

GENESEE VALLEY REAL ESTATE COMPANY

160 Despatch Drive
East Rochester, NY 14445
Phone: 585-218-0101

February 12, 2018

Rochester City School District
Department of Law
131 West Broad Street
Rochester, New York 14614

RE: Tenant Notification Letter
690 Saint Paul Street – Building 14B
Brownfield Cleanup Site #C828159
Rochester, New York

Dear Tenant:

On September 4, 2008, then Governor David A. Paterson signed legislation adding a new section to the Environmental Conservation Law (ECL 27-2405) to require property owners or owners' agents (such as landlords) to notify tenants and occupants of certain test results related to indoor air contamination associated with soil vapor intrusion (SVI) that they receive from certain persons and entities. This letter is intended to provide the results of recent indoor air and outdoor air sampling completed at the property located at 690 Saint Paul Street, Rochester, New York (hereinafter known as the "Site"). The Site is a New State Department of Environmental Conservation (NYSDEC) listed Brownfield Cleanup Program (BCP) Site #C828159.

The NYSDEC requests that you share the information in this letter with all of your employees, contractors, and sub-tenants working in the building.

As part of the air monitoring conducted in accordance with the NYSDEC approval of the Groundwater Pump and Treat System (GPTS) Modifications in a letter dated September 26, 2016 (please note the correct date is assumed to be September 26, 2017), indoor air samples were collected from Building 14B, to assess the potential for chemicals of concern to have migrated from the operation of the GPTS and impact the indoor air at the Site building. As part of the sampling, 7 rounds of indoor air samples were collected on October 27, 2017, November 3, 2017, November 10, 2017, December 4, 2017, December 16, 2017, and December 27, 2017 at the following locations:

- Room #112;
- Room #107B;
- Room #117;
- Room #109 (southwest stairwell); and
- Roof (outdoor sample).

Additional samples were collected from the elevator near the former GPTS room, 2nd floor, 3rd floor stairwell, and 4th floor during the December 16, 2017 sampling event and Room #134 and the elevator near the former GPTS room during the December 27, 2017 sampling event.

The sample locations collected on the 1st floor of the building only and roof are shown on Figure 1.

As summarized in Table 1 below, trichloroethene (TCE) was identified in some of the indoor air samples at a concentration above the New York State Department of Health (NYSDOH) air guideline for TCE of 2 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$). However, actions were taken to evaluate and address the issue and after those actions were taken, the last two indoor air sampling events indicate the concentrations of TCE are below $2 \mu\text{g}/\text{m}^3$.

TABLE 1

Sample Location	Sample ID	TCE Result ($\mu\text{g}/\text{m}^3$)							NYSDOH Air Guideline for TCE ($\mu\text{g}/\text{m}^3$)
		10/27/2017	11/9/2017	11/10/2017	11/20/2017	12/4/2017	12/16/2017	12/27/2017	
Room #107B (first floor)	Rm 107B	2.0	<u>2.5</u>	<u>5.8</u>	<u>2.4</u> J	<u>3.3</u> J	0.91	0.70	2
Room #109 (SW stairwell, first floor)	Rm 109 Stairwell	2.0 R	1.7	<u>7.5</u>	<u>2.1</u> J	<u>3.5</u>	0.21	0.27 J	
Room #112 (first floor)	Rm 112	2.0	<u>4.4</u>	<u>9.1</u>	<u>3.7</u> J	<u>3.9</u>	1.2	0.75	
Room #117 (first floor)	Rm 117 or Room 117 02	0.38	0.70	<u>2.9</u> J	0.38 J	1.3	<0.16	0.21 J	
Roof (outdoor)	Roof (outdoor)	<0.21	<0.21	1.5	<0.21 J	<0.21	<0.16	0.59 J	
Room #134 (first floor)	Rm 134A	--	--	--	--	--	--	<0.16	
Elevator (first floor)	Elevator	--	--	--	--	--	0.38	0.54	
Room #203 (second floor)	Rm 203	--	--	--	--	--	<0.16	--	
Room #207 (second floor)	Rm 207	--	--	--	--	--	<0.16	--	
Room #215 (second floor)	Rm 215	--	--	--	--	--	<0.16	--	
3 rd Floor Stairwell	3 rd Flr Stairwell	--	--	--	--	--	<0.16	--	
Room #407 (fourth floor)	Rm 407	--	--	--	--	--	<0.16	--	
4 th Floor Hallway to Stairwell	4 th floor Hallway to Stairwell	--	--	--	--	--	<0.16	--	
Room #415 (fourth floor)	Rm 415 (Cafeteria)	--	--	--	--	--	<0.16	--	

Note:

BOLD and underline results indicates concentration is above the NYSDOH Air Guideline

<denotes TCE was not detected above the corresponding laboratory reporting limit, J denotes estimated result,

R denotes the samples results were rejected, Rm denoted Room, * shown as Rm 107B on attached figure and labeled Rm 107 on laboratory report

-- denotes sample not collected

The elevated concentrations of TCE appeared to be the result from the off-gassing of TCE from the GPTS located in the adjacent Building 14A space/GPTS room. As a result, the GPTS was shut down and then flushed with

potable water to remove chemicals of concern. In addition, the following additional measures were implemented by GVRE to address the issue:

1. The pump and treat system was moved south and away from Building 14B so that there is no longer a 'common' wall between the pump and treat system and Building 14B. The attached figure illustrates the new location of the GPTS.
2. The area selected for the GPTS includes a smaller room with minimal penetrations.
3. The venting fan duct work utilized in the former pump and treat system room was relocated to vent the new location. Based on the new room representing a significantly smaller air space, the fan will provide greater control over the air and will place the entire air space under negative pressure (i.e., air will be pulled into the room and minimize or eliminate any vapors escaping).
4. Wells (treatment wells, monitoring wells and pumping wells (and associated infrastructure)) were evaluated and re-sealed to minimize or eliminate the potential for vapors emanating from these locations.
5. Indoor air sampling was continued until two subsequent sampling rounds indicated that TCE did not exceed $2 \mu\text{g}/\text{m}^3$.

Additional information regarding TCE is included in the attached NYSDOH TCE Fact Sheets, and additional information regarding TCE may be obtained by contacting the following regulatory agents associated with this NYSDEC BCP Site.

<u>Project Related Questions</u>	<u>Site-Related Health Questions</u>
Frank Sowers, P.E. NYSDEC 6274 East Avon-Lima Road Avon, New York 14414 (585) 226-5357 frank.sowers@dec.ny.gov	Mr. Eamonn O'Neil NYSDOH Empire State Plaza, Corning Tower, Room 1787 Albany, New York 12237 (518) 402-7860 beej@health.ny.gov

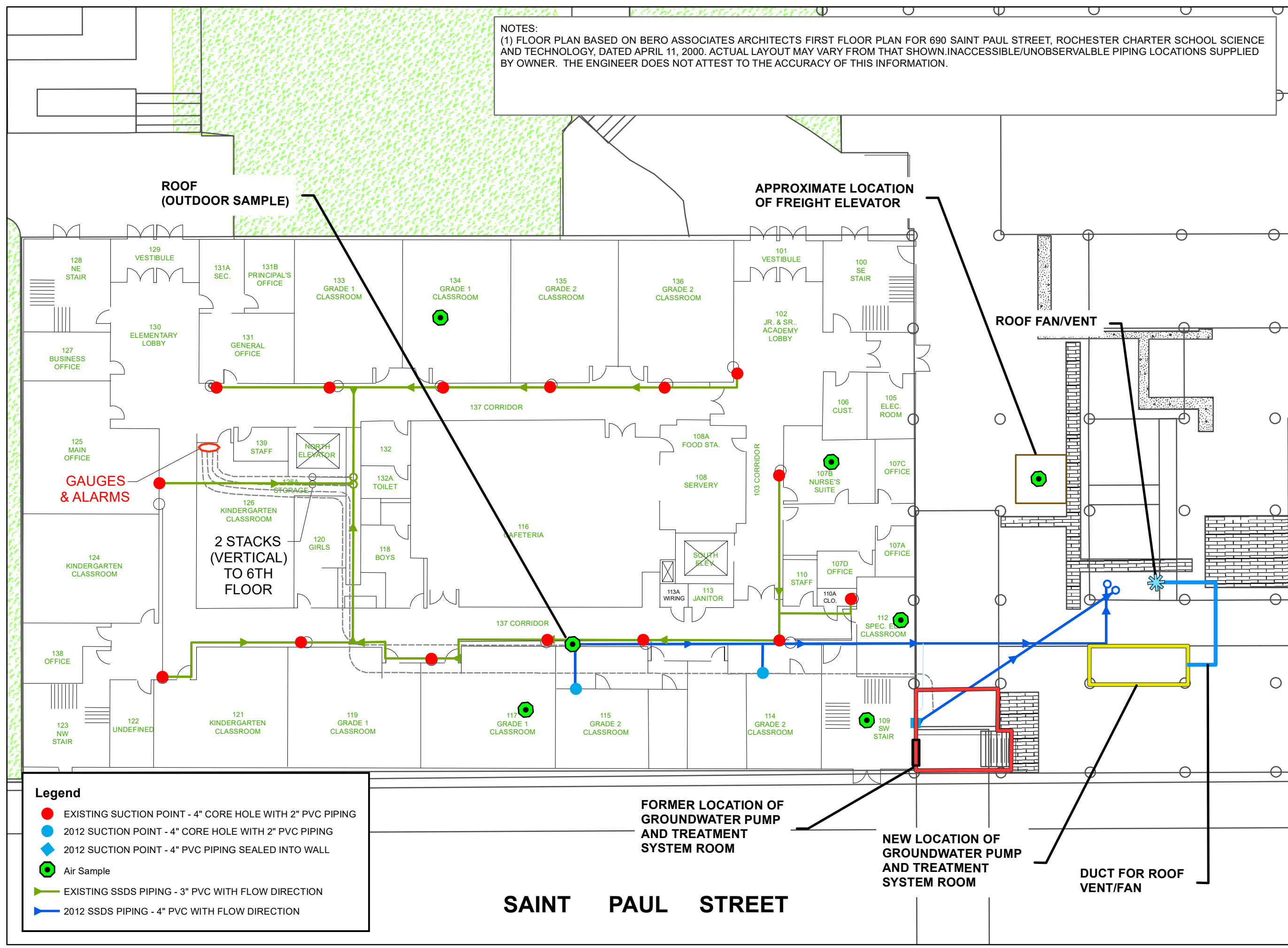
Respectfully submitted,

Genesee Valley Real Estate Co., LLC



Dante Gullace
Attachments

NOTES:
(1) FLOOR PLAN BASED ON BERO ASSOCIATES ARCHITECTS FIRST FLOOR PLAN FOR 690 SAINT PAUL STREET, ROCHESTER CHARTER SCHOOL SCIENCE AND TECHNOLOGY, DATED APRIL 11, 2000. ACTUAL LAYOUT MAY VARY FROM THAT SHOWN. INACCESSIBLE/UNOBSERVABLE PIPING LOCATIONS SUPPLIED BY OWNER. THE ENGINEER DOES NOT ATTEST TO THE ACCURACY OF THIS INFORMATION.



FIRST FLOOR AND ROOF TESTING LOCATIONS

BROWNFIELD CLEANUP PROGRAM

**690 SAINT PAUL STREET
ROCHESTER, NEW YORK**

**VOLUNTEER:
GENESEE VALLEY
REAL ESTATE COMPANY**



0 10 20 Feet

1 inch = 20 feet
Intended to Print on 11"x17"

1/9/2017

[209280]

[FIGURE 1]

Legend

- EXISTING SUCTION POINT - 4" CORE HOLE WITH 2" PVC PIPING
- 2012 SUCTION POINT - 4" CORE HOLE WITH 2" PVC PIPING
- ◆ 2012 SUCTION POINT - 4" PVC PIPING SEALED INTO WALL
- Air Sample
- EXISTING SSDS PIPING - 3" PVC WITH FLOW DIRECTION
- 2012 SSDS PIPING - 4" PVC WITH FLOW DIRECTION

**FORMER LOCATION OF
GROUNDWATER PUMP
AND TREATMENT
SYSTEM ROOM**

**NEW LOCATION OF
GROUNDWATER PUMP
AND TREATMENT
SYSTEM ROOM**

**DUCT FOR ROOF
VENT/FAN**

SAINT PAUL STREET

New York State Department of Health
Tenant Notification Fact Sheet for Trichloroethene (TCE)

This fact sheet is provided to fulfill New York State Department of Health (NYSDOH) requirements for preparation of generic fact sheets under Article 27 (Title 24, Section 27-2405) of the Environmental Conservation Law.

Trichloroethene (TCE)

Trichloroethene (also known as trichloroethylene or TCE) is a human-made chemical. It is volatile, meaning it readily evaporates at room temperature into the air, where you can sometimes smell it. It is used as a solvent to remove grease from metal, a paint stripper, an adhesive solvent, an ingredient in paints and varnishes, and in the manufacture of other chemicals and products (for example, furniture and electric/electronic equipment).

Exposure to TCE

People may be exposed to TCE in air, water, and food, or when TCE or material containing TCE (for example, soil) gets on the skin. For most people, almost all TCE exposure is from indoor air.

Sources of TCE in Air

TCE may get into indoor air when TCE-containing products (for example, glues, adhesives, paint removers, spot removers, and metal cleaners) are used. Another source could be evaporation from contaminated well water that is used for household purposes. TCE may enter homes through soil vapor intrusion, which occurs when TCE evaporates from contaminated groundwater, enters soil vapor (air spaces between soil particles), and migrates through cracks or other openings in the foundation and into the building. TCE gets into outdoor air when it is released from industrial facilities and when it evaporates from areas where chemical wastes are stored or disposed.

Levels Typically Found in Air

The background indoor air levels of TCE in homes and office buildings not near known environmental sources of TCE are almost always 1 microgram per cubic meter of air (1 mcg/m³) or less. Background outdoor air levels also are almost always 1 mcg/m³ or less.

Health Risks Associated with Exposure to TCE

Most people, if exposed to TCE, are exposed to air levels much lower than those known to cause health effects in humans (for example, workplace air levels 90,000 to 800,000 mcg/m³). TCE exposure can cause effects on the central nervous system, liver, kidneys, and immune system of humans. TCE exposure is associated with reproductive effects in men and women, and may affect fetal development during pregnancy. However, the studies suggest, but do not prove, that the reproductive and developmental effects were caused by TCE, and not by some other factor. The United States Environmental Protection Agency (USEPA) classifies TCE as a chemical that causes cancer in humans by all routes of exposure. Whether a person experiences a

health effect depends on how much of the chemical he or she is exposed to, how often the exposure occurs, and how long the exposures last. Individual characteristics such as age, health, lifestyle, and genetics also play a role.

NYSDOH Air Guideline

NYSDOH recommends that TCE levels in air not exceed 2 mcg/m³. This replaces the previous guideline of 5 mcg/m³. The guideline was set at an air level that is lower than levels known to cause, or suspected of causing, health effects in humans, including sensitive populations (for example, children, pregnant women) and animals. The guideline is based on the assumption that people are continuously exposed to TCE in air all day, every day for months or as long as a lifetime. Continuous exposure is rarely true for most people, who, if exposed, are more likely to be exposed for a part of the day, part of a week, or part of their lifetime.

The guideline is used to help guide decisions regarding the urgency of efforts to reduce TCE exposure. At TCE air levels above the guideline, the higher the level, the greater the urgency to take action to reduce exposure. But as with any chemical in indoor air, the NYSDOH always recommends taking action to reduce exposure when the air concentration of a chemical is above background, even if it is below the guideline.

Indoor air concentrations substantially above the guideline clearly indicate a significant TCE source and the need for action to reduce exposure. In particular, NYSDOH has concerns about exposure during pregnancy, particularly during the first trimester, to air concentrations higher than 20 mcg/m³ because the major steps of heart development occur during this period and TCE may be a risk factor for fetal heart defects in humans. Thus, NYSDOH recommends taking immediate and effective action to reduce exposure when an air concentration is equal to, or above 20 mcg/m³.

Ways to Limit Exposure to TCE in Indoor Air

In all cases, the specific recommended actions to limit exposure to TCE in indoor air depend on a case-by-case evaluation of the situation. Removing household sources of TCE and maintaining adequate ventilation will usually help reduce indoor air levels of the chemical. A sub-slab depressurization system can reduce the amount of TCE entering indoor air by soil vapor intrusion. Use of an activated carbon filter on the water supply can reduce the amount of the chemical in contaminated well water that evaporates into indoor air.

Concerns about Exposure to TCE

Most people, if exposed to TCE, are exposed to air levels much lower than those known to cause health effects in humans. However, if you are concerned that you, your children, or others have been exposed to TCE, discuss your symptoms/signs with your health care provider. There are special tests to measure TCE and related chemicals in your blood, breath, or urine, and your health care provider can compare the results to those of people without known exposure to TCE or to workers with high exposure to TCE.

Reportable Detection Level

The reportable detection level for a chemical can vary depending on the analytical method used, the laboratory performing the analysis, and several other factors. Most laboratories that use the analytical methods

recommended by the NYSDOH for measuring TCE in air (and approved by the National Environmental Laboratory Accreditation Conference or New York State's Environmental Laboratory Approval Program) can routinely detect the chemical at levels below 1 mcg/m³.

Additional Information

Additional information on TCE, ways to reduce exposure, indoor air contamination resulting from soil vapor intrusion, indoor and outdoor air levels and the Environmental Conservation Law can be found on the NYSDOH website at www.health.state.ny.us/environmental/indoors/air/contaminants/.

If you have further questions about TCE and the information in this fact sheet, please call the NYSDOH at 1-518-402-7800 or 1-800-458-1158, e-mail to ceheduc@health.state.ny.us, or write to the following address:

New York State Department of Health
Center for Environmental Health
Outreach and Education Group
Empire State Plaza-Corning Tower, Room 1642
Albany, New York 12237

Updated August 2015