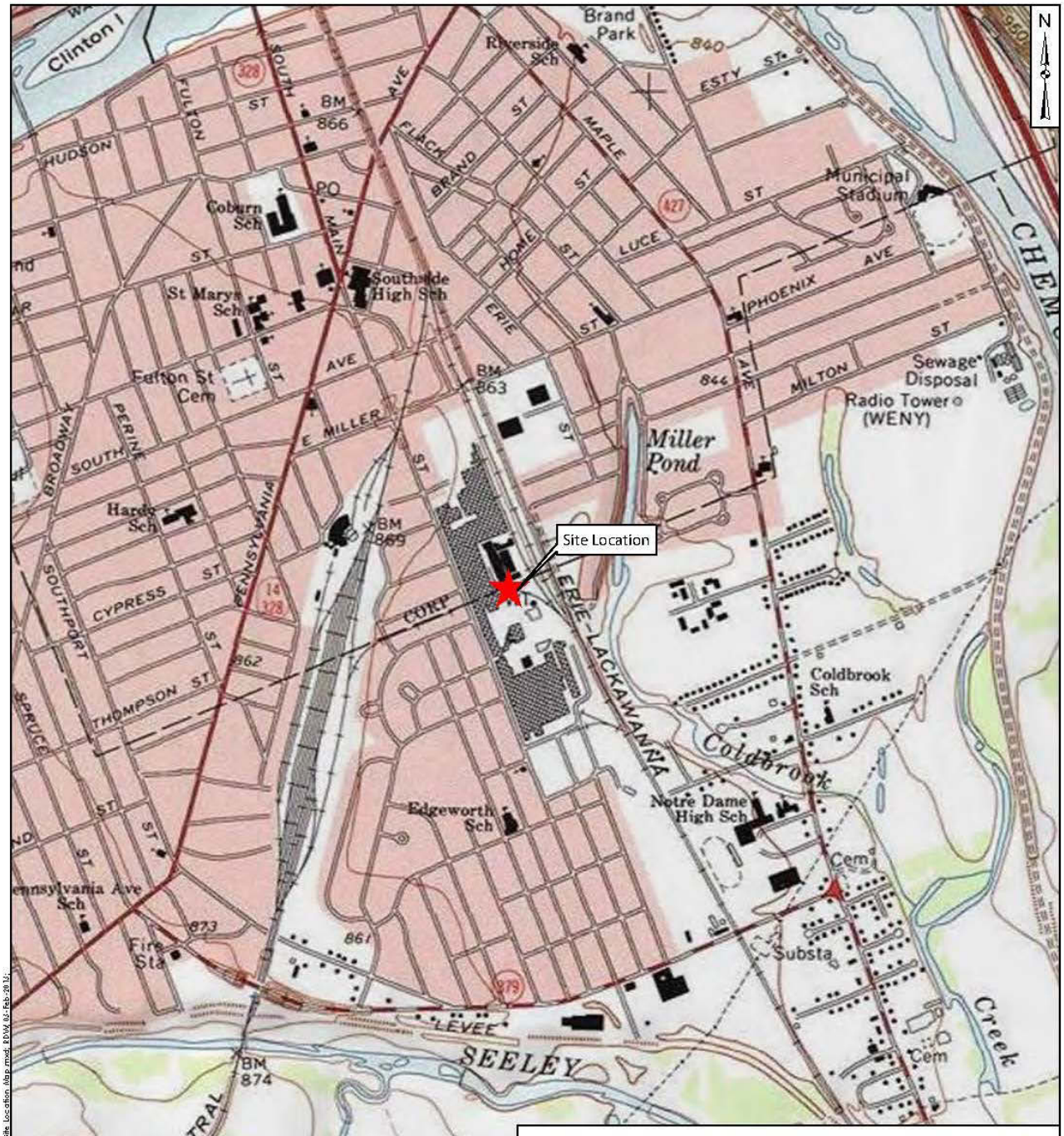
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM



Site Location Map

Former Sperry Remington - North Portion #808022
Elmira, New York

Notes:
Topographic map accessed via ArcGIS Online and provided by National Geographic Society and i-cubed on 5 February 2015. Elmira, New York Quadrangle (1971, photorevised 1976) is shown.

Geosyntec consultants

Columbia, Maryland | June 2017

Figure 1

BROWNFIELD CLEANUP PROGRAM