COMMUNITY UPDATE

NEW YORK STATE | Department of Environmental Conservation

SITE No. C808022 | November 2022 | NYSDEC REGION 8

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

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FOR INFORMATION ON THE BROWNFIELD CLEANUP PROGRAM:

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

The New York State Departments of Environmental Conservation (DEC) and 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 are also committed to keeping the Elmira community informed regarding the cleanup progress. Our top priority is 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, is committed under its legal agreement with New York State 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, the Elmira City School District (ECSD) has been undertaking construction activities related to the new athletic complex, including a new turf field, track, bleachers, scoreboards, bathrooms, and sound system.

Project Webpage and Updated Enhanced Community Liaison Plan

In September 2020, Unisys developed an Enhanced Community Liaison Plan (ECLP) as a roadmap to the available resources regarding project activities at the former Sperry Sites that may be of interest to the public.

This plan was updated in preparation for the 2022-23 school year. The current plan can be found at: https://www.dec.ny.gov/chemical/102390.html

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.

Interim Remedial Measures at Elmira High School

Ongoing IRM Activities:

Since 2017, multiple Interim Remedial Measures (IRMs) have been implemented at EHS to remove soils impacted by polychlorinated biphenyls (PCBs) and other site-related constituents and additional IRM work is planned, as presented below (Figure 1).

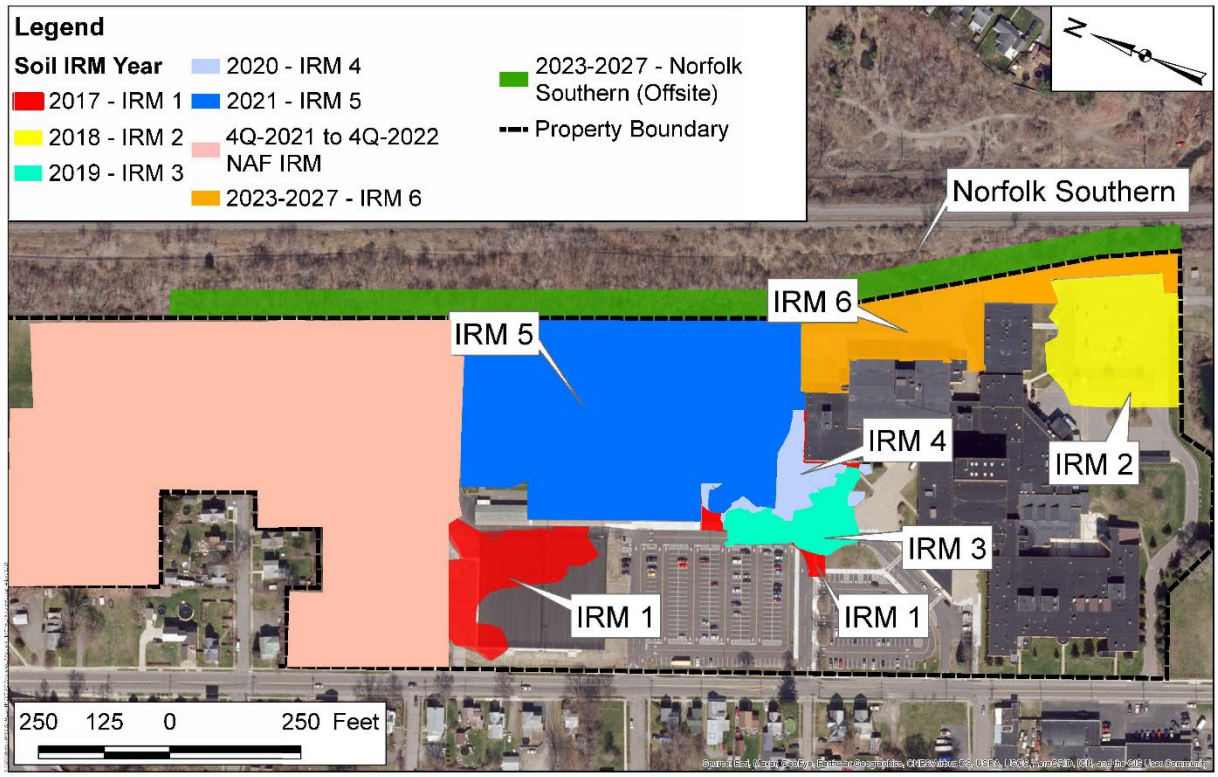

Figure 1: Planned and Completed IRM Cleanup Activities on EHS Property

In October 2021, Unisys began IRM #5 Amendment 2 (IRM #5A2) to remove contaminated soils and former industrial sewers from the EHS athletic fields north of the football field (NAF). To date, an estimated 100,000 cubic yards of soil (approximately 190,000 tons) have been excavated and disposed of off-site at approved facilities. Excavation activities are anticipated to be completed in December 2022, and waste shipment is anticipated to be completed in January 2023 (Figure 2). A construction operations exit to Keefe Street was established on the north end of the property. Portions of the NAF are currently being used for temporary facilities for IRM construction including stockpile areas and temporary haul roads. In the deepest NAF excavation, soil removal will extend to the water table approximately 16 feet below ground surface. For impacted groundwater and soil below the water table, it is anticipated that institutional and engineering controls like groundwater use restrictions, monitoring, and clean cover systems will be proposed in the final site remedy. Unisys anticipates completion of these remedial activities in February 2023.

IRM #5A2 restoration activities, which will include construction of new baseball, softball, soccer, and practice fields, will begin after excavation and waste shipment actions are complete.

Completed IRM Activities:

Since June 2020, IRMs north of the EHS building have been implemented in coordination with ECSD capital construction plans for the newly constructed EHS stadium complex and athletic fields.

All areas associated with IRMs #4, #4A, and #5 have been excavated and backfilled with imported clean fill and/or re-use material that meets cleanup standards.

For each IRM, safety measures are implemented. Traffic control personnel and devices such as cones, signs, and barriers are used to ensure safe access for students, school personnel and visitors to and from the EHS property. 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.

As work was and is implemented, DEC and DOH require a Community Air Monitoring Plan to measure airborne particulate matter. 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.

Figure 2: IRM #5A2 November 2022 (looking northwest)

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

Table 1: IRMs by the Numbers

	IRM #4 ***(June to August 2020)***	**IRM #4A** ***(September 2020 to April 2021)***	**IRM #5** ***(December 2020 to April 2022)***	**IRM #5A2** ***(October 2021 to Present – all ongoing)***
Soil Excavated	6,500 cubic yards	9,962 cubic yards	59,260 cubic yards	100,000 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	~165,000 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	~135,000 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 October 2022

The activities completed as part of IRM #4, IRM #4A, IRM #5/#5A1, and IRM #5A2 will be detailed in a comprehensive Construction Completion Report in 2023.

Elmira High School Stadium Restoration

ECSD has been coordinating the construction of the new stadium and athletic complex in phases as the remedial cleanup work is completed by Unisys. The football field complex portion (see Figure 3) of the athletic complex was officially opened in Fall 2022. The opening of the athletic complex and football field revitalized the school community. DEC documented the excitement the evening of the ribbon cutting and can be viewed through the DEC YouTube Channel at https://youtu.be/tePmIeGrxsw.

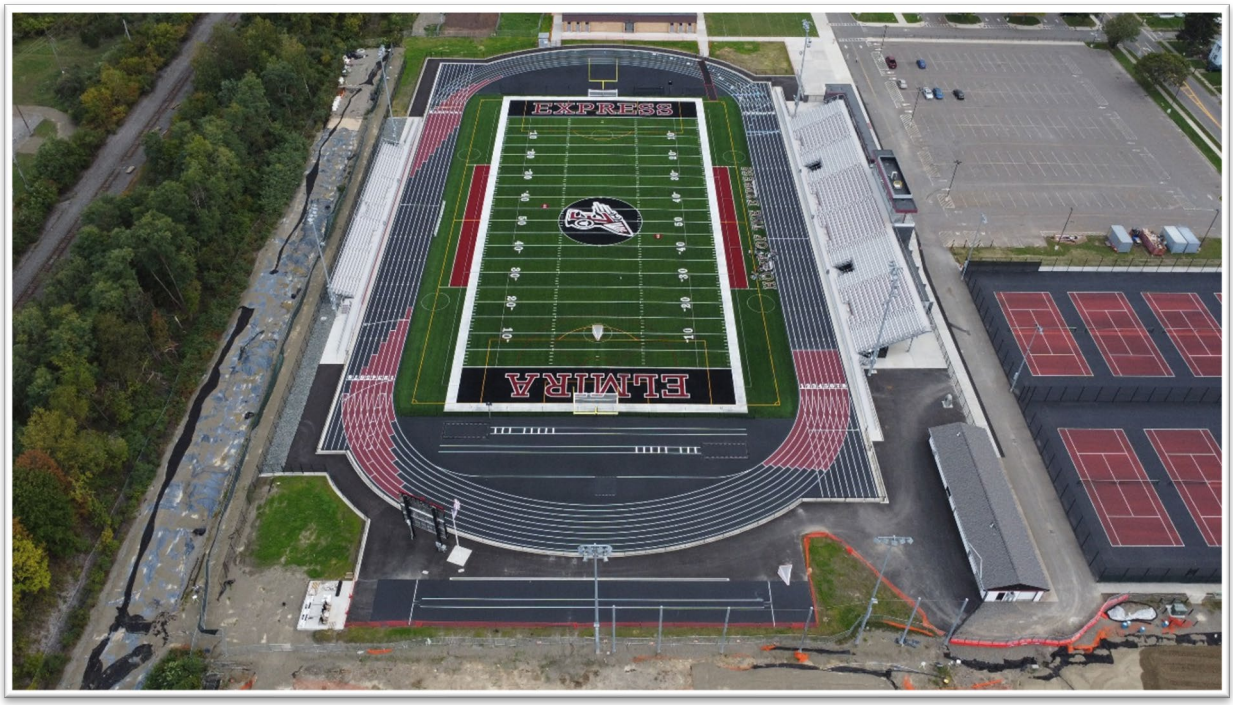

Figure 3: October 2022 - Elmira High School Athletic Complex (looking south)

The next phase of athletic complex restoration will be completed by ECSD in an area immediately north of the EHS tennis courts. Restoration will include an area for shot put and discus throwing events, and additional parking (see Figure 4).

Figure 4: November 2022 – Future Shot & Discus Area (looking north)

Comprehensive Remedial Investigation (Site c808022)

Between 2015 and 2021 Unisys completed soil sampling to depths of 16 feet below ground -- the approximate depth of groundwater -- across the majority of the EHS site, as well as below the groundwater table in areas where deeper contaminant source zones were suspected. The remedial investigation activities have informed the previously completed and ongoing IRM actions. The remedial investigation is ongoing for the remainder of the site. Soil sampling was conducted to determine the off-site extent of potentially impacted soil to the east of the gymnasium and on several residential properties along O'Gorman and South Main streets in June and October 2021, respectively. Groundwater investigation activities were completed, including the installation of permanent groundwater monitoring wells across the site, in addition to the railroad right-of-way.

Additional delineation and characterization of contaminants in soil is planned along the southeastern and southern portions of the site (Winter-Spring 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 planned to the east of the site to document concentration decreases along the direction of groundwater flow (2023). 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 (Site c808022)

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 (e.g., concrete floors, pavement, mulch beds, clean and vegetated soil) and sub-slab depressurization systems (SSDSs). The existing and newly constructed cover system reduces the potential of 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.

This December, indoor air and outdoor air sampling and pressure differential testing will be performed at the EHS building. Additionally, the SSDSs and building floor slab condition will be inspected. The sampling and inspections will be conducted to document that the SSDSs in the EHS building are continuing to operate 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). Indoor air and outdoor air samples will be collected over a 24-hour period and analyzed for VOCs.

Any ground intrusive actions completed at EHS are subject to the Excavation Work Plan as part of the ISMP. Notifications have been submitted to notify the DEC of ground intrusive work being planned as part of the ECSD athletic complex and field restoration construction activities at EHS. The Excavation Work Plan and corresponding notifications ensures that all ground intrusive actions are completed in accordance with the ISMP and is protective of public health and the environment.

Remedial Investigation: Coldbrook Creek Sampling (Site 808043)

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. A summary of Phase IV sampling results will be mailed to property owners.

Figure 5: Overbank Sample Collection

The 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 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

For more information about eating the fish you catch in the Finger Lakes Region, information about chemicals commonly found in fish, and how NYSDOH sets fish advisories, visit: www.health.ny.gov/fish. 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 was issued in July 2014 and site characterization investigations have been conducted under DEC-approved work plans.

A portion of the Scott Technologies (STCC) site is planned to be used for materials storage to support ongoing IRM and future actions on the EHS property (Site C808022) as well as the STCC site. Trucking of materials will avoid Main Street in front of EHS. Materials stored include non-hazardous excavated soils, construction equipment, and office trailers as identified in Figure 6, with the construction and use of the facilities scheduled to begin in December 2022.

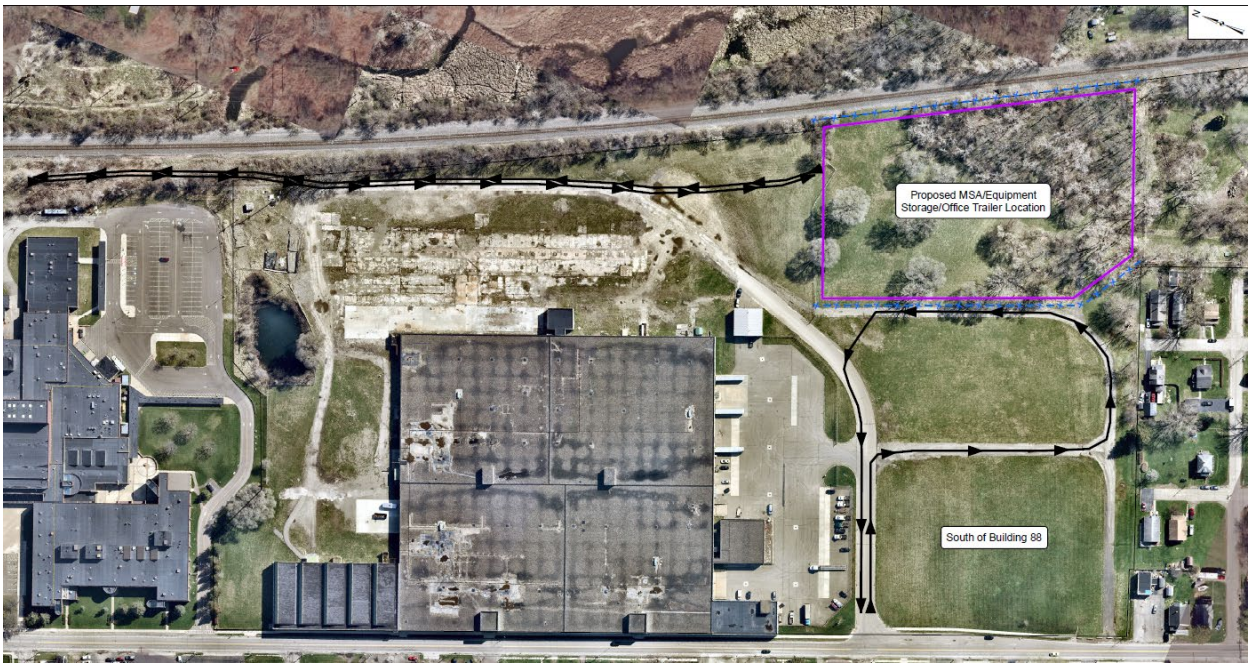

Figure 6: Southern Tier Commerce Center Property: Materials and Equipment Storage/Office Trailer/Parking areas

In 2017, Unisys established an agreement with STCC, the current site occupant, to use a portion of the site as a material staging area (MSA) to stockpile soils excavated as part of past interim remedial actions on EHS property (Site c808022). A shallow soils IRM work plan was approved by DEC in May 2020 to address the staging area. Work was completed in June 2020 and the area was decommissioned in summer 2020 after the completion of the shallow soils cleanup. A Construction Completion Report (CCR) for the shallow soils cleanup was submitted in May 2021 and approved by DEC in June 2021.

In November 2021 and May 2022, a soil investigation was completed at the property. Results of the investigation indicated additional delineation and characterization of the extent of contaminants in soil and groundwater are required. A soil and groundwater investigation to further delineate the vertical and horizontal extent of the contamination is planned for the first quarter of 2023.

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.

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