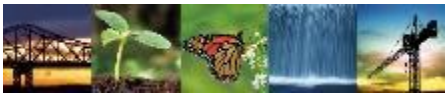
APPENDIX D – DAILY, WEEKLY, MONTHLY FIELD REPORTS



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MONTHLY PROGRESS REPORT

INTERIM REMEDIAL MEASURE
101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: December 1, 2024 to December 31, 2024
REPORT DATE: January 9, 2025
GZA File No.: 41.0163097.00



PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
104 West 29th Street, 10 Floor | New York, NY, 10001
(212)594 - 8140

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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 18
Period: December 1, 2024 to December 31, 2024

The following report summarizes the activities performed within the period stated above under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS
QEP:	GZA
CONTRACTORS:	J&A Concrete
	DeMatteis Organization
SUBCONTRACTORS:	
	Crown Waterproofing
	Lyndon/Metro Iron
	SRM Concrete
	AWS Plumbing
	Lippolis Electric
	Giaquinto
	Barrett

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- J&A spread gas permeable aggregates (GPA) in the cellar. Continued grading and setting elevation in cellar SOG in Section A and completed installation of the SSDS pipe with AWS plumbing.
- AWS plumbing continued installation of SSDS / SVE risers in Section A.
- J&A poured concrete for floors and curbs.
- Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier along cellar pile caps and BITUTHENE® 4000 against interior foundation walls. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
- J&A reuse on site clean fill from construction ramp as backfill against cellar foundation wall after waterproofing.
- Lyndon/Metro continued steel erection for the superstructure, and decking for the upper floors.

A Site Plan showing is provided in **Attachment A**.

Dewatering

- Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was not implemented during this monitoring period.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported to the Site during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **Samples Collected This Monitoring Period**
  - None
  - A Figure showing existing Monitoring Well Locations is provided in **Attachment A.**

- **Deliverables Submitted During This Monitoring Period**
  - December 6, 2024 – SVE Pilot Results Letter Report (included with the RAWP)
  - December 9, 2024 – Remedial Action Work Plan
  - December 12, 2024 – Monthly Progress Report
  - December 27, 2024 – RAWP Fact Sheet

- **Meetings and Correspondence**
  - None

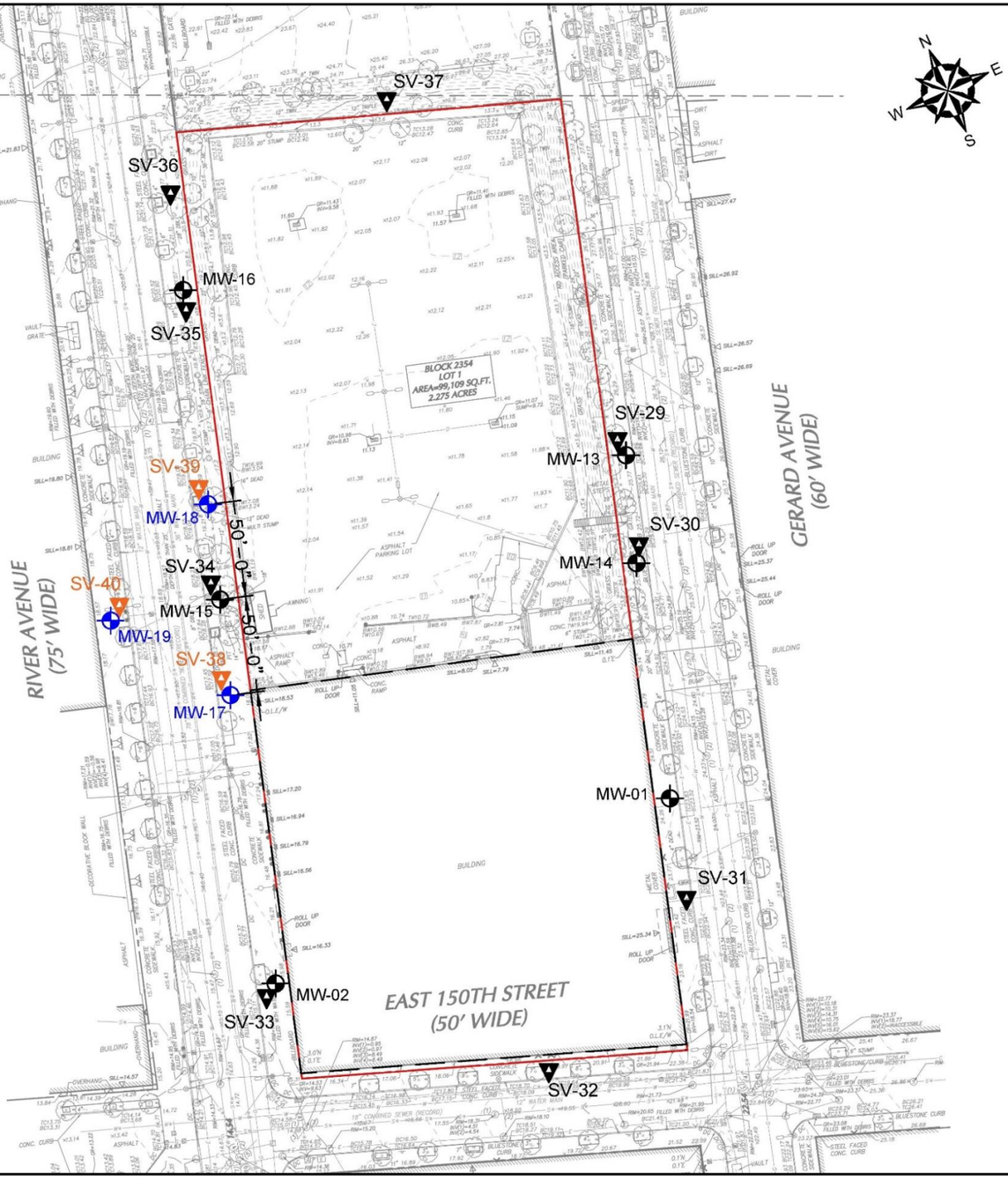
II. Anticipated Activities-Monitoring Period of January 1, 2025 through January 31, 2025

- Spread GPA in the cellar and level out subgrade. Rebar installation for cellar slab on grade.
- Install SVE risers and SSDS monitoring points.
- Continue steel erection for the superstructure.
- Install rebar and formwork and pour concrete for floors and walls.
- Install vapor barrier / waterproofing membrane on sub-base and foundation walls at the southern cellar.
- Install building interior framing.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY – SOUTH BRONX DEVELOPMENT", PREPARED BY "LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C", ORIGINAL SCALE 1"=30', DATED 06-20-2020.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF SITE FEATURES AND EXPLORATION LOCATIONS IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LIMITS OF PREVIOUSLY DEMOLISHED BUILDING
- MW-17 — PROPOSED GROUNDWATER DELINEATION MONITORING WELL LOCATION
- SV-38 — PROPOSED SOIL VAPOR DELINEATION SAMPLE LOCATION
- MW-17 — EXISTING OFF-SITE GROUNDWATER MONITORING WELL LOCATION
- SV-38 — PREVIOUSLY COLLECTED OFF-SITE REMEDIAL INVESTIGATION SOIL VAPOR SAMPLE LOCATION

0 30 60 120
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

PROPOSED SAMPLE LOCATIONS

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 4
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=60'	
DATE: JANUARY 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2024 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 Supplemental RIR_2.dwg [FIG 2 – 17x11 Supp. RI] January 16, 2024 – 5:17pm jackson.bogach

ATTACHMENT B

PROJECT SCHEDULE

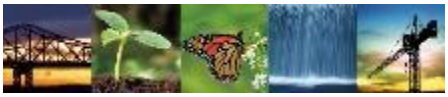
DeMatteis Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		6-Jan M	7-Jan T	8-Jan W	9-Jan Th	10-Jan F	11-Jan Sat	12-Jan Sun	13-Jan M	14-Jan T	15-Jan W	16-Jan Th	17-Jan F	18-Jan Sat	19-Jan Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Setting up/Breaking down temp water manifold on 150th															
	Maintaining the debris piles in the building and loading debris into mini containers															
	Perimeter netting maintanence and reinstallation															
	Maintaining temp heat in the building for required trades															
J&A	Prepping concrete parapets and roof slabs for roofing installations															
	Cleaning up cellar construction joint along H line															
	Assisting with rebar placement on SOG															
	Forming pour stops along slab transition in cellar by Auditorium and E line															
	Grading out the cellar stone along B.5 foundation wall															
	Forming out the underside of the PT transition to 1st fl. deck															
	Cleaning material and equipment out of section B and positioning in section A															
Tonnage	Installing rebar in the cellar in section A and B SOG															
Crown Waterproofing	AVB on exterior 3 line from scaffold on 5th fl. roof															
	AVB on exterior bulkhead walls Stair D and C															
	AVB on exterior 1.7 line above Gerard plaza															
	Preprufe installation in the cellar in section A															
Lippolis	4th C and B rough in partitions															
	5th C and B rough in partitions															
	B section risers to and through roof															
	3rd C and B door buck rough in															
	Cellar B overhead conduit															
	ARC riser at Stair C															
	C section electrical panel installation 2nd-BH															
	7th roof outlets															
North Shore (Steam)	B riser prep and brazing for 24 hour refigeration testing															
	B riser 24 hour refrigeration testing															
	4th B FCU and branch box refrigeration tie ins															
	5th C FCU and branch box refrigeratiob tie ins															
	Cellar B condensate drains and racks															
	Fuel storage room supply return and venting piping															
	B riser insualtion															
North Shore (Duct)	6B duct installation															
	B riser installation following stair walls															
	7th Roof duct feeds out of doghouses															
	Cellar B duct installation															
Millbrook	5th B branches															
	6th C and B mains															
	6th C and B branches															
	1st C mains															
CPL (NSCC LV)	Installing LV roughing in-wall on 4th fl.															
	Installing LV roughing in-wall on the 5th fl.															
AWS Plumbing	Cellar B overhead copper and cast iron															
	6th B overhead copper and cast iron															
	Pretesting B risers, various copper and cast iron rough in															
	Testing B risers, various copper and cast iron rough in															
	5th C in wall rough in															
	6th B bathroom carriors and rough in															
	Picking up lav rough in 2nd-6th C bathroom															
	Continuation of SVE riser															
Lyndon/Metro	Welding steel plates to the gym truss'															
	Stud Welding 1st to 3rd fl. section A															
	Detailing, OSHA protection, deck fastening															
	Pour stop installation 2nd and 3rd fl. section A															
	Removing equipment and material from site															
Donaldson	Installing door frames and framing on the 3rd fl. section C to B, finishing up framing around doors															
	Constructing the rated walls of Stair B 2nd fl. to roof															
	Fire rated shaft construction on 2nd fl. and 4th fl. Framing comeback around shafts															
	Framing partitions on the 5th, 6th and cellar floors															
	Exterior framing and sheathing on the 1.7 line, 5 line. 2nd fl. to roof levels															
	Interior sheatrock installations on the 2nd fl. section C classrooms and corridors															
	PAC box comeback framing on 2nd through 5th fl. and VD board framing															
	7th fl. doghouse framing in section C															
EcoTherm(AWS Insulator)	Insulation on plumbing piping on the 3rd fl. section C															
	Insulation on plumbing piping on the 4th. fl. section C															
Montrose	Surveying the decking in section A															
	Surveying the slabs in section B 6th fl.															
Giaquinto	Installing brick on the 1/L line from 3rd fl. to roof															
	Installing brick on the 6 line from 1st fl. to roof, c.l. N to J															
	Installing fuel oil block shaft from 1st fl.to 6th fl.															
	Lintels, insulation, and clips on elevations where brick installs are taking place															
	Installing scaffold around Stair D and Gerard ave. plaza															
Barrett	Roofing the 5th fl. roof of section C															
	Roofing the curbs on 5th fl. and 7th fl.															
	Insulation and roofing on Stair D and C bulkhead roofs															
Inspections	Waterproofing/Vapor Barrier inspections (MRCE, GZA)															
	Concrete Monitoring & Testing (AEL, LERA, MRCE)															
	Mechanical inspections for fuel oil, ductwork, and HVAC piping															
	Bolting inspections for structural steel (AEL)															
	Compaction testing & Backfilling Monitoring (AEL, GZA)															
	Rebar Inspections (LERA)															
	Exterior brick façade and AVB inspection															
	Masonry mortar sampling															
	Structural Welding															
	Fireproofing inspection															
	Firestopping															
	Fire rated construction															
	Insulation															
	Cold form steel façade inspection															



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MONTHLY PROGRESS REPORT

INTERIM REMEDIAL MEASURE
101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: January 1, 2025 to January 31, 2025
REPORT DATE: February 10, 2025
GZA File No.: 41.0163097.00



PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 19
Period: January 1, 2025 to January 31, 2025

The following report summarizes the activities performed within the period stated above under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS
QEP:	GZA
CONTRACTORS:	J&A Concrete
	DeMatteis Organization
SUBCONTRACTORS:	
	Crown Waterproofing
	Lyndon/Metro Iron
	SRM Concrete
	AWS Plumbing
	Lippolis Electric
	Giaquinto
	Barrett

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- AWS plumbing continued SSDS and SVE pipes installation, and hangers and piping at 6th Floor.
- J&A poured reinstalled rebar for concrete for cellar floors after vapor barrier installation.
- Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier along cellar pile caps and BITUTHENE® 4000 against interior foundation walls. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
- Lyndon/Metro continued steel erection for the superstructure and decking for the upper floors.

A Site Plan showing is provided in **Attachment A**.

Dewatering

- Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was not implemented during this monitoring period.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported to the Site during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **Samples Collected This Monitoring Period**
  - None

- **Deliverables Submitted During This Monitoring Period**
  - January 10, 2025 – Monthly Progress Report

- **Meetings and Correspondence**
  - None

II. <u>Anticipated Activities-Monitoring Period of February 1, 2025 through February 28, 2025</u>

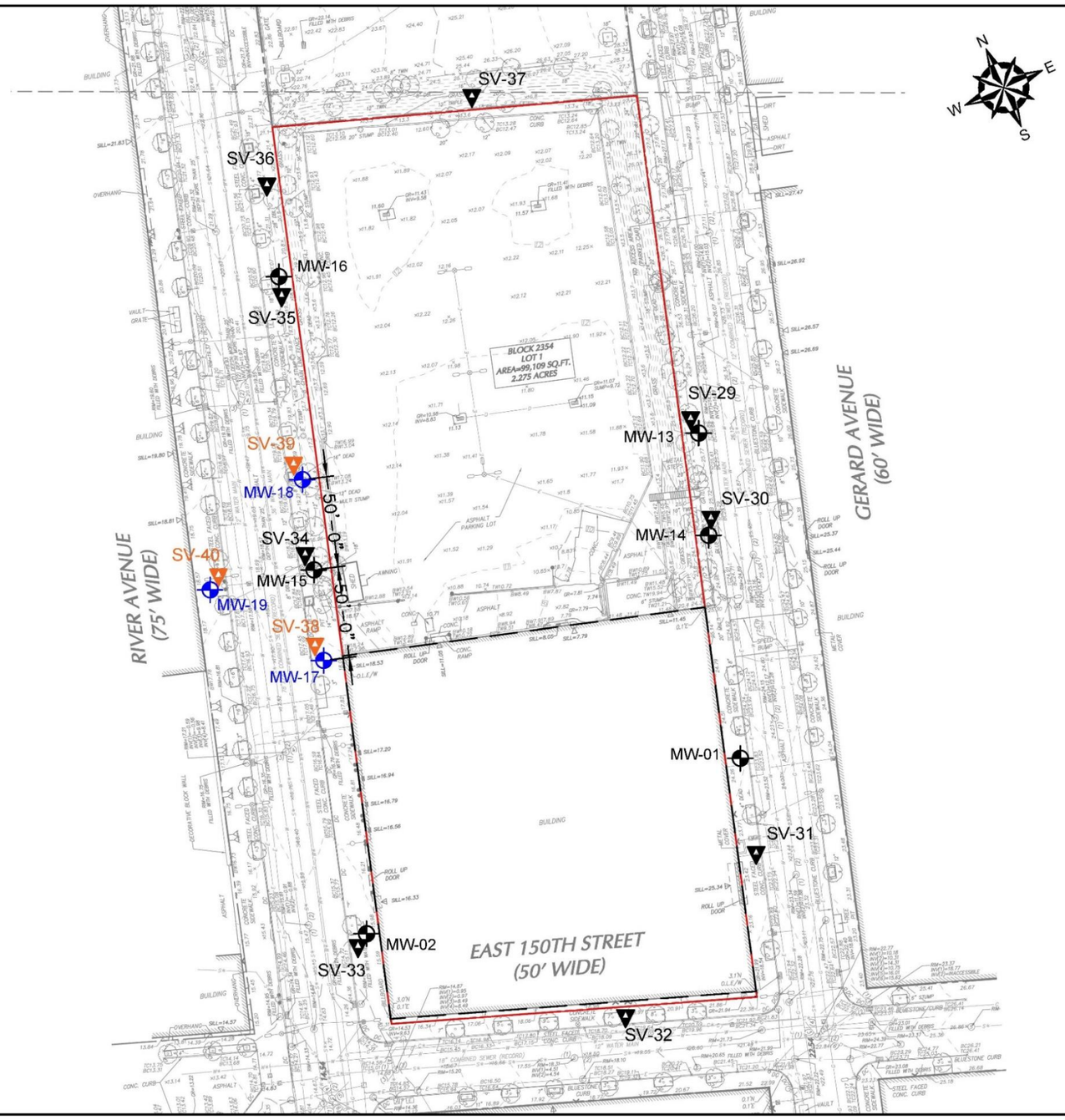
- Pressure testing of SVE / SSDS pipes.
- Quarterly groundwater sampling.
- Continue steel erection for the superstructure.
- Install rebar and formwork and pour concrete for floors and walls.
- Install vapor barrier / waterproofing membrane on sub-base and foundation walls at the southern cellar.
- Install building interior framing.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN

©2024 – GZA GeoEnvironmental of NY.
G:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 Supplemental RIR_2.dwg [FIG 2 – 17x11 Supp. RI] January 16, 2024 – 5:17pm jackson.bogach



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "TOPOGRAPHIC BOUNDARY AND UTILITY SURVEY – SOUTH BRONX DEVELOPMENT", PREPARED BY "LANGAN ENGINEERING, ENVIRONMENTAL, SURVEYING, LANDSCAPE ARCHITECTURE AND GEOLOGY, D.P.C", ORIGINAL SCALE 1"=30', DATED 06-20-2020.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF SITE FEATURES AND EXPLORATION LOCATIONS IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LIMITS OF PREVIOUSLY DEMOLISHED BUILDING
- MW-17 — PROPOSED GROUNDWATER DELINEATION MONITORING WELL LOCATION
- SV-38 — PROPOSED SOIL VAPOR DELINEATION SAMPLE LOCATION
- MW-17 — EXISTING OFF-SITE GROUNDWATER MONITORING WELL LOCATION
- SV-38 — PREVIOUSLY COLLECTED OFF-SITE REMEDIAL INVESTIGATION SOIL VAPOR SAMPLE LOCATION

0 30 60 120
SCALE IN FEET

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

PROPOSED SAMPLE LOCATIONS

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 4
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=60'	
DATE: JANUARY 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

ATTACHMENT B

PROJECT SCHEDULE

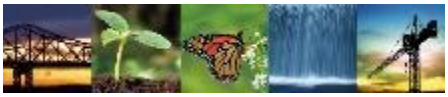
DeMatteis Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		3-Feb M	4-Feb T	5-Feb W	6-Feb Th	7-Feb F	8-Feb Sat	9-Feb Sun	10-Feb M	11-Feb T	12-Feb W	13-Feb Th	14-Feb F	15-Feb Sat	16-Feb Sun
DeMatteis	Jobsite safety compliance and supervision														
	Cleaning debris and rubbish from jobsite perimeter														
	Maintaining the debris piles in the building and loading debris into mini containers														
	Exterior and interior tarp installation for winter protection														
	Maintaining temp heat in the building for required trades														
J&A	Pouring the cellar SOG 7' elevation														
	Forming the 8' elevation and raised slabs of the 7' foot elevation														
	Rebar installation on the 1st fl. deck and perimeter curbs														
	Pouring the 1st fl. SOMD including perimeter beam encasement														
	Rebar installation on the 2nd fl. SOMD over the auditorium														
	Forming the curbs around the 1st fl. SOMD														
	Pouring the 8' elevation SOG and raised slabs on the 7' slab														
	Pouring the 1st fl. lobby lower level for HS plaza														
Crown Waterproofing	Exterior AVB on East elevation, 2nd through 5th fl.														
	Installing flashing down to brick shelves on 5th fl. ES and MS terraces														
Lippolis	C section electrical panel installation and pulling wiring into closets														
	Elevator C power and transformer installation														
	4th C and B in wall electrical rough in														
	5th C and B in wall electrical rough in														
	6th C overhead conduit runs														
	Cellar B overhead conduit runs														
	6th C and B door rough in														
	MDF/IDF pathways														
North Shore (Steam)	4th B FCU and branch box terminations														
	5th C and B FCU and branch box terminations														
	B riser pulls and brazing at roof preparing for nitrogen pressure testing														
	Completion of fill box feed and venting at exterior, supply lines in FO room to pumps														
	Adressing ventrop report for hangers														
North Shore (Duct)	B section duct risers following shaft walls														
	Cellar B duct completion														
	Adressing ventrop report for hangers														
Millbrook	1st C and B mains and branches														
	2nd and 3rd B completion of branches														
AWS Plumbing	Cellar B overhead cast iron and copper														
	Flow testing cast iron														
	SVE/SSDS riser testing														
	6th B bathroom rough in and overhead cast iron and copper														
Lyndon/Metro	Stud welding on the gym roof														
	Plumbing and welding on the soccer enclosure steel, installing cross members														
	Demobilizing from site														
Donaldson	3rd fl. insulation and drywall installations														
	4th fl. insulation and drywall installations														
	Exterior framing and sheathing on the West elevation over River ave. plaza														
	Exterior framing above the gym curb/wall														
	Framing cellar section B, One side drywall installation in the cellar														
	Shaft wall enclosures on section B duct shafts														
	Shaft wall enclosures around elevator C 1st fl., moving up to the roof														
	Installing door bucks and framing on the 5th fl. section B														
	Installing door bucks and framing on the 6th fl. section C and B														
	EMR framing in Stair D and C bulkheads														
	Taping top of wall joints on the 2nd fl.														
	Framing and sheetrock on ceiling pockets on the 2nd fl.														
EcoTherm(AWS Insulator)	Copper insulaton following hydro tests														
Excell (NSCC Insulator)	Adressing ventrop report, wrapping overhead refrigerant C section														
Giaquinto	Installing coping stones on the 1 line from Q to L, L line 1 to 1.7. Breaking down mast climber, patching brick														
	Installing coping stones on the R line, 3 to 6. Breaking down mast climber, patching brick														
	Installing flashing, lintels, and brick on the 6 line from M to J, 3rd fl. to roof														
	Fuel oil shaft CMU installation on the 2nd through 6th fl.														
	Enclosing the Gerard ave. mast climber with winter protection														
	Installing flashings and brick around the 7th fl. bulkhead for Stair D														
	Installing flashings and brick around the 5th fl. exterior from 5th to roof														
	Washing down the 1 line														
Above All Windows	Installing remaining available windows on the R/6 NE corner														
	Finishing off clips connections on the NE corner windows														
	Installing windows on the 1 line, N to L 2nd to 4th fl.														
	Installing thermal break material on Pre-cast window openings														
Stasi Brothers	Roof layout and rebar installation														
	Prepparing for acid wash concrete mock up														
FMB	Installing elevator C tube steel on 1st fl., cellar, 2nd fl. to roof														
	Delivery of material to site for elevator C.														
Barrett	7th fl. permanent roof installation														
	6th fl. permanent roof installation														
Inspections	Waterproofing/Vapor Barrier inspections (MRCE, GZA)														
	Concrete Monitoring & Testing (AEL, LERA, MRCE)														
	Mechanical inspections for fuel oil, ductwork, and HVAC piping														
	Bolting inspections for structural steel (AEL)														
	Compaction testing & Backfilling Monitoring (AEL, GZA)														
	Rebar Inspections (LERA)														
	Exterior brick façade and AVB inspection														
	Masonry mortar sampling														
	Energy Code Compliance inspection														
	Fireproofing inspection														
	Firestopping														
	Fire rated construction														
	Insulation														
	Cold form steel façade inspection														



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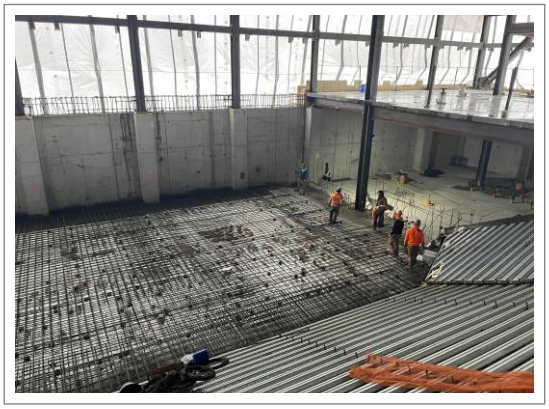
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MONTHLY PROGRESS REPORT

INTERIM REMEDIAL MEASURE
101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: February 1, 2025 to February 28, 2025
REPORT DATE: March 10, 2025
GZA File No.: 41.0163097.00



PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
104 West 29th Street, 10 Floor | New York, NY, 10001
(212)594 - 8140

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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 20
Period: February 1, 2025 to February 28, 2025

The following report summarizes the activities performed within the period stated above under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	J&A

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- AWS plumbing continued SSDS and SVE pipes installation, and hangers and piping at upper floors.
- AWS plumbing performed a pressure test of the SSDS riser pipes witnessed by GZA.
- J&A poured reinstalled rebar for concrete on cellar floors (auditorium) up to 3rd floor.
- Crown applied BITUTHENE® 4000 on blindside of subgrade cellar walls.
- Lyndon/Metro finished steel superstructure and demobilized form the Site.
- Above all installed windows along east walls.

A Site Plan showing is provided in **Attachment A**.

Dewatering
- Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was not implemented during this monitoring period.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported to the Site during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **Samples Collected This Monitoring Period**
  - February 26 and 27, 2025 - Quarterly groundwater sampling (MW-02, MW-14, MW-15, MW-16, MW-17, and MW-18).

- **Deliverables Submitted During This Monitoring Period**
  - February 10, 2025 – Monthly Progress Report
  - February 12, 2025 – RAWP Fact Sheets

- **Meetings and Correspondence**
  - February 10, 2025 – received comments on the Draft RIR from NYSDOH and NYSDEC.
  - February 19, 2025 – received comments on the Draft RAWP from NYSDOH and NYSDEC.

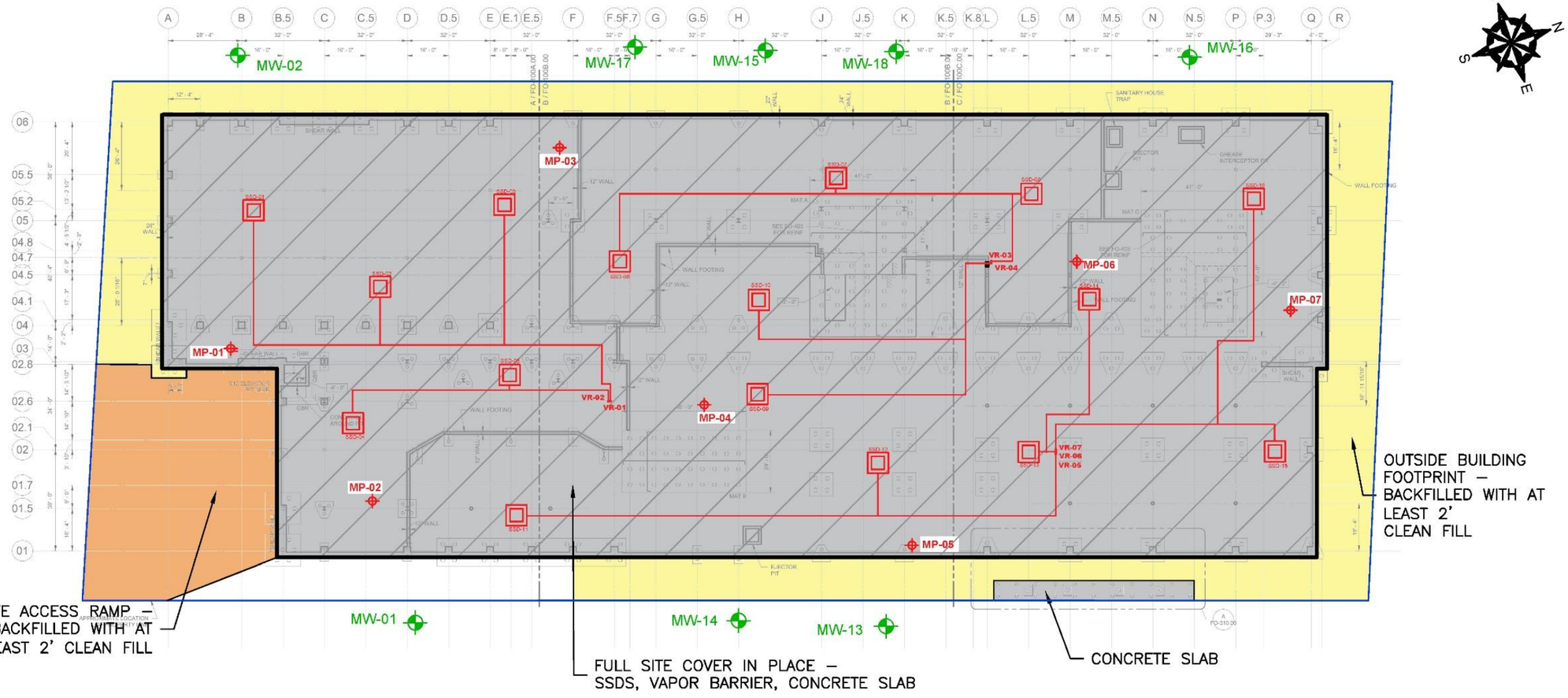
II. <u>Anticipated Activities-Monitoring Period of March 1, 2025 through March 31, 2025</u>

- Quarterly groundwater sampling report.
- Final RIR.
- Install building interior framing.
- Continue with interior partitions and plumbing.
- Continue with window installation.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SITE ACCESS RAMP – BACKFILLED WITH AT LEAST 2' CLEAN FILL
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, RELEASED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION, OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY UNAUTHORIZED REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR ITS AGENTS SHALL BE WITHOUT GZA'S EXPRESS CONSENT OF GZA, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE PLAN

PREPARED BY:	PREPARED FOR:
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	586 RIVER AVE., LLC

PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 1		
DESIGNED BY: JB	DRAWN BY: SG	SCALE: 1"=40'			
DATE: MARCH, 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1		

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11] March 10, 2025 – 3:38pm Salia.Gupta

ATTACHMENT B

PROJECT SCHEDULE

DeMatteis Builders
THE DEMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		3-Mar M	4-Mar T	5-Mar W	6-Mar Th	7-Mar F	8-Mar Sat	9-Mar Sun	10-Mar M	11-Mar T	12-Mar W	13-Mar Th	14-Mar F	15-Mar Sat	16-Mar Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Maintaining tarps and temp heat in the building for required trades															
J&A	Backfilling around 1 line and A line foundation wall and setting up the crane pads with stone															
	Installing formwork on the 2nd fl. slab transistion from roof to interior slab															
	Closing up forms on the 5th fl. roof parapet walls															
	Installing parapet forms on the 2nd fl. parapet walls															
	Installing rebar on the 2nd and 3rd fl. metal decks															
	Pouring the 3rd fl. metal deck over the gym															
	Pouring the 2nd fl. interior slab section A															
	Grinding and parging the perimeter pre-cast shelf															
	Installing formwork in the cellar in section A for built up slabs and ramps															
Crown Waterproofing	Exterior AVB on the 1.7 line façade walls															
	Exterior AVB, flashing and insulation around section A															
Lippolis	C section electrical panel installation and pulling wiring into closets															
	5th C and B in wall rough in															
	6th C and B in walll rough in															
	1st floor door buck rough in															
	Gym in slab box and conduit installation															
	ARC risers Stair C and B following shaft walls															
	Pulling fire alarm wiring 2nd C and B															
	Pulling fire alarm wiring 3rd C and B															
North Shore (Steam)	Installing MAU units at loading dock															
	Last B riser refrigerant and 2nd - 4th C and B nitrogen pressure testing															
	CRAC units riser hydrostatic testing															
	5th C and B FCU and branch box terminations															
	6th C and B FCU and branch box terminations															
	7th Roof vibration isolation in preparation for CU delivery and installation															
North Shore (Duct)	6th roof duct installation															
	Cellar B duct installation															
	Plenum install 2nd C and B moving up															
Millbrook	6th B branches															
	Cellar B branches															
	Installing tampers and waterflows throughout C section															
AWS Plumbing	Cellar C and B in wall rough in															
	2nd-6th B male core bathroom sink and urinal rough in															
	2nd-6th B female bathroom toilet carriers and in wall rough in															
	Flow testing at 6th roof storm and hydrostatic testing copper in 2nd-4th B sections															
	Labeling SSDS and SVE risers after successful pressure testing															
Lyndon/Metro	Welding connections on the soccer enclosure															
	Removing material and equipment															
Donaldson	4th and 5th fl. insulation and sheetrock installation															
	Elevator C shaftwall construction															
	Stair B shaftwall construction															
	Cellar door frame, framing and sheetrock installation															
	1st fl. door frame, framing and top wall sheetrock installation															
	2nd, 3rd, and 4th fl. stair door framing and sheetrock															
	2nd and 3rd fl. blackiron installation															
	2nd fl. sheetrock ceiling installation															
	Exterior insulation and sheetrock installation on 2nd and 3rd fl. tower 1															
EcoTherm(AWS Insulator)	Copper and overhead storm insulation following successful flow and hydrostatic testing															
Excell (NSCC Insulator)	Refrigerant riser/overhead insulation and CRAC piping insulation following successful testing															
Giaquinto	Installing lintels, insulation and brick on the 6 line from 6th fl. to roof															
	Installing lintels, insulation and brick on the 3 line from 5th fl. roof to 7th fl. roof															
	Installing lintels, insulation and brick on the 1.7 line from 1st fl. to roof															
	Installing lintels, insulation and brick on the R line from 2nd fl. to roof															
	Delivery and set up of scaffold on the 2nd fl. roof for F.5 line façade work															
Above All Windows	Installing thermal break material around 1st fl. pre-cast windows															
	Installing shims and screwing off windows on the North and West elevations															
	AVB on façade for metal panel walls															
Island SOFP	Spraying the cellar SOFP															
	Spraying the 1st fl. SOFP															
	Spraying the 4th fl. SOFP															
	Spraying the 2nd fl. SOFP															
Montrose Surveying	Layout for landscaping and roof concrete features on the 5th fls.															
Stasi Brothers	Roof layout and dowel installation on 5th fl. ES roof and 7th fl. roof															
FMB	Welding connections on Stair D tube steel															
	Installing tube steel for elevator C															
	Installing clips for elevator C rail brackets															
Barrett	Installing elevator D bulkhead insulation and roofing															
	Installing 7th fl. insulation, drainage board, filter fabric and paver stones															
	Installing elevator C bulkhead insulation and roofing															
	Curb flashing on the 5th fl. ES and MS terrace around concrete patch work															
Inspections	Waterproofing/Vapor Barrier inspections (MRCE, GZA)															
	Concrete Monitoring & Testing (AEL, LERA, MRCE)															
	Mechanical inspections for fuel oil, ductwork, and HVAC piping															
	Bolting inspections for structural steel (AEL)															
	Compaction testing & Backfilling Monitoring (AEL, GZA)															
	Rebar Inspections (LERA)															
	Exterior brick façade and AVB inspection															
	Masonry mortar sampling															
	Energy Code Compliance inspection															
	Fireproofing inspection															
	Firestopping															
	Fire rated construction															
	Insulation															
	Cold form steel façade inspection															

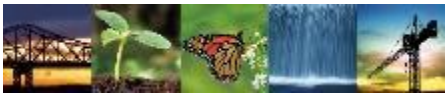
DeMatteis Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		10-Mar M	11-Mar T	12-Mar W	13-Mar Th	14-Mar F	15-Mar Sat	16-Mar Sun	17-Mar M	18-Mar T	19-Mar W	20-Mar Th	21-Mar F	22-Mar Sat	23-Mar Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Maintaining tarps and temp heat in the building for required trades															
J&A	Rebar installation on the 3rd fl. metal deck, stair A bulkhead, and interior 3rd fl. slab															
	Pouring the 3rd fl. metal deck over gym															
	Forming the 2nd fl. auditorium parapet walls															
	Pouring the 2nd fl. parapet walls															
	Installing rebar and formwork in the cellar for raised slabs															
	Installing insulation in the cellar for raised slabs															
	Stripping forms on 2nd fl. slab edge to roof, installing forms on 2nd fl. slab curb															
	Pouring the interior slab of the 3rd fl.															
	Forming out the pergola piers and 5th fl. fence piers															
	Pouring cellar raised slabs															
Crown Waterproofing	AVB and insulation on perimeter foundation walls in section A															
	Interior insulation and AVB around precast window pockets															
	Exterior AVB for brick façade installation															
Lippolis	C section electrical panel installation and pulling wiring into closets															
	B section electrical closet risers following taping/painting															
	6th C and B in wall rough in															
	1st C and B in wall rough in															
	6th C overhead emergency feeder conduit installation															
	3rd C and B fire alarm wiring															
	4th C and B fire alarm wiring															
	ARC risers Stairs C and B following shaftwalls															
North Shore (Steam)	6th C and B FCU and branch box terminations															
	Cellar C and B FCU and branch box terminations															
	Piping out MAUs at loading dock															
	Setting vibration isolation springs main roof following roofer for CU installation, installing Cus															
North Shore (Duct)	Cellar B duct installation and futsal court hangers															
	2nd C and B plenum installation moving up															
Millbrook	Cellar B sprinkler mains and branches															
	Installing tampers and flows throughout C and B section															
AWS Plumbing	4th-6th B male bathroom sink and urinal rough in															
	3rd-6th B female bathroom toilet carriers and in wall rough in															
	Cellar B overhead copper and cast iron															
Lyndon/Metro	Welding the tube steel connections around the soccer enclosure															
Donaldson	Framing and insulation on the 4th and 5th fl. section C and B															
	Door frame install, framing, insulation and drywall in the cellar section C															
	Door frame install and framing on the 1st fl. section C															
	Shaft wall construction on elevator C 4th fl. to roof, cellar to 1st fl.															
	Framing out the stairwell opening on stair C and D															
	Door frames, framing, and blocking installation on the 6th fl.															
	Ceiling hanger installation on section C, moving up 3rd fl. to 6th fl.															
	Soffit construction on the 2nd fl. moving up to the 3rd fl.															
	Taping off the 2nd, 3rd and 4th fl. drywall															
	Exterior framing and sheathing on the F.5 line, 2nd fl. to 6t fl. roof															
Cooper (NSCC Controls)	2nd C and B pulling control wiring to units, moving up the building															
EcoTherm(AWS Insulator)	Copper and horizontal storm insulation throughout B section															
Excell (NSCC Insulator)	Overhead refrigerant insualtion 3rd/4th C and B															
Giaquinto	AVB, lintels, insulation and brick on the 1.7 line															
	AVB, lintels, insulation and brick installation on the 6 line 6th floor to roof															
	AVB, lintels, insulation and brick installs on the R line adjacent to hoist, 3rd fl. to roof															
	Insulation and brick installation on the 3 line, 6th fl. to roof over ES terrace															
	Layout coursing on the 5th fl. ES terrace L line, moving into brick installs															
	Layout coursing on the 5th fl. MS terrace, moving into brick installs															
	Washing down the stair D bulkhead															
	Closing up mortar windows on the fuel oil shaft from 6th fl. down to 1st fl.															
	Coping stone installation around Stair D bulkhead, breaking down pipe scaffold															
Above All Windows	Caulking the interior side of the installed windows															
	Installing thermal break material on the pre-cast openings															
	Installing windows in the pre-cast openings															
Island SOFP	Spraying the SOFP on the auditorium truss steel															
	Spraying the 2nd fl. overhead steel															
	Spraying the 3rd and 4th fl. overhead steel															
Universal Pre-Cast	Installing pre-cast on the River ave. plaza 1st fl. perimeter and down the 6 line															
	Shifting crane operations to SE corner															
	Erecting panels on 1, B.5, 3, A, and 6															
UTI	Installing hangers for low voltage electrical wiring on 2nd fl.															
	Pulling wire on the 2nd fl. for low voltage wire															
	Installing hangers on the 3rd fl. for low voltage electrical wire															
Stasi Brothers	Installing rebar dowels for roof curbs on ES and MS terrace, 7th fl. green roof curbs															
FMB	Welding the steel brackets on Elevator D, 2nd fl. moving up															
	Installing the header support tube steel on the 1st fl.															
	Installing the header support tube steel on the 6th and 7th fl.															
Barrett	Installing the permanent roof on the 7th fl. stair C bulkhead															
	Installing the permanent roof on the 6th fl. duct bulkhead															
	Installing the insulation and overburden on the 6th fl. mechanical roof															
	Flashing installation on the 7th fl. stair D bulkhead															
	Flashing installation on the 7th fl. bulkhead of stair C															
	Concrete Monitoring & Testing (AEL, LERA, MRCE)															
	Mechanical inspections for fuel oil, ductwork, and HVAC piping															
	Compaction testing & Backfilling Monitoring (AEL, GZA)															
	Rebar Inspections (LERA)															
	Exterior brick façade and AVB inspection															
	Masonry mortar sampling															
	Energy Code Compliance inspection															
	Fireproofing inspection															
	Firestopping															
	Fire rated construction															
	Insulation															
	Cold form steel façade inspection															



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www.gza.com

MONTHLY PROGRESS REPORT

INTERIM REMEDIAL MEASURE
101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: March 1, 2025 to March 31, 2025
REPORT DATE: April 10, 2025
GZA File No.: 41.0163097.00

PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
104 West 29th Street, 10 Floor | New York, NY, 10001
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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 21
Period: March 1, 2025 to March 31, 2025

The following report summarizes the activities performed within the period stated above under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	J&A

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- J&A poured the auditorium wing wall part 1, and cellar, install rebar and pour stops on wing walls of auditorium sloped slab
- AWS plumbing continued SSDS and SVE pipes installation, and hangers and piping at upper floors.
- Donaldson continued installation of exterior framings.
- Windows contractor Above All installed of exterior windows.

A Site Plan showing is provided in **Attachment A**.

Dewatering

- Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was not implemented during this monitoring period.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported to the Site during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **Samples Collected This Monitoring Period**
  - None

- **Deliverables Submitted During This Monitoring Period**
  - March 10, 2025 – Monthly Progress Report
  - March 27, 2025 – Submitted Final RIR

- **Meetings and Correspondence**
  - None.

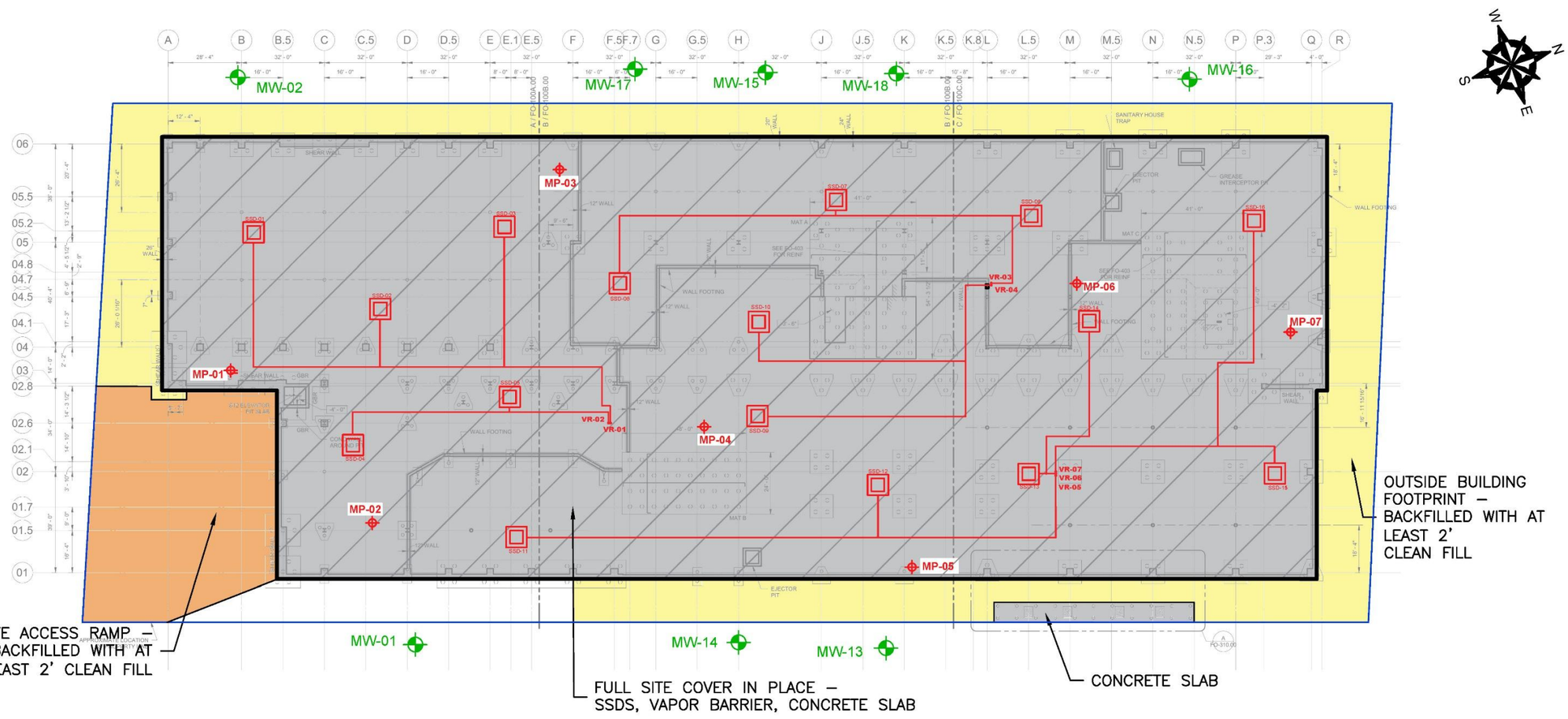
II. Anticipated Activities-Monitoring Period of April 1, 2025 through April 30, 2025

- Quarterly groundwater sampling report.
- Final RAWP.
- Continue with interior partitions and plumbing.
- Continue with window installation.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SITE ACCESS RAMP – BACKFILLED WITH AT LEAST 2' CLEAN FILL
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 1
DESIGNED BY: JB	DRAWN BY: SG	SCALE: 1"=40'	
DATE: MARCH, 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11] March 10, 2025 – 3:38pm Salia.Gupta

ATTACHMENT B

PROJECT SCHEDULE

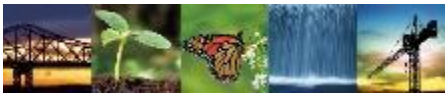
DeM Builders
THE DEMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		7-Apr M	8-Apr T	9-Apr W	10-Apr Th	11-Apr F	12-Apr Sat	13-Apr Sun	14-Apr M	15-Apr T	16-Apr W	17-Apr Th	18-Apr F	19-Apr Sat	20-Apr Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
J&A	Forming, insulation, rebar in cellar section A															
	Pouring the auditorium wing wall pt 1. and cellar built up Section A															
	Rebar and pour stops on wing walls of auditorium sloped slab															
	Pouring the auditorium wing wall pt 2. and built up stage															
	Closing up parapets, forming piers on HS terrace, formwork in cellar															
	Forming the Stair a built up slab on 3rd fl. roof															
	Pouring 3rd fl. parapet, 2nd level of built up slab in cellar, Stair A built up, HS fence piers															
	Stripping the 3rd fl. parapets and installing elevations dowels for topping slab															
	Drilling rebar, installing forms for Stair A beam and intermediate landing															
	Pouring 3rd fl. topping slab and stair A intermediate platform and beam															
	Excavation for detention tank, stock piling soils around perimeter of section A															
Crown Waterproofing	Interior insulation on backside of pre-cast panels															
	Exterior AVB on window openings of 5 line, West elevation															
Lippolis	Pulling and terminating wiring for elevator c power															
	Completion of stage in slab rough in															
	C electrical closet panel installation, puling wiring into closets, breaker install															
	B electrical closet risers, panel instalallation to follow															
	5th C and B fire alarm wiring pulls															
	6th C and B fire alarm wiring pulls															
	1st B in wall rough in															
	Cellar B in wall rough in															
	Auditorium hangers/J hooks/supports install															
	Landing the lids on the Con-Ed vaults															
North Shore (Steam)	Setting CUs 7th roof, piping feeds															
	Setting CUs 6th roof, piping feeds, to follow paver install															
	1st B FCU and branch box terminations, cellar C and B next move															
	5th/6th C and B refrigerant pretesting and testing															
North Shore (Duct)	7th roof duct installation															
	Cellar A duct installation															
	ZRT/CAR/plenum installation throughout C and B sections floors 2 - 6															
	Ventrop report items															
Millbrook	Cellar B branches															
	1st B branches															
	Flex installation at spines															
	Testing sprinkler system floors 2-6 C and B sections															
	Stair A riser															
AWS Plumbing	Vault manifold for street tie in															
	Elevator C sump pump and piping															
	6th female WC completion and testing of copper and cast, test to include 6th B sinks															
	Cellar A cast/copper install															
	Gym storm piping															
	2nd-5th Female WC carriers/cast rough in/copper to follow															
Lyndon/Metro	Installing AESS gate posts on 3rd fl., welding tube connections and plate closures, demobilizing															
Donaldson	Exterior framing and sheating over pre-cast panels on West elevation 5 line															
	Exterior framing and sheating in section A West and South elevations															
	Framing, door frames, insulation and drywall on 1st fl. and cellar section B to A															
	Stairwell B and C insulation and drywall															
	Exterior sheathing on the F.5 line from auditorium roof scaffolding															
	1st and 2nd fl. lobby framing															
	Stair D ceiling framing, light pockets and drywall															
	Exterior and interior framing on 3rd fl. section A after SOFP															
	Cellar stage and auditorium seating wall and flooring system layout and coordination															
	Ceiling hangers on 5th and 6th fl. section C to B															
	Suspension ceiling systems and soffits on 4th and 5th fl. section C to B															
	Taping on all floors where available															
Cooper (NSCC Controls)	Pulling control wiring on 5th and 6th C and B sections, terminating units 2nd - 4th C and B															
EcoTherm(AWS Insulator)	Insulating 2nd-5th female WCs, overhead storm B section															
Excell (NSCC Insulator)	2nd-4th C and B branch box insulation of valves, insulating 5th and 6th C and B after testing															
Giaquinto	Installing stretcher bricks on the 5th fl. MS terrace South and West elevations															
	Installing brick on the South elevation of 3b, 5th fl. to roof level															
	Installing coping stones on the 7th fl. and 6th fl. parapet walls															
	Installing brick on the East elevation and West elevation held up by pyramid shortage															
	Breaking down 5th fl. scaffold and erecting the scaffold on the 2nd fl. aud roof															
Above All Windows	Installing the 1st fl. windows in the pre-cast openings															
	Caulking exterior windows on the North and East elevations															
Island SOFP	Spraying the 4th fl. steel from the 3rd fl. slab in section A.															
	Demobilizing SOFP operation from the site															
	Installing protection for K13 application for 2nd fl. Section C and B															
BK Tile	Installing mud job, waterproofing and quarry tile in the kitchen/scullery/offices in cellar															
	Prepping bathroom slabs and installing liquid membrane on 2nd and 3rd fl.															
UTI	3rd/4th C and B wire pulls															
	5th C and B supports															
	6th C and B supports															
	Dressing doors on 3 and 4 C and B															
Austin	Mobilizing to site															
	IDF ladders 2nd - 5th floors															
	Wire pull preparation, pulling wiring 2nd C and B															
Kings County	Caulking exterior window sills on North and East elevations															
	Caulking coping stones on 5th and 7th fl. roof															
Spring Scaffold	Removing the elevator D cellar work platform															
	Shifting platform to elevator A bank															
John Mini	ES terrace layouts and curbing															
Stasi Brothers	Pouring the vault collar on the South 2 vaults, stripping forms															
	Installing dowels on the 5th fl. MS and ES terrace roofs, pouring curbs and pads															
FMB	Installing the net twister steel on the 4th fl. overhead															
	Installing cellar Elevator D additional steel															
	Installing elevator A supplemental steel															
Barrett	Laying out pavers on the 7th fl. roof															
	Laying out pavers on the 6th fl. roof															
	Installing remaining permanent roof on the 7th fl. around bulkhead D															
	Installing permanent roof on the 5th fl. ES terrace															
Inspections	Concrete Monitoring & Testing (AEL, LERA, MRCE)															
	Mechanical inspections for fuel oil, ductwork, and HVAC piping															
	Compaction testing & Backfilling Monitoring (AEL, GZA)															
	Rebar Inspections (LERA)															
	Exterior brick façade and AVB inspection															
	Masonry mortar sampling															
	Energy Code Compliance inspection															
	Fireproofing inspection															
	Firestopping															
	Fire rated construction															
	Insulation															
	Cold form steel façade inspection															
	EOR MEPS															



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MONTHLY PROGRESS REPORT

INTERIM REMEDIAL MEASURE
101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: April 1, 2025 to April 30, 2025
REPORT DATE: May 9, 2025
GZA File No.: 41.0163097.00

PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 22
Period: April 1, 2025 to April 30, 2025

The following report summarizes the activities performed within the period stated above under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	J&A

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- Mainly interior work. AWS plumbing installation of detention tank system and head testing
- Donaldson continued installation of exterior framings.
- Windows contractor Above All installed of exterior windows.

A Site Plan showing is provided in **Attachment A**.

Dewatering
- Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was not implemented during this monitoring period.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported to the Site during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **Samples Collected This Monitoring Period**
  - None

- **Deliverables Submitted During This Monitoring Period**
  - April 10, 2025 – Monthly Progress Report
  - April 23, 2025 – Submitted Revised Remedial Investigation Report (RIR)
  - April 28, 2025 – Submitted Revised Remedial Action Work Plan (RAWP)

- **Meetings and Correspondence**
  - April 18, 2025 - Information Confirmation and Environmental Easement Letter
  - April 25, 2025 - BCP COC Site Information Confirmation
  - April 25, 2025 – Email regarding Environmental Easement Requirements

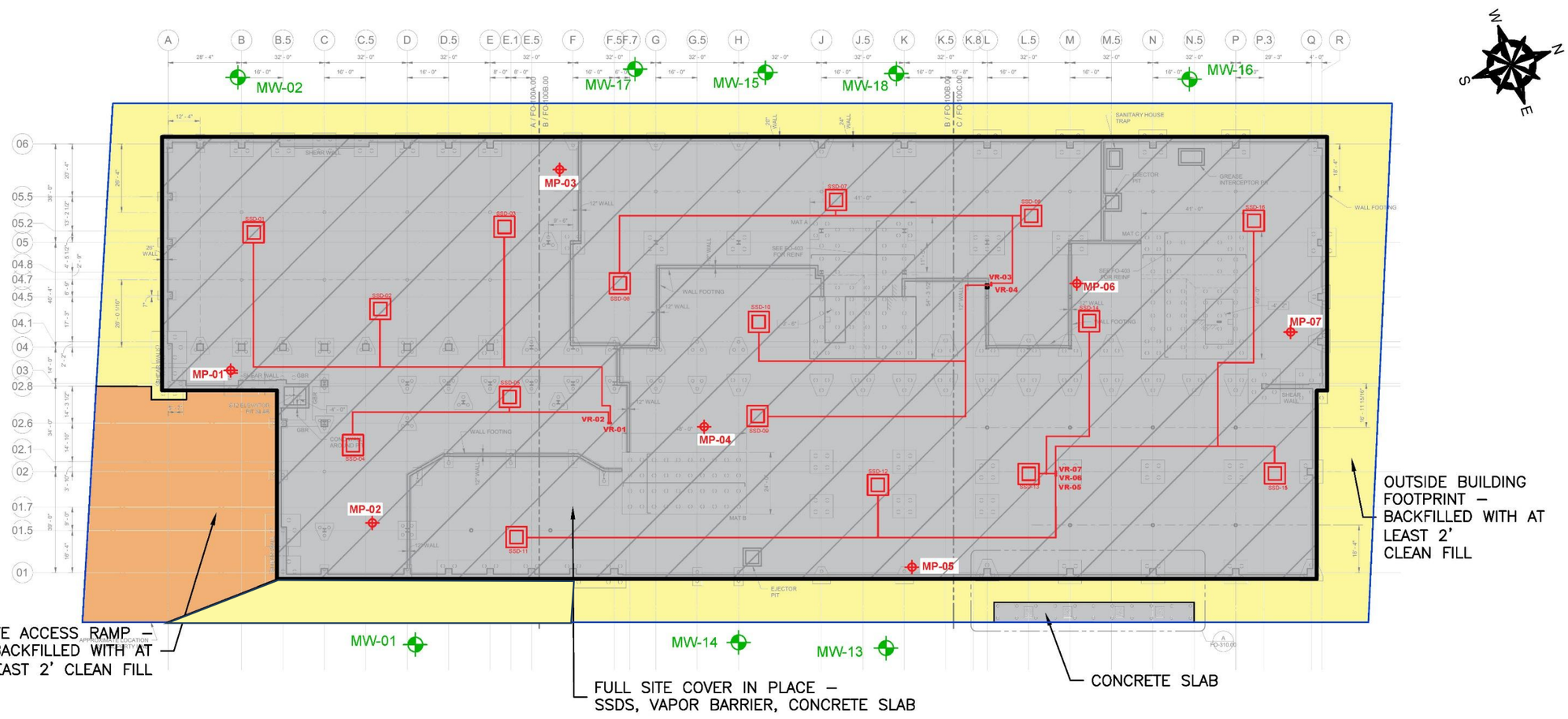
II. Anticipated Activities-Monitoring Period of May 1, 2025 through May 31, 2025

- Quarterly groundwater sampling report.
- Submission of Environmental Easement Package
- Continue with interior partitions and plumbing.
- Installation of Detention Tank System, and backfilling.
- Continue with window installation.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SITE ACCESS RAMP – BACKFILLED WITH AT LEAST 2' CLEAN FILL
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 1
DESIGNED BY: JB	DRAWN BY: SG	SCALE: 1"=40'	
DATE: MARCH, 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1

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GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11] March 10, 2025 – 3:38pm Salia.Gupta

ATTACHMENT B

PROJECT SCHEDULE

DeMatteis Builders
THE DEMATTEIS ORGANIZATIONS

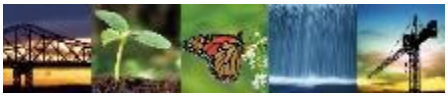
2-Week Look Ahead

Contractor		5-May M	6-May T	7-May W	8-May Th	9-May F	10-May Sat	11-May Sun	12-May M	13-May T	14-May W	15-May Th	16-May F	17-May Sat	18-May Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Preparing the jobsite for the Success Academy Scholar Tour															
J&A	Stripping forms around 1st fl. curbs and slab pours															
	Cleaning material and equipment off of jobsite															
	Grinding, patching, and cleaning concrete on 5th fl. and 3rd fl. roofs															
	Backfilling the detention system															
	Forming and pouring stair C															
Crown Waterproofing	AVB on South exterior elevations from 2nd fl. and 3rd fl. roof scaffolds															
Lippolis	C section electrical closet panel installation, installing breakers, terminating circuitry															
	B section electrical closet risers, panel installation, bringing loops into closets															
	1st A/2nd A/Cellar A in wall electrical rough in															
	1st C and B fire alarm wiring pulls															
	Cellar C and B fire alarm pulls															
	Spine low voltage infrastructure and lighting pulls 5th and 6th C and B															
	1st C and B wiring mechanical units															
	Cellar C and B wiring mechanicals units															
	Mechanical crane picks Friday night shift															
	7th roof power feeds/disconnect arrays for equipment, moving to 6 after completion															
North Shore (Steam)	7th and 6th roof piping condensing units															
	Mechanical crane picks Thursday day shift, Friday night shift															
	Cellar C and B pulling linesets, terminating at FCU and branch boxes															
	Addressing ventrop report for shields, addressing FST punchlist															
North Shore (Duct)	Cellar A duct install															
	Auditorium duct install															
	6th roof duct and fan install															
	Connections to RTUs following crane picks															
	Addressing ventrop report for hangers, addressing FST punchlist															
Millbrook	Cellar A mains and branches															
	Flex installation 5th and 6th C and B															
	Sprinkler and standpipe testing ongoing															
AWS Plumbing	5th and 6th WC cast and copper rough in															
	Detention tank storm piping and head testing to follow															
	Cellar A storm piping installation															
	irrigation piping feeds in cellar															
	Kitchen return copper lines															
	Awaiting DOB inspection															
Lyndon/Metro	Punchlist and demobilization															
Donaldson	Layout, framing, door frame installation in cellar and 1st fl. section B to A															
	Elevator D shaft wall construction and surrounding wall tie ins															
	West elevation insulation and drywall on exterior walls of 6th to 4th fl.															
	Sheetrock installation on 5th and 6th fl. section B															
	Installing ACT 7 on 4th and 5th fl.															
	5th to 6th fl. taping and bead installation															
	Taping stairwells B and C with 2nd coats															
Cooper (NSCC Controls)	Cellar C/B/A pulling control wiring, terminating at mech units 2nd - 6th															
EcoTherm(AWS Insulator)	Insulating tested copper and overhead storm pipng throughout															
Excell (NSCC Insulator)	Insulating tested linesets on 6th C and B, heading to 1st floor after completion															
Giaquinto	East elevation along 1.7 line brick from 2nd to roof on south half, roof copings on north side															
	Brick installation on South elevations from 2nd and 3rd fl. roof scaffold, 3rd to roof levels															
	Coping stones above 5th fl. MS terrace															
	Removing scaffold from the 5th fl. MS terrace															
	Washing down the 6 line elevation, breaking down mast climber and removing from site															
Above All Windows	3rd to 2nd fl. West elevation window installation															
	Caulking windows on 4th, 3rd and Stair D															
	Installing windows on the pre-cast openings															
Island SOFP	Installing protection on the 6th fl. central spine, spraying K13 on decking															
	Patching SOFP in section B and a per AEL punch list															
	Installing protection on the 5th fl. central spine, spraying K13 on decking															
BK Tile	Kitchen support rooms mud, quarry and wall tile															
	2nd fl. bathrooms section C and B floor and wall tile															
	4th fl. cafeteria wall tile															
UTI	Running composite wire on 4th floor															
	Splitting wiring at door frames on 3rd and 4th floors															
Austin	3rd floor telecom wire pulls															
Schindler	Installing elevator C brackets and rails															
Kings County	North elevation R line, West elevation R to N exterior caulking															
	Caulking coping stones and window sills as needed															
Con-Ed	Delivery of transformers															
	Vault work															
Spring Scaffold	Drop test on Hoists															
	Removing the 2nd fl. elevator D platform															
John Mini	Curb support installation on ES terrace															
	Curb support installation on MS terrace															
Bancker	Con ed vault connection to street															
	Detention tank installation															
	Drainage installation															
Stasi Brothers	Stripping forms around planter curbs															
	Layout and dowel installation on the 2nd fl. HS terrace															
FMB	Installing fence posts and horizontals on ES terrace															
	Installing window angles on pre-cast openings															
	Drilling and tapping soccer steel, ladder clips on Stair C bulkhead															
Barrett	Installing pavers on 6th and 7th fl.															
	Installing permanent roof on the 5th fl. MS terrace south side															
	Installing permanent roof on the 5th fl. ES terrace after curb support installs															
Inspections	Concrete Monitoring & Testing (AEL, LERA, MRCE)															
	Mechanical inspections for fuel oil, ductwork, and HVAC piping, sprinkler/standpipe															
	Compaction testing & Backfilling Monitoring (AEL, GZA)															
	Rebar Inspections (LERA)															
	Exterior brick façade and AVB inspection															
	Masonry mortar sampling															
	Energy Code Compliance inspection															
	Fireproofing inspection															
	Firestopping															
	Fire rated construction															
	Insulation															
	Cold form steel façade inspection															
	EOR MEPS															

Site Closed for SA Walkthrough



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MONTHLY PROGRESS REPORT

101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: May 1, 2025 to May 31, 2025
REPORT DATE: June 9, 2025
GZA File No.: 41.0163097.00

PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
104 West 29th Street, 10 Floor | New York, NY, 10001
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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 23
Period: May 1, 2025 to May 31, 2025

The following report summarizes the activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during construction and is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	Millbrook
	Cooper	BK Tile
	Austin	Schindler
	ConEdison	Bancker

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- J&A perform mainly interior work such as stripping forms around 1st floor curb and slab.
- AWS plumbing continue with storm piping installation.
- Donaldson continued installation of exterior framings and interior drywalls.
- Windows contractor Above All installed of exterior windows 3rd, 4th, and 5th floors.

A Site Plan showing is provided in **Attachment A**.

- **DEWATERING**
  - Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was implemented during the May 22, groundwater sampling, a daily field report was submitted to NYSDEC/NYSDOH. No exceedances were noted.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported to the Site during this monitoring period.

Facility Name/ Location	**Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)**		**Tilcon New York, Inc., New York (Gas Permeable Aggregates)**		**North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)**		**ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)**		**PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates**		**Faztec Industries RCA ¾" Blend Concrete Aggregates**		**PROJECT TOTALS**	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **Samples Collected This Monitoring Period**
  - May 22, 2025 - Quarterly Groundwater Sampling MW-14, MW-15, MW-16, and MW-17. Construction activities made MW-2, and MW-18 inaccessible for sampling.

- **Deliverables Submitted During This Monitoring Period**
  - May 9, 2025 – Monthly Progress Report
  - May 21, 2025 – Submitted Revised Remedial Action Work Plan (RAWP)
  - May 27, 2025 – Environmental Easement Package

- **Meetings and Correspondence**
  - May 1, 2025 – BCP Certificate of Completion Process Meeting
  - May 14, 2025 – NYSDEC RIR Approval
  - May 23, 2025 – Daily Field Report for Groundwater Sampling
  - May 28, 2025 – NYSDEC RAWP Approval and Decision Document
  - May 29, 2025 – Email regarding Remedial Action Fact Sheet.

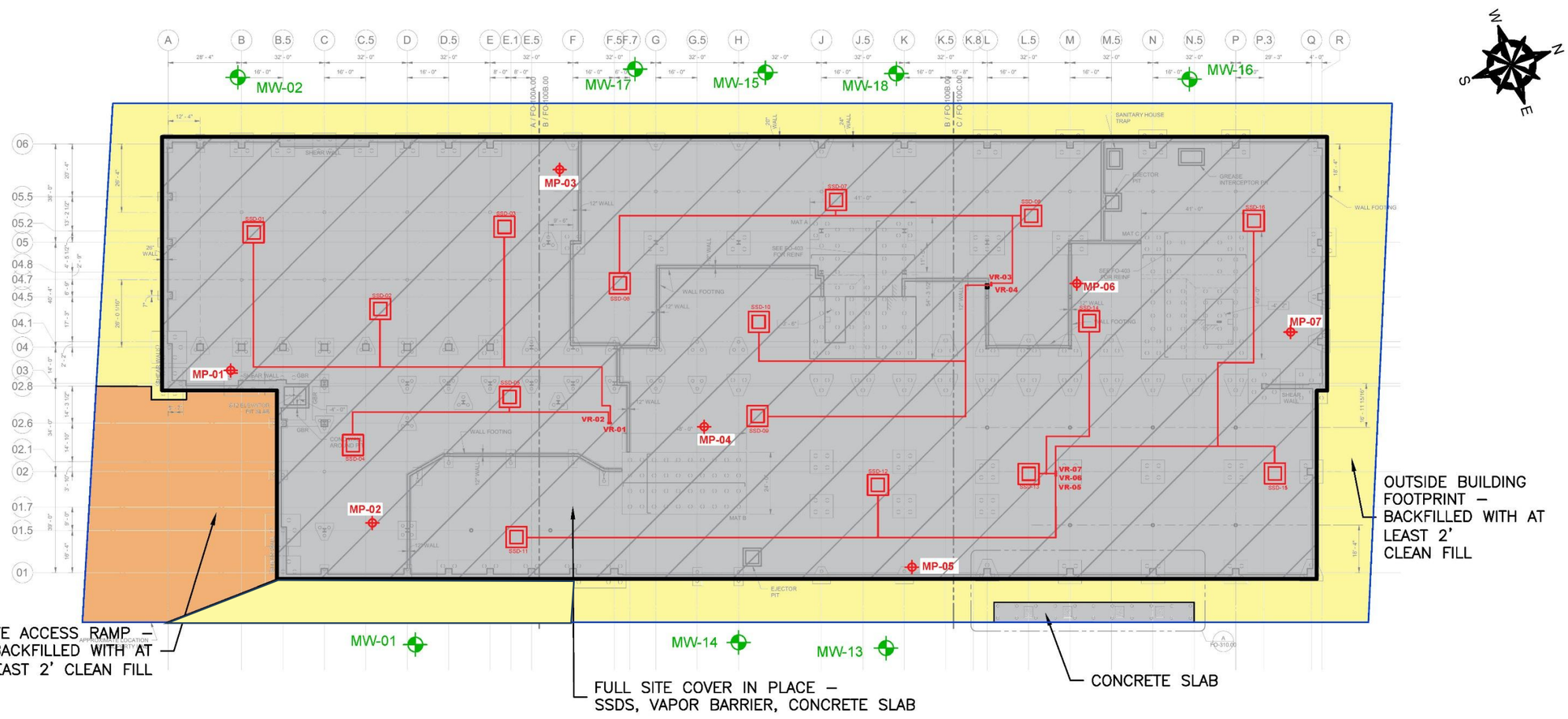
II. <u>Anticipated Activities-Monitoring Period of June 1, 2025 through June 30, 2025</u>

- Quarterly groundwater sampling report.
- Continue with interior partitions and plumbing.
- Reuse of clean fill to backfill around the detention tank.
- Continue with window installation.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SITE ACCESS RAMP – BACKFILLED WITH AT LEAST 2' CLEAN FILL
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 1
DESIGNED BY: JB	DRAWN BY: SG	SCALE: 1"=40'	
DATE: MARCH, 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11] March 10, 2025 – 3:38pm Salia.Gupta

ATTACHMENT B

PROJECT SCHEDULE

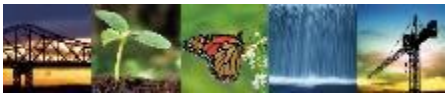
DeMBuilders
THE DEMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		9-Jun M	10-Jun T	11-Jun W	12-Jun Th	13-Jun F	14-Jun Sat	15-Jun Sun	16-Jun M	17-Jun T	18-Jun W	19-Jun Th	20-Jun F	21-Jun Sat	22-Jun Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Adjusting the construction fencing for Con-Ed vault work															
J&A	Backfilling for the detention tank															
	Chopping and removing concrete from stage hump															
	Setting wire in Stair B															
	Pouring stage and stair B															
	Misc. punch list throughout the building															
Crown Waterproofing	AVB on exterior façade for Giaquinto															
Lippolis	Section B electrical closet buildouts and terminations 4th fl. down															
	Section C electrical closet terminations on 2nd and 1st fl.															
	Auditorium overhead roughing and hangers															
	Pulling lighting feeds out to respective ceiling locations 6th fl. down															
	Cellar infrasture wiring in the kitchen															
	Terminating fire alarm wiring at tamper and flow switches															
	Running power feeds to roof top equipment															
	Cellar in wall roughing B and A following framing installations															
	Futsal overhead roughing in the PT bays															
	Building out the ECR for elevator D															
North Shore (Steam)	Installing CU's on 7th fl. section C roof															
	Piping out from curbs to CU's on 6th and 7th fl. roof															
	Cellar section A line sets to FCU's															
	Vacumm testing preparation for 7th fl. roof CU's to all terminals															
	Completion of fuel oil piping and exhaust for emergency generator															
North Shore (Duct)	Cellar, 1st fl. and 2nd fl. DOAS duct work															
	1st fl. section A overhead duct															
	Gym duct installation, after K13															
	Addressing the linear locations on the 2nd fl. cafeteria ceiling															
Millbrook	Popping sprinkler heads into grid on 6th fl., into suspension ceilings 3rd fl. to 2nd fl.															
	Installing overhead sprinkler lines in section A cellar															
AWS Plumbing	Cellar section A and B bathroom inwall and overhead copper and cast															
	Cellar section A locker room in wall and overhead copper, cast and carriers															
	Running irrigation lines to respective roofs from cellar water service room															
	Testing cellar copper and cast in section B															
	Bulletin 13 science lab relocation work															
L&L	Painting door frames on the 4th fl. moving down the building															
	Priming the classrooms on the 6th fl.															
Donaldson	Finishing Schindler required protection around elevator D shaft openings															
	Framing gang bathroom in B section, installing blocking for sinks															
	Framing and sheetrock in cellar and 1st fl. C to A															
	Framing touchups, exterior insulation and drywall at 1st fl. perimeter walls															
	Exterior framing and wall board on section A façade, following backfilling															
	Installing drywall onto classroom perimeter soffits on 2nd and 3rd fl.															
	Sheetrocking walls and ceilings in the gang bathrooms on 3rd, 4th and 5th fl.															
	Installing ceiling grid and suspension ceilings on 6th and 5th fl.															
	Taping soffits behind sheetrock installation on 2nd and 3rd fl.															
	Polish coating the classrooms and corridors on the 6th and 5th fl.															
Cooper (NSCC Controls)	Terminating to units on the 1st fl. and cellar															
	Running wiring to roof top equipment															
EcoTherm(AWS Insulator)	Insulating copper and storm on 1st fl. and cellar															
Excell (NSCC Insulator)	Patching the insulation on the tested line sets															
Giaquinto	Installing brick on the West elevation, 3rd fl. to roof above ES plaza															
	Coping stones, wash down and mast climber break down on 1.7 line, above MS plaza															
	Washing down the East elevation on HS terrace roof															
	Scaffold break down and clean up on the 2nd fl. HS roof															
	Fuel oil shaft continuation at roof level															
	AVB on North elevation River plaza, East elevation 1 line B.5 to F															
Above All Windows	Installing curtain wall frames on the 5th and 6th fl. façade															
	Delivery and shakeout of balance of windows for building															
	Installing 1st fl. windows in pre-cast on South side															
	Installing windows on the 5 line over River ave. plaza															
	Installing eye brows on the 6 line elevation															
	Caulking interior windows where installed															
Island SOFP	Installing protection and spraying the gymnasium K13															
	Cleaning up after K13 application															
	Installing protection in the cellar central spine, spraying K13															
BK Tile	Installing floor tile in the walk-in boxes in kitchen															
	Deivery and mock up installation of column tile on 6th fl., full installation pending review															
	Bathroom correct work on 2nd fl.															
UTI	Pulling cable on the 5th fl.															
	Pulling cable on the 1st fl.															
	IDF closet equipment installation 2nd through 4th fl.															
Austin	Seperating cables and pulling in and through 6th fl. closet to 5th fl.															
	Pulling 5th fl. cables, splitting into bundles and pulling into IDF closet															
	Pulling 4th fl. cables															
Schindler	Slinging C1/C2 cars, installing sills and door frames, swapping cars to building power															
	Delivery of D1/D2 cars, shakeout and organizing for rail installs															
Kings County	Exterior caulking on 6 line, River plaza North wall, 5th fl. East, North, South then West elevation															
	Caulking pre-cast on the 6 line and North elevation River plaza															
	Caulking coping stones on the 7th and 6th fl.															
Con-Ed	Bus vault work, vault to vault connections to transformers															
Tierney	Installing the roll down door on the loading dock entrance															
Sam Tell	Installing the refrigeration units and piping for the walk-in boxes															
Bancker	DEP wet tap for 2 incoming services on River															
	Backfilling and pouring road base on River ave.															
	Backfilling site, pouring asphalt on River and Gerard ave.															
	Excavating, setting structures and piping for the site drainage, South moving North on Gerard															
Stasi Brothers	Forms, rebar and pouing the mock up bench															
	Forming HS terrace curbs and stairs															
	Forming and grouting base plates on ES and MS terraces															
	Stirp and power wash the mock up															
FMB	Drilling and epoxying anchors for ES fence posts															
	Delivery of balance of gratings, installing gratings on dunnage steel															
	Drilling and tapping for the soccer mesh installation on AESS steel															
	Delivery and installation of soccer enclosure mesh															
	Installing the MS terrace posts and horizontals															
	Welding Stair D railing sleeves, setting rails temporarily															
Barrett	3rd fl. roof perimeter permanent roofing															
	Stair A bulkhead roofing, weather permitting															
	Prepping Gerard ave. plaza for permanent roofing															
Inspections	Concrete monitoring & testing															
	Mechanical inspections for fuel oil, ductwork, HVAC piping, Sprinkler Standpipe, Plumbing															
	Compaction inspection & backfill monitoring															
	Rebar & post installed anchor installation															
	Exterior façade inspections (Brick, AVB, insulation, ECC)															
	Masonry mortar sampling															
	Firestopping, FRC, SOFP															
	Cold Form Steel															
	EOR MEPS															



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MONTHLY PROGRESS REPORT

101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: June 1, 2025 to June 30, 2025
REPORT DATE: July 10, 2025
GZA File No.: 41.0163097.00

PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 24
Period: June 1, 2025 to June 30, 2025

The following report summarizes the activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during construction and is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete (J&A)	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	Millbrook
	Cooper	BK Tile
	Austin	Schindler
	ConEdison	Bancker
	One Atlas	

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- J&A backfilled over and around the detention tank in the southeast portion of the Site, the former ramp area (see orange area in **Attachment A - Site Plan**).
- J&A compacted backfilled soil and One Atlas performed soil compaction test.
- ConEdision continued with vault connections to transformers
- Façade and interior work on the building
- Bancker excavated, set structures and piping for the site drainage, from South moving North on Gerard Ave.

A Site Plan showing is provided in **Attachment A**.

- **DEWATERING**
  - Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was implemented from June 4 until June 27, 2025.
  - No exceedances to threshold were noted during the reporting period. Daily field reports with air monitoring results were submitted to NYSDEC/NYSDOH.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - Two (2) truckloads of gas permeable aggregate from Tilcon, NY were imported to the Site during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	2	45.05	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**52**	**1,341.99**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **SAMPLES COLLECTED THIS MONITORING PERIOD**
  - No samples were collected this monitoring period.

- **DELIVERABLES SUBMITTED DURING THIS MONITORING PERIOD**
  - June 10, 2025 – Monthly Progress Report
  - June 11, 2025 – Draft Remedial Action Work Plan (RAWP) Fact Sheet
  - June 26, 2025 – Request to Import GPA -Tilcon NY.

- **MEETINGS AND CORRESPONDENCE**
  - June 18, 2025 – RAWP Pre-construction Meeting

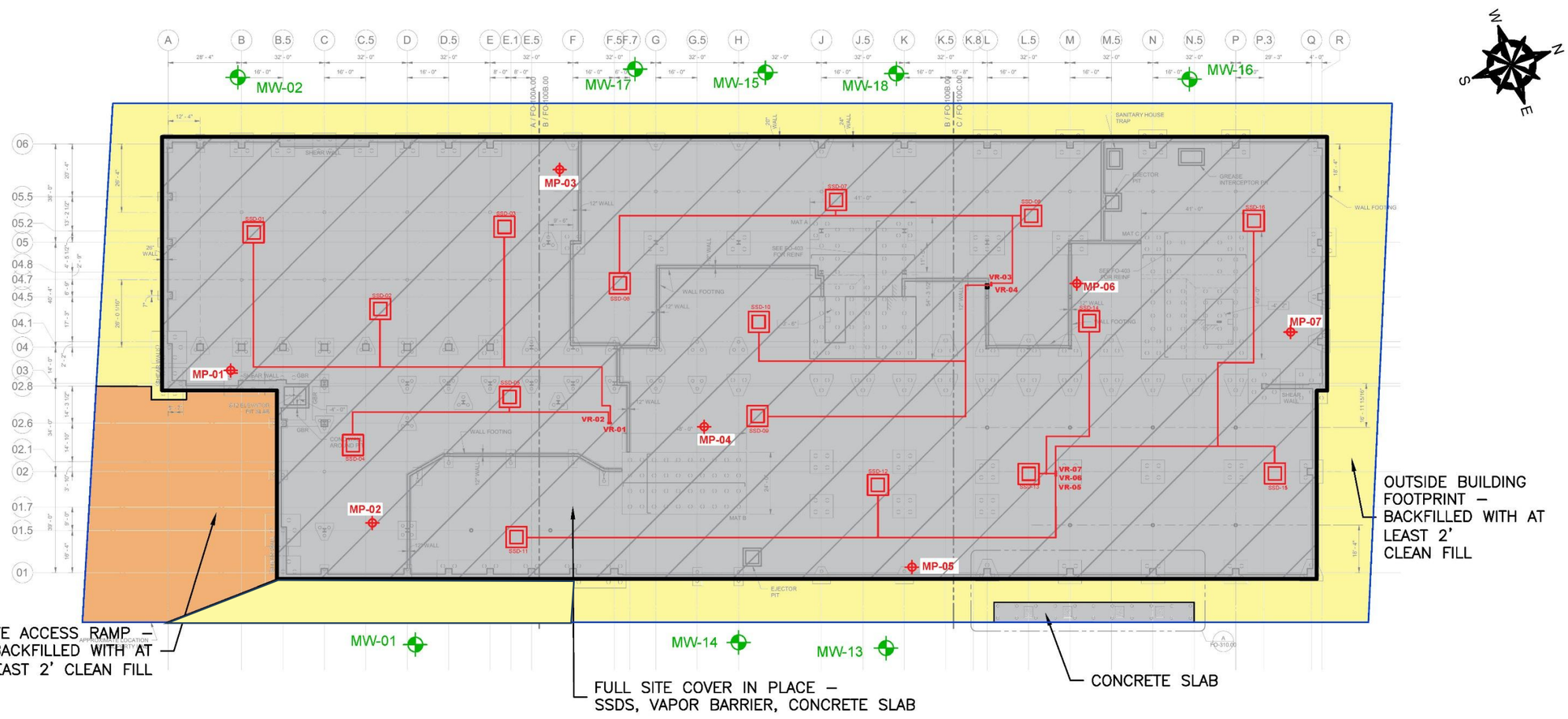
II. <u>Anticipated Activities-Monitoring Period of July 1, 2025 through July 31, 2025</u>

- Quarterly groundwater sampling report
- Continue with interior partitions and plumbing
- Continue with window installation
- Install mechanical, electrical, and plumbing
- Install sewer / storm connections on 150th Street and River Avenue
- Draft Site Management Plan.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SITE ACCESS RAMP – BACKFILLED WITH AT LEAST 2' CLEAN FILL
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE 1
DESIGNED BY: JB	DRAWN BY: SG	SCALE: 1"=40'	
DATE: MARCH, 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11] March 10, 2025 – 3:38pm Salia.Gupta

ATTACHMENT B

PROJECT SCHEDULE

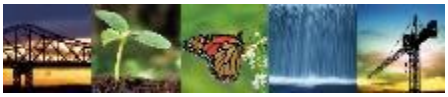
DeMatteis Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		7-Jul M	8-Jul T	9-Jul W	10-Jul Th	11-Jul F	12-Jul Sat	13-Jul Sun	14-Jul M	15-Jul T	16-Jul W	17-Jul Th	18-Jul F	19-Jul Sat	20-Jul Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Cleaning the slabs ahead of floor polishing operations															
J&A	Chopping and repairing stair treads out of tolerance															
	Forming curb in cellar, pouring ramp and curb															
	Polishing the 6th fl. slab															
	Reparing the PT beams in the futsal															
Crown Waterproofing	Exterior AVB for Giaquinto															
	Loading dock traffic coating system															
Lippolis	C roof disconnects, conduit feeds and wire terminations at mechanical equipment															
	Generator local power wire pulls, ATS wire pulls															
	5th-3rd spine and sheetrock ceiling lighting pulls/LV infrastructure															
	Fire alarm DGP terminations, FSD/DSD terminations throughout															
	5th soccer terrace conduit runs, terrace in bench lighting/outlet loops															
	Fuel storage room conduit runs															
	1st A in wall rough in															
	Cellar B/A in wall rough in															
	1st A mech equipment wiring															
	Cellar A mech equipment wiring															
North Shore (Steam)	Piping out balance of CUs at 7th loading dock area															
	Generator venting															
	EMR C/D split systems															
	Pressure and vacuum testing 7th CUs and all associated terminals															
	Piping out DOAS rooms															
North Shore (Duct)	Ducting out DOAS rooms															
	KX duct welding and pretest, smoke test to follow on Friday															
	7th roof leakage pretest, test to follow on Friday															
	Cellar A duct installation															
	Addressing Ventrop report															
Millbrook	Installing heads in sheetrock ceilings 4th floor down															
	Fire pump room trimming out and installing piping															
	7th bulkhead sprinkler install															
	Exterior FDC installation with sitework															
AWS Plumbing	1st floor hosebib piping throughout															
	Completion of cellar B and A bathrooms, testing Tuesday through Friday															
	Bulkhead C RPZ and connections to DHWGs															
	Fixture delivery and breaking out to rooms															
	Adressing Ventrop report															
L&L	Painting standpipe/sprinkler 4th floor down															
	Painting 5th fl. and 4th fl. rooms and corridors															
	Painting ceilings in corridors on 5th and 4th fl.															
	Painting cellar MDF and water service rooms															
Donaldson	Installing corridor black ceiling grid 5th fl. moving down															
	Framing and sheetrocking ceilings on 3rd and 4th fl. section C and B															
	Sheetrocking boarder soffits on 2nd fl section C and B															
	Insulating and sheetrocking the exteior façade wall on interior sides, 4th and 3rd B section, 1st fl. A section															
	Framing and sheetrocking walls in cellar and 1st fl. section B to A															
	Taping 1st and 2nd fl. seciton C to B															
	Polishing the 3rd fl. to level five finish															
	Installing access doors for governors in C1/C2															
	Installing elevator A shaft walls															
Cooper (NSCC Controls)	Terminations at 7th roof mech equipment															
	Terminations at Cellar A mech equipment															
EcoTherm(AWS Insulator)	Insulating copper 3rd sinks, following testing scheduled later this week															
Excell (NSCC Insulator)	Insulating cellar linesets, following KX and roof leakage testing															
Giaquinto	Installing brick on B.5 line															
	Washing down the 1 line and F line															
	Building scaffold on 6 line and A line around gym															
	Breaking down the mast climber and scaffold on River ave.															
	Breaking down the scaffold on the 1 and F.7 line															
Above All Windows	Installing curtain wall clips on 5th and 3rd fl.															
	Installing metal panels on the 7th and 6th fl. parapet															
	Caulking exterior side, installing eye brows on North elevation, West elevation															
	Installing balance of windows on 5th fl.															
Island SOFP	Installing protection on auditorium mechanicals															
	Spraying K13 in auditorium ceiling															
AVI	PA spaces pulling cabling															
BK Tile	Column tile on 5th fl.															
	4th fl. bathroom tile															
	2nd fl. gang bathroom tile															
UTI	Landing composite 2nd IDF															
	Interconnect IDFs 4th down															
	Cellar C wire pulls															
Austin	Start ladder racks 5th floor down															
	4th wire pulls, moving to 1st floor															
Schindler	Installing call stations on C1/C2 6th fl. down															
	Balancing and adjusting C1/C2, equipment start ups and set ups															
	Installing elevator D rails and brackets															
Kings County	Exterior brick and pre-cast caulking															
Sam Tell																
	Walkthrough with compactor sub															
Bancker	Installing sewer/storm connections on 150th and River Ave.															
Stasi Brothers	ES Terrace formwork, rebar and concrete															
	MS terrace baseplate grouting															
	HS terrace rebar, formwork and concrete															
	Gerard ave. site concrete excavation, formwork and rebar															
	MS courtyard excavation for walls and footings															
FMB	Soccer terrace welding/tapping for netting clips, installing clips after paint															
	MS terrace baseplate bolting															
	HS terrace curtain wall angles															
	HS terrace pergola installation															
Texas Scenic	Stage rigging supports															
Barrett	Gerard ave. plaza roofing															
	Roofing baseplates on MS terrace fence															
	Drilling and grouting posts on ES terrace to MS terrace															
Inspections	Concrete monitoring & testing															
	Mechanical inspections for fuel oil, ductwork, HVAC piping, Sprinkler Standpipe, Plumbing															
	Compaction inspection & backfill monitoring															
	Rebar & post installed anchor installation															
	Exterior façade inspections (Brick, AVB, insulation, ECC)															
	Masonry mortar sampling															
	Firestopping, FRC, SOFP															
	Cold Form Steel															
	EOR MEPS															



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www.gza.com

MONTHLY PROGRESS REPORT

101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: July 1, 2025 to July 31, 2025
REPORT DATE: August 8, 2025
GZA File No.: 41.0163097.00

PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
104 West 29th Street, 10 Floor | New York, NY, 10001
(212)594 - 8140

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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 25
Period: July 1, 2025 to July 31, 2025

The following report summarizes the activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during construction and is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete (J&A)	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	Millbrook
	Cooper	BK Tile
	Austin	Schindler
	ConEdison	Bancker
	One Atlas	L&L
	Island SOFP	UTI
	Nico Construction	

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- Façade work, exterior brick pre-cast caulking, and removal of building scaffolds
- Interior work framing / sheet rock on 3rd and 4th floor
- Installation of elevator shaft walls
- Installation of sewer / storm connections on 150th Street and River Avenue

A Site Plan showing is provided in **Attachment A**.

- **DEWATERING**
  - Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was not implemented during this monitoring period.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - No material was imported during this monitoring period.

Facility Name/ Location	**Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)**		**Tilcon New York, Inc., New York (Gas Permeable Aggregates)**		**North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)**		**ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)**		**PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates**		**Faztec Industries RCA ¾" Blend Concrete Aggregates**		**PROJECT TOTALS**	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	52	1,341.99	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**52**	**1,341.99**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **SAMPLES COLLECTED THIS MONITORING PERIOD**
  - No samples were collected during this monitoring period.

- **DELIVERABLES SUBMITTED DURING THIS MONITORING PERIOD**
  - July 1, 2025 – Tilcon New York Inc. West Nyack Quarry, NYSDEC Facility Permit
  - July 10, 2025 – Monthly Progress Report

- **MEETINGS AND CORRESPONDENCE**
  - July 1, 2025 – NYSDEC Email Approval to import 200 CY of virgin stone from Tilcon West Nyack Quarry
  - July 9, 2025 –Mailing of the RAWP Fact Sheets to Contact list and Certification of Mailing

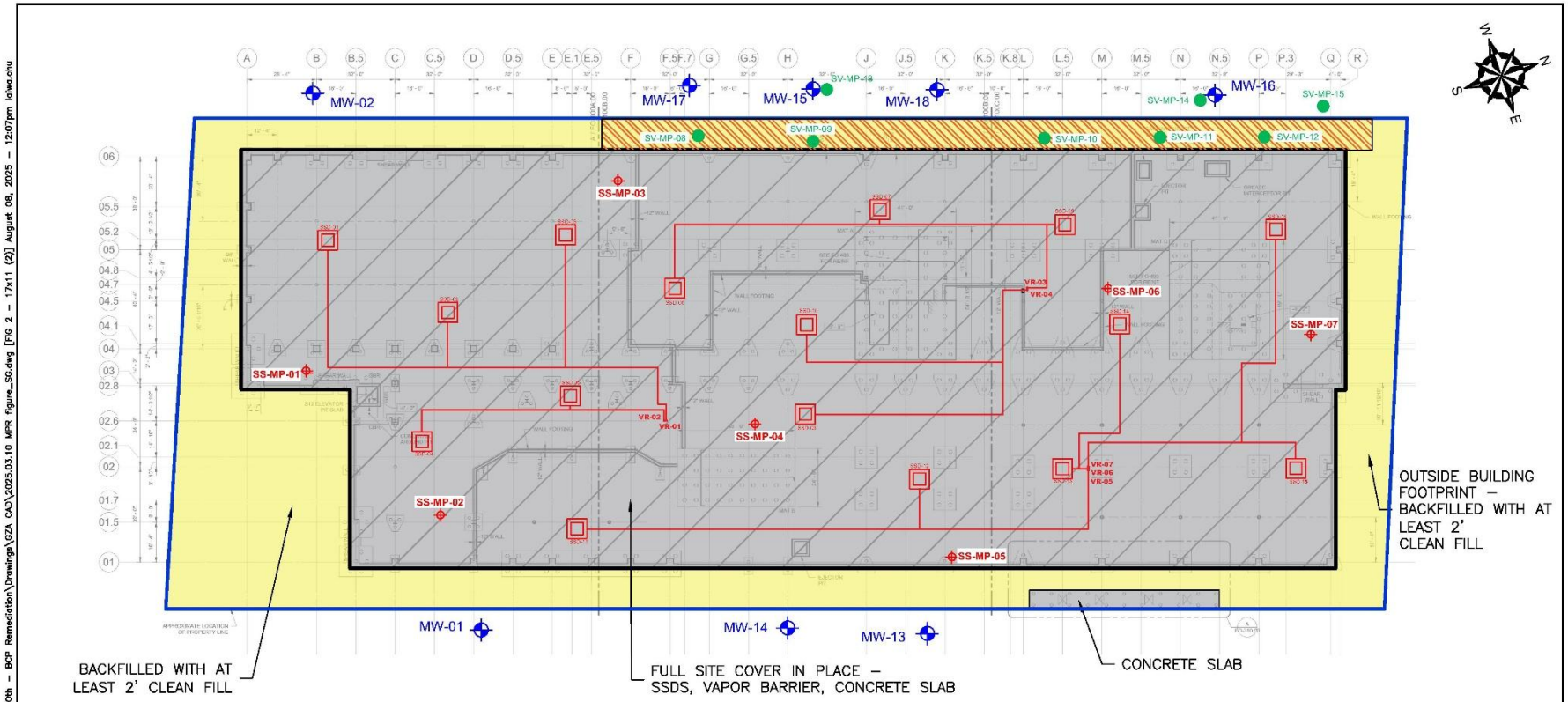
II. <u>Anticipated Activities-Monitoring Period of August 1, 2025 through August 31, 2025</u>

- Submit Draft Site Management Plan (on August 1, 2025)
- Submit Quarterly groundwater sampling report
- Continue with interior partitions and plumbing
- Continue with window installation
- Install mechanical, electrical, and plumbing
- Submit Groundwater Monitoring Report
- Submit Draft Site Management Plan.
- SSD / SVE system installation and start up.

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO-100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46-MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com
PREPARED FOR: 586 RIVER AVE., LLC

PROJ MGR: RM	REVIEWED BY: RM	CHECKED BY: SK	FIGURE
DESIGNED BY: JB	DRAWN BY: LWC	SCALE: 1"=40'	1
DATE: AUGEST 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1

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GZA-J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lalwa.chu

ATTACHMENT B

PROJECT SCHEDULE

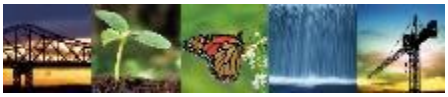
DeM Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		4-Aug M	5-Aug T	6-Aug W	7-Aug Th	8-Aug F	9-Aug Sat	10-Aug Sun	11-Aug M	12-Aug T	13-Aug W	14-Aug Th	15-Aug F	16-Aug Sat	17-Aug Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Cleaning the slabs ahead of floor polishing operations															
	Installing protection on column tile and interior finishes, stairwells etc.															
J&A	Polishing on hold pending Micro lam option. meeting scheduled on site to review areas.															
Reg Hough																
Crown Waterproofing	Will return as needed for brickwork AVB.															
Lippolis	SSB1/SSB2 gear installation, bending conduit, pullbox installation															
	Auditorium overhead lighting pulls and power feeds															
	Cellar A in wall rough in															
	Poke thru core drilling, starting on 2nd floor and installation to follow															
	Setting lights in sheetrock ceilings and lighting whips 2nd and 3rd floors															
	5th cafeteria lighting and moving down															
	Fire alarm pulls to devices 1st floor and cellar, terminating at devices on higher floors															
North Shore (Steam)	Auditorium linesets and condensate drain work															
	MDF CRAC units pipe work															
	Ventrop/FST reports															
North Shore (Duct)	South lobby plenum boxes															
	1st DOAS room duct feeds															
	Ventrop/FST reports entrop/FST reports															
Millbrook	Fire pump room jockey pump piping															
	Auditorium Bulletin 18 pipe work															
	Setting heads in sheetrock ceilings 2nd and 3rd floors															
AWS Plumbing	South storm connection past foundation and interior pipe work															
	Water service room tank piping and overhead cast iron															
	Ventrop/FST reports															
L&L	Painting Classrooms and interior rooms on 4th and 3rd floor. Moving from west to east.															
	Painting mechanical pipe throughout- 1st floor															
	Paint pergola steel															
	Paint aluminum Shade bars @ fmb shop															
Donaldson	Installing Black Ceiling grid on 2nd floor and 4th floor Scholar spine															
	Insulate and Sheetrocking 1st section A- Lobby, storefront ceilings multipurpose, gymnasium and mechanical rooms															
	Frame/sheetrock fallback crew 2nd floor A cafe and mechanical room.															
	Insulate and Sheetrock patching through out cellar from water damage.															
	Insulation and sheetrock Cellar Section A and B-Stage Locker rooms and interior rooms.															
	Spackle and sand 3rd floor Section A and 2nd floor whole floor															
	First coat Tape and spackle 1st floor.															
Cooper (NSCC Controls)	Cellar A equipment terminations															
	Cellar control panels pulling wiring															
EcoTherm(AWS Insulator)	Irrigation insulation															
Excell (NSCC Insulator)	Kitchen fire wrap															
Giaquinto	On Hold until SWO is removed.															
	Working East side of Stair A and North wall of gym over precast. All Grout has passed break tests.															
	South elevation install brickwork from 3rd floor/parapet relieving angle assembly to top of parapet.															
	South elevation install flashing, coping stones and washdown entire wall.															
	Topout Brickwork West elevation from gridline A to D along with the south elevation schedule work.															
	cleaning debris under scaffold and bringing scaffoling into compliance with SWO.															
Above All Windows	Working on CW high school roof. installing trim caps and caulking.															
	Receiving CW panels for spandel sections at High school roof and will be installing them.															
	Installing parapet panels on 2nd floor roof.															
	resume installing stair C bulkhead panels once standpipe SWO is lifted.															
	resume installing panels on 6th floor mecahical roof once standpipe SWO is lifted.															
Island SOFP	Started spraying ceiling concrete in cellar south side of footsul court moving North.															
AVI	Not on site this week.															
	Remobilizing back on site next week. Starting the week in the Auditorium.															
	Gym the rest of the week.															
BK Tile	Installing scholar spine tile on 2nd floor, Moving into the 1st lobby middle to end of the following week															
	Installing Bathroom floor and wall tile in 3rd and 4th floor gang bathrooms															
	Reworking Schluter in second floor gang bathrooms															
	Install floor and wall tile in 4th floor mothers room.															
	Install floor and wall tile in single use bathrooms on 3rd and 2nd floor.															
UTI	IDF 2-4 contining work on security wall fields															
	Turnstile layout															
	Based on Turnstile layout the cable path will be determined, after that pull cables from cellar.															
	Door contact and card reader connectror instalation floors 4-5															
Austin	Auditorium wire pulls and 1st floor section A will finish this week															
	IDF 3 working on ladder racks and dressing wire															
	Starting wire pulls in the cellar section b&c															
	IDF 2 starting ladder rack construction and dressing wire															
	With the new MDF sketch from Align, will begin MDF construction next week															
Schindler	Installing elevator rails on both cars in bank D starting in cellar to 1st floor.															
Kings County	Bringing sizzor lift to site to use on exterior West elevation along Auditorium.															
	Caulking south entrance brickwork from lift.															
	Resume cauling from small swingstage scaffold South masonry wall on 2nd floor roof.															
Sam Tell	Kitchen - Overhead shelving deliver/install															
	Loading Dock - Refrigeration line/compressor install															
John mini																
	No work until roof tirms are all installed.															
Bancker	Continue excavation of south sewer connection.															
	Schedule DEP inspection of trench and tap location.															
	Install Tap, DEP reinspect and start backfilling.															
	Complete backfilling, remove shoring, patching road.															
	Start excavation of sewer line on Gerard Avenue.															
Stasi Brothers	Place concrete/finish flush curb MS Terrace															
	Doweling for walls on ES Courtyard/MS Courtyard															
	Form/Place Concrete/Finish MS Terrace Curb															
	Form/Place Concrete/Finish MS Terrace Balance of Walls															
	Form walls on ES/MS courtyard															
FMB	Hardware install on Field Terrace Steel															
	Welding Stair A Rails															
	Welding Stair B Rails															
	Welding Bridge Balustrade Support															
	Deliver Stair C Guardrail															
KOMPAN	Stopped work until powder coating is resolved.															
Nico Construction	Working on auditorium concrete ramp.															
Barrett	Working on 5th floor insulation.															
	Installing roof on East entrance courtyard.															
	Installing metal trim at planting areas on roofs															
Inspections	Concrete monitoring & testing															
	Mechanical inspections for fuel oil, ductwork, HVAC piping, Sprinkler Standpipe, Plumbing															
	Compaction inspection & backfill monitoring															
	Rebar & post installed anchor installation															
	Exterior façade inspections (Brick, AVB, insulation, ECC)															
	Masonry mortar sampling															
	Firestopping, FRC, SOFP															
	Cold Form Steel															
	EOR MEPS															



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MONTHLY PROGRESS REPORT

101 EAST 150th STREET, BRONX, NY 10451
Block 2354 Lot 1

BCP SITE NO. C203154

PERIOD: August 1, 2025 to August 31, 2025
REPORT DATE: September 9, 2025
GZA File No.: 41.0163097.00

PREPARED FOR:
586 RIVER AVE., LLC
95 Pine Street, 6th Floor
New York, NY 10005

PREPARED BY:
GOLDBERG-ZOINO ASSOCIATES OF NEW YORK P.C.
D/B/A GZA GEOENVIRONMENTAL OF NEW YORK
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MONTHLY PROGRESS REPORT

101 East 150th Street, Bronx, NY 10451
Brownfield Cleanup Program No. C203154

Monthly Progress Report No. 26
Period: August 1, 2025 to August 31, 2025

The following report summarizes the activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street, Bronx, NY located at the NYC Tax Block 2354, Lot 1 (the Site). The 586 River Ave. LLC (Participant) has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC and the New York State Department of Health (NYSDOH) to protect public health and the environment during construction and is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

ON-SITE SUMMARY

	COMPANIES/ORGANIZATIONS	
QEP:	GZA	
CONTRACTORS:	J&A Concrete (J&A)	
	DeMatteis Organization	
SUBCONTRACTORS:		
	Crown Waterproofing	Stasi Brothers
	Lyndon/Metro Iron	Above All Windows
	Barrett	Excel
	AWS Plumbing	EcoTherm
	Lippolis Electric	Donaldson
	Giaquinto	North Shore
	FMB	Millbrook
	Cooper	BK Tile
	Austin	Schindler
	ConEdison	Bancker
	One Atlas	L&L
	Island SOFP	UTI
	Nico Construction	

I. Activities Conducted During Reporting Month

- **SITE WORK SUMMARY**

Construction

- Interior finishing and painting from cellar to 3rd floor
- Finish interior mechanical and electrical installations.
- Installation of sewer / storm connections to River Avenue
- SSDS / SVE system fans, components, and monitoring points installation

A Site Plan showing is provided in **Attachment A**.

- **DEWATERING**
  - Dewatering is complete.

- **AIR MONITORING SUMMARY**
  - CAMP was implemented between August 20 to August 29, 2025.
  - No exceedances to threshold were noted during the reporting period. Daily field reports with air monitoring results were submitted to NYSDEC/NYSDOH.

- **OFF-SITE DISPOSAL SUMMARY**
  - No material was transported offsite during this monitoring period.

Facility # Name/ Location	PPark – Prospect Park, NJ		Clean Earth – Carteret, NJ		Clean Earth – North Jersey, NJ		PROJECT TOTALS	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY
This Month	0	0	0	0	0	0	0	0
Previous Disposal	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

- **IMPORTED MATERIAL SUMMARY**
  - The following material was imported during this monitoring period.

Facility Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates)		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Trucks	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
This Month	0	0	18	441.55	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	52	1,341.99	240	5,645.99	169	4,521.62	9	216.41	8	197.26	492	12,291.94
TOTAL	**16**	**413.72**	**70**	**1,783.54**	**240**	**5,645.99**	**169**	**4,521.62**	**9**	**216.41**	**8**	**197.26**	**492**	**12,291.94**

- **SAMPLES COLLECTED THIS MONITORING PERIOD**
  - No samples were collected during this monitoring period.

- **DELIVERABLES SUBMITTED DURING THIS MONITORING PERIOD**
  - August 1, 2025 – C203154 Draft Site Management Plan
  - August 8, 2025 – Monthly Progress Report
  - August 18, 2025 – Request to Import Materials GPA – Tilcon NY
  - August 20, to August 29, 2025 – Daily Field Reports

- **MEETINGS AND CORRESPONDENCE**
  - August 18, 2025 – NYSDEC Email Approval to import 300 CY of virgin stone from Tilcon West Nyack Quarry

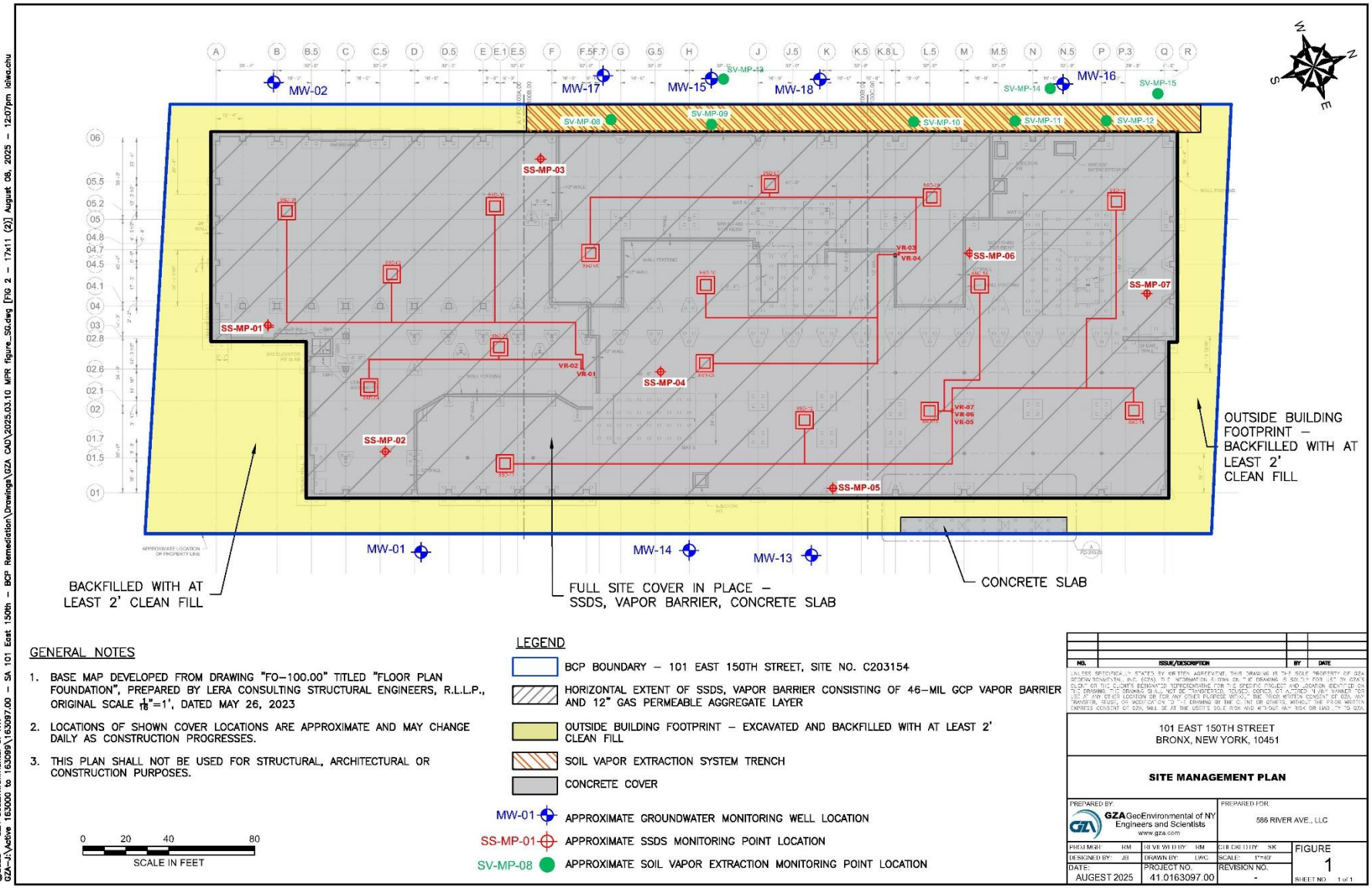
II. <u>Anticipated Activities-Monitoring Period of September 1, 2025 through September 30, 2025</u>

- Continue with interior partitions and plumbing
- Install mechanical, electrical, and plumbing
- Finalize sewer connection along River Avenue
- Complete SSD / SVE system installation and start up.
- Submit Groundwater Monitoring Report

See **Attachment B** for the Two-Week Look Ahead schedule.

ATTACHMENT A

SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). IT IS INTENDED FOR USE ON THE PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, LOANED, COPIED OR ALTERED IN ANY MANNER OR USED AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE OR MODIFICATION OF THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com
PREPARED FOR: 586 RIVER AVE., LLC

PROJ MGR: RM	1ST VRFD BY: RM	CHECKED BY: SK	FIGURE 1
DESIGNED BY: JB	DRAWN BY: LWC	SCALE: 1"=40'	
DATE: AUGEST 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO. 1 of 1

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lalwa.chu

ATTACHMENT B

PROJECT SCHEDULE

DeMatteis Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		1-Sep M	2-Sep T	3-Sep W	4-Sep Th	5-Sep F	6-Sep Sat	7-Sep Sun	8-Sep M	9-Sep T	10-Sep W	11-Sep Th	12-Sep F	13-Sep Sat	14-Sep Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Opening and closing fences for Con-Ed															
J&A	Pouring the parapet walls and Stair D from 7th fl. 4th fl.															
	Pouring the topping slab and Stair D from 4th fl. to cellar															
Atlas	Polishing the 4th fl. and 1st fl. mock ups															
Crown Waterproofing	Not due onsite															
Lippolis	Pulling and terminating wiring at SSB1/SSB2/transformers, overhead pulls into transformers															
	Pulling and terminating wiring at HDBC480 and HDB5															
	6th roof disconnects, power feeds and terminating wiring at mech equipment															
	ATS infrastructure and pulling wiring from generator															
	ECR D Bull 18 work															
	Futsal court in wall rough in															
	Setting and terminating plumbing and mechanical control panels throughout															
	Gerard Ave MDF telecom feeds to curb															
	Lighting install cellar gang bathrooms															
North Shore (Steam)	6th roof piping terminations at CUs, nitrogen testing															
	Vaccuum testing all banks of CUs on 7th roof															
	DOAS room pipe feeds throughout															
	Addressing Ventrop/FST lists															
North Shore (Duct)	Futsal court duct install															
	DOAS room duct feeds throughout															
	Tying in balance of 7th and 6th roof following metal panel install, 6th roof leakage testing															
	Installing SSDS/SVE fans and components															
	Addressing Ventrop/FST lists															
Millbrook	Fustsal court mains and branches															
	Setting heads in sheetrock ceilings throughout															
	Sprinkler/standpipe testing ongpoing															
AWS Plumbing	Roughing out 1st bathroom near auditorium, testing and DOB inspection to follow															
	Completion of copper in water service room and testing															
	Piping out to SSDS/SVE fans, installing monitoring point components and labels throughout															
	Addressing Ventrop/FST lists															
L&L	6th: Repaint hallway															
	5th: Repaint hallway															
	2nd: Paint hallways and classrooms															
	1st: protection and paint corridor ceiling on saturday.															
	Paint all replacement doors, throughout 7th down.															
	Paint gym ceiling.															
Donaldson	6th floor: Polish hallways.															
	5th floor: Polish hallaways, spackle ceilings section B															
	3rd floor: Spackle classrooms sections A and B. Scholar spine and secondary hallway Ceiling grid installation															
	2nd Floor: Scholar spine and secondary hallway ceiling grid installation. Boarders and ceiling grid in gerard ave classrooms															
	2nd floor: Sheetrock Cafe lounge															
	1st floor: 1st coat Tape and spackle gym walls. Frame/sheetrock gang bathroom. Pick up misc framing and sheetrock.															
	Cellar: Continue Frame and Sheetrock Section A (futsol, stage, gang bathrooms). Continue 1st coat of spackle in seciton B															
	Cellar: and C. Pick up sheetrock sections B.															
	Throughout: Installing replacement doors and sheetrock stairwell C.															
	Installing Cants and dummy walls in elevator shaft D															
	Closing up the hoist vein on the North elevation															
Cooper (NSCC Controls)	Terminating at 6th roof mech units and DOAS rooms															
EcoTherm(AWS Insulator)	Cellar copper futsal court															
Excell (NSCC Insulator)	7th roof duct and piping insulation and jacketing															
Giaquinto	Washing down the E line brick and breaking down scaffolding															
	Washing down the 6 line brick and breaking down scaffolding															
	Topping out the 2.8 line and A line brick															
	Washing down the 2.8 line and A line brick and breaking down the scaffolding															
	Installing the scaffolding for hoist vein on North elevation															
Above All Windows	Delivery and manipulation of glass and equipment to ES terrace															
	Installing glass on the East curtain wall of ES terrace															
	Delivery and manipulation of scaffolding for 2nd HS terrace and 5th MS terrace. Erecting scaffolding															
	Installing girts and metal panels on the Stair C bulkhead South elevation															
	Prepping for installation of glass for HS terrace East elevation curtain wall															
	Delivery of glass for ES terrace curtain wall															
Con Ed	Pulling and terminating main feeders for permanent power systems															
AVI	Start cable pulls in the MPR															
	Install projector screens in all 4 cafeterias															
	Get cables on the side of the wall for the speaker in the auditorium															
	Start installation of speaker brackets in the gym															
	Get cables to speaker locations in the Gym															
BK Tile	6th Floor: Wall and Floor tile in bathroom's 640A, 640B and single use 647															
	5th floor: Wall and floor tile install in bathrooms 514D, 514B, 540 and 553															
	3rd floor: Wall tile in 310, 314B, 340 and 353															
	2nd floor: Wall tile in 214B, 214E, 210															
	Lobby: Installing Wall panels in lobby 124 and 125															
UTI	1st floor cabling															
	2nd and 3rd floor Electric Power Tranfer hinge instalation															
	Cellar Cabling															
	5th and 6th Floor Mag holder instalation															
Austin	1st floor B side will continue to get pulled until end of next week															
	5th floor closet is getting dressed and prepped. Will be done by end of the week															
	Crew will finish 2nd floor RTLS + PA drops by end of the week															
	Crew will start punching down cables on field side starting with the 6th floor.															
	Crew will go down to the Cellar to drop cables run RTLS + PAs on B side															
	Start the pulling of cable 1st floor A side															
Schindler	Operating the D1/D2 platforms for shaft work by others															
	Spinning motors, setting counter weight brackets, and building out the cabs on D1/D2															
Spring Scaffold	Removing the sidewalk bridge on Gerard ave.															
Sam Tell	Testing refrigeration system															
John mini	Installing metal border and tack strips on ES and MS roofs															
	Delivery, manipulation and installation of foam filler for ES and MS roofs															
	Blowing stone fill and 6th fl. sedum roof fill															
Bancker	Backfilling the River ave. sewer connection, removing sheeting and shoring, paving street															
	Restablishing SVE stone layers, demarcation layers and removing material from site															
	Excavating for underground telecom lines on Gerard ave.															
Stasi Brothers	Forming for the HS terrace benches, walls and seating															
	Forming the MS plaza walls over slab															
	Layout and drilling rebar for the ES plaza walls over slab															
	Excavating and chopping out the old foundation wall on Gerard ave.															
	Excavating and layout for ES plaza ramp walls															
	Forming footings and walls for ES plaza ramp															
	Pouring the HS terrace ramp wall, benches and seating															
	Pouring the ES plaza walls over slab															
FMB	Tying up the ES terrace Jakobs netting															
	Installing the bridge ballustrade and welding connections															
	Installing stair D guardrails from 7th fl. to 4th fl.															
	Installing stair D guardrails from 4th fl. to cellar															
	Delivery of additional guard rails for stair D, pergola battons, and planter boxes for MS terrace															
	Installing pergola battons and planter boxes on MS terrace															
NICO	Curb extension at bulkhead of Stair A															
	Concrete boxes for storefront mechanical closers															
Universal Pre-Cast	Cleaning the precast on Gerard and River elevations															
	Installing 2 panels of hoist leave out area															
Barrett	Installing the permanent roofing on the 5th fl. MS terrace, laying insulation and filter fabric															
	Delivery of pavers for ES and MS terrace, manipulating to 5th fl.															
	Patching in the ES, MS and HS hydroseal where concrete was cut for floor boxes															
	Drilling, filling and epoxying the MS terrace fence posts															
Inspections																
	Concrete monitoring & testing															
	Mechanical inspections for fuel oil, ductwork, HVAC piping, Sprinkler Standpipe, Plumbing															
	Compaction inspection & backfill monitoring															
	Rebar & post installed anchor installation															
	Exterior façade inspections (Brick, AVB, insulation, ECC)															
	Masonry mortar sampling															
	Firestopping, FRC, SOFP															
	Cold Form Steel															
	EOR MEPS															

Labor Day

DeM Builders
THE DeMATTEIS ORGANIZATIONS

2-Week Look Ahead

Contractor		8-Sep M	9-Sep T	10-Sep W	11-Sep Th	12-Sep F	13-Sep Sat	14-Sep Sun	15-Sep M	16-Sep T	17-Sep W	18-Sep Th	19-Sep F	20-Sep Sat	21-Sep Sun	COMMENTS
DeMatteis	Jobsite safety compliance and supervision															
	Cleaning debris and rubbish from jobsite perimeter															
	Maintaining debris piles in the building and loading debris into mini containers															
	Opening and closing fences for Con-Ed															
	Backfilling the SVE piping and FDC on River ave															
J&A	Pouring the parapet and top half of stair D															
	Pouring the topping slab and bottom half of Stair D															
Atlas	Polishing the mock-ups on 4th fl. and 1st fl.															
Lippolis	Pulling wire and terminating in the switch gear room, prepping for perm power															
	Installing devises, switches and outlets on 5th fl. moving down															
	Pulling home runs in cellar for lighting feeds															
	Running power feeds to 6th fl. roof top equipment															
	Roughing for ES courtyard lighting															
	Roughing for exterior signage lighting adjacent to Stair A															
	Roughing in cellar and 1st fl. section A															
	Installing lighting fixtures in cellar section B															
North Shore (Steam)	Vacuum testing on 7															
	Nitrogen testing on 6															
	DOAS piping															
North Shore (Duct)	6th and 7th duct install following panels and leakage testing															
	Futsal court duct															
	Shifting duct work for fire shutter install on 3rd fl.															
Millbrook	Futsal court mains and branches															
	Pump room pipe work and testing systems															
	FDC pipe outs on River ave															
AWS Plumbing	Installing the SSDS monitoring points in cellar slab															
	Cellar water service room copper and pretesting															
	Piping out the SVE ball valve and cast into the building, fixing testing ports on 6 line															
	1st bathroom rough in															
	Piping out the hose bibs on the 6, A and R line															
L&L	5th and 6th floor: Paint hallways															
	2nd Floor: Paint classrooms and coorridors throughout															
	Painting Doors throughout															
	Painting mechanical piping and dunage															
	Painting the sound screen support steel															
Donaldson	6th floor: Touch up Spackle and polish															
	5th floor: Spackle/skim coat seciton A walls and ceilings. Touch up rework in scholar spine															
	4th floor: Touch up spackle															
	3rd floor: Installing black ceiling in scholar spine. Signage sheeting															
	2nd floor: Sheetrock 2nd floor cafe/lounge.															
	1st floor: Frame/Sheetrock around structural steel in the gymnastium. Frame/sheetrock walls around Slooped seating															
	and gang bathroom 110. Sheetrock ceilings in classrooms.															
	Cellar: Continue with 1st coat of spackle Section B and A. Sheetrock Futsol Court walls.															
	Installing Doors and Door															
Cooper (NSCC Controls)	6th fl. roof conduit to roof top equipment with wire pulls to follow															
EcoTherm(AWS Insulator)	Cellar copper piping around water storage tank room															
Excell (NSCC Insulator)	Insulation and jacketing on copper piping on the 7th fl. roof															
Giaquinto	Breaking down scaffolding on E line over ES courtyard, packing up and removing															
	Flashings, lintels, insulation and brick on 6 line and A line															
	Washing down 6 line and A line after top out															
	Delivery and set up for R line mast climber in hoist opening area															
	Delivery of the balance of coping and window pre-cast															
	Setting copings and window precast on A and 6 line															
Above All Windows	Installing CW glass on 5th floor roof CW 15															
	Installing CW glass on 6th floor roof CW 15															
	Receiving store front entrances and start installion of interiors frames CW 8, 6 - East and West															
	Start installation of exterior entrance frames CW 5 and 7following the installation of support curb as per RFI 915															
	Start entrance fromes at HS entrance CW 1 and 2															
	Metal panel work being installed entire perimeter of stair A Bulkhead															
	Installing scaffolding at 2nd floor HS roof for CW 14 installation															
	Installing gutter and panels at south side of stair C bulkhead from installed scaffolding.															
Con Ed	Pulling and Terminating cables in the vaults															
	Enegizing the building with permanent power															
AVI	Start installation of display mounts in classrooms from 6th floor and work our way downwards															
	Installing items in the mock up classroom															
	Install projection screens in cafe space															
BK Tile	6th Floor: Wall tile installation followed by grouting. All Bathrooms															
	5th Floor: Wall tile installation followed by grouting. All bathrooms															
	3rd floor: Wall tile installation followed by grouting. All bathrooms															
	2nd Floor: Install floor and wall tile in mothers room. Install cut tiles in single use.															
	Cellar: Prep lockerroom floors.															
	Lobby: Continue main lobby 125 and 124 wall tile install.															
UTI	Card reader installation on 4, 5 and 6															
	Electric power tranfer hinge installation on 4,5 & 6															
	Mag holder instaltion on 4, 5 & 6															
	Cellar pulling wire in the mechanical hallway															
	Wiring Gerard side lobby doors as they get built															
Austin	Finish dressing 5th floor IDF															
	6th floor starting terminating data locations and working their way down															
	Cellar running and dropping cables for RTLS + PA systems on B side															
	Continue the pulling of cable 1st floor A&B side															
	Starsting rack installtion on IDF 3 and working their way up															
Schindler	Spinning motors, belting cars and building out the cabs on D1/D2															
	Installing door frames in D bank shafts															
Sam Tell	No work planned															
John mini	Installing tack down strips on the MS and ES terrace for turf attachment															
	Installation of the ES and MS stone sub-base															
	Delivery and installation of the foam mounds for ES terrace															
	Installing the trim on the 3rd fl. soccer terrace for field turf edging															
Stasi Brothers	Rebar/form for ES courtyard ramp footings, Dowels ES Courtyard walls, Install forms MS courtyard planter walls (Northside)															
	Concrete/Strip Forms - ES Courtyard ramp footings and piers for railings for Lecture Hall ramp															
	Concrete/Strip/Etch/Powerwash/Seal - HS Terrace walls/seats															
	Concrete/Strip/Etch/Powerwash/Seal - MS Courtyard planter walls (Northside)															
	Install forms - MS Courtyard planter walls (Southside)															
	Excavate/Rebar/Form - MS Courtyard wall footings (Northside - on grade)															
	Form/Concrete/Strip/Etch/Powerwash/Seal - ES Courtyard ramp walls															
	Concrete/Strip/Etch/Powerwash/Seal - MS Courtyard planter walls (Southside)															
	Excavate/Rebar/Form - MS Courtyard wall footings (Southside - on grade)															
FMB	Stair B - Finish welding															
	Bridge Balustrade - Welding stiffener plate for posts															
	Field Terrace - Install mesh on Soccer Fence															
	Delivery - MS Terrace planters, ES Terrace gates, Pergola shade element															
	ES Terrace - Install fence gates															
	HS Terrace - Install pergola shade element															
	MS Terrace - Install Planters															
Universal Pre-Cast	Setting pre-cast on North elevation															
	Patching, washing and sealing pre-cast on Phase 1 panels															
Barrett	Installing insulation on the 5th fl. MS terrace															
	Installing coping flashing adjacent to Stair A bulkhead															
	Delivery and manipulation of insulation for the 3rd fl. roof															
	Installing insulation on the 3rd fl. roof															
	Delivery of pavers for 5th fl. terraces															
	Installing grating boards and pavers on 5th fl. MS terrace															
Inspections	Concrete monitoring & testing															
	Mechanical inspections for fuel oil, ductwork, HVAC piping, Sprinkler Standpipe, Plumbing															
	Compaction inspection & backfill monitoring															
	Rebar & post installed anchor installation															
	Exterior façade inspections (Brick, AVB, insulation, ECC)															
	Masonry mortar sampling															
	Firestopping, FRC, SOFP															
	Cold Form Steel															
	EOR MEPS															



GZA GeoEnvironmental of New York

GZA DAILY FIELD REPORT 298

DATE: 6/4/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	72.28°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	50.22 °F
		MAX WIND SPEED	17 mph from S
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, June 4, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**AWS Plumbing**	
	Lippolis Electrical	
	Donaldson	
	Giaquinto	
SITE VISITORS:	**One Atlas** – Hiren Chaudhary	
	SOM – Kirsten Youngren	

GZA DAILY FIELD REPORT 298

DATE: 6/4/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 6/4/2025

Work Activities

1. J&A backfilled over and around the detention tank in the southeast portion of the Site, the former ramp area (see orange area in Attachment A - Site Plan) . Stockpiled soil originates from foundation footing excavation in the southern portion of the Site following the completion of remedial excavation. For areas around the detention tank, J&A compacted backfilled soil and One Atlas performed soil compaction test.
2. J&A performed housekeeping (sweeping, misting) along E 150th Street at the end of the day to mitigate dust.
3. Façade and Interior work on the building.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- SANY SY155U Excavator
- Takeuchi TL8 Track Loader

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 42.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 98.00 ug/m^3

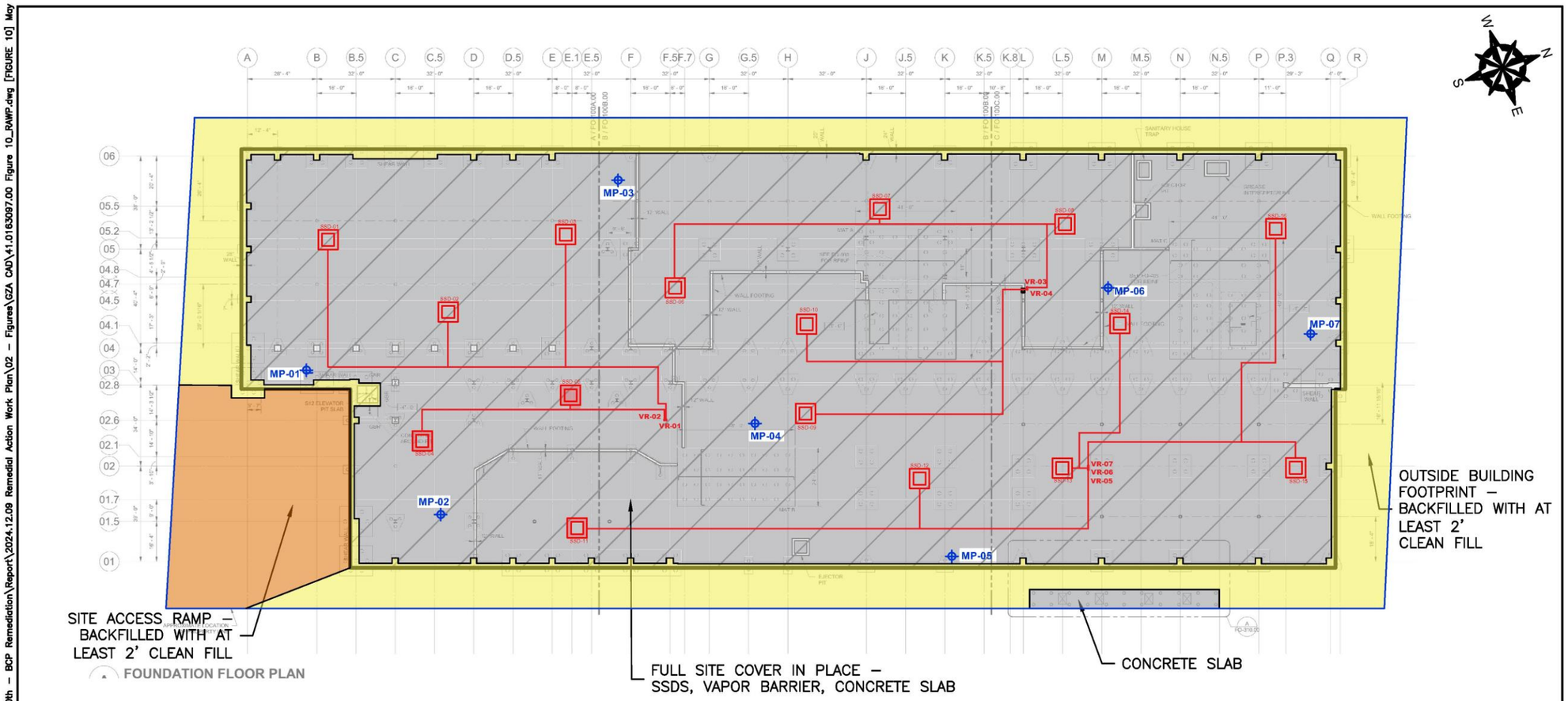
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 298

DATE: 6/4/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SITE ACCESS RAMP – BACKFILLED WITH AT LEAST 2' CLEAN FILL
- CONCRETE COVER

STATE OF NEW YORK · STEPHEN M. KLIME · LICENSED PROFESSIONAL ENGINEER · NO. 080431

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

EXCAVATION LOCATION PLAN

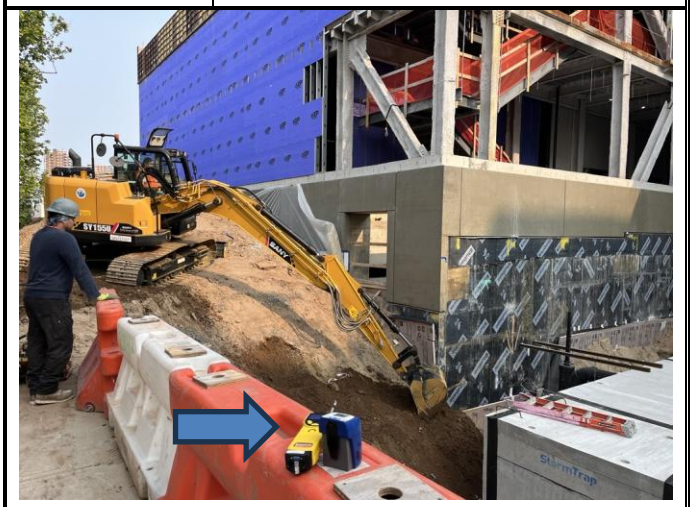
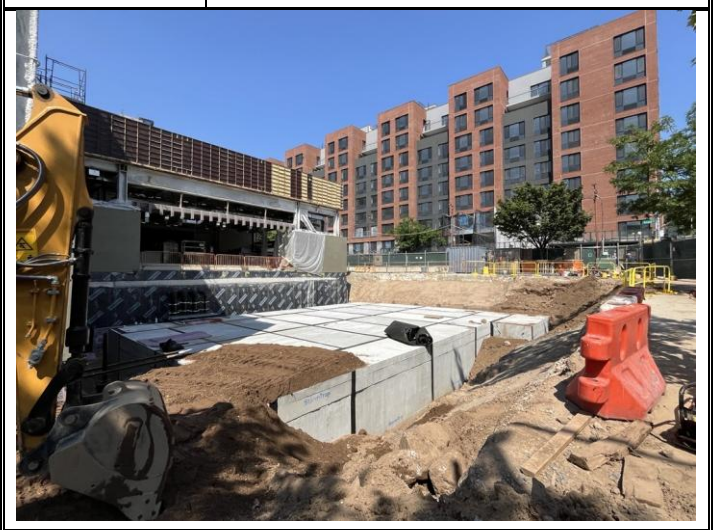
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: JHB	DRAWN BY: SG	SCALE: 1"=40'	10
DATE: MAY 2025	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Report\2024.12.09 Remedial Action Work Plan\02 – Figures\GZA CAD\41.0163097.00 Figure 10_RAWP.dwg [FIGURE 10] May 21, 20

GZA DAILY FIELD REPORT 298

DATE: 6/4/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Northwest	Photo No. 2	Direction Photo Taken Southwest
			
Description: Air monitoring using handheld equipment during backfilling.		**Description:** J&A backfilling around the detention tank in the southeast portion of the Site.	
Photo No. 3	**Direction Photo Taken:** North	**Photo No. 4**	**Direction Photo Taken:** Northeast
			
Description: One Atlas performing soil compaction test.		**Description:** View of the detention tank area at the end of the day.	

GZA DAILY FIELD REPORT 298

DATE: 6/4/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date: June 4, 2025	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held MiniRAE 3000 PID SN: 592-602769
TSI SidePak SN: 5202413004

Pre-Calibration/Standardization:

PIDs: **Zero**

1	☑ YES	☐ NO
2	YES	☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1	☐ YES	☒ NO
2	☐ YES	☐ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1	☐ YES	☒ NO
2	☐ YES	☒ NO

Hand Held ☐ YES ☐ NO

Hand Held ☐ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1	☒ Data	☒ Avg	☐ Summary	
2	☐ Data	☐ Avg	☐ Summary	

Results/Comments:

Data Rams:

1	☒ Data
2	☐ Data

Weather Station ☒ No ☐ Yes

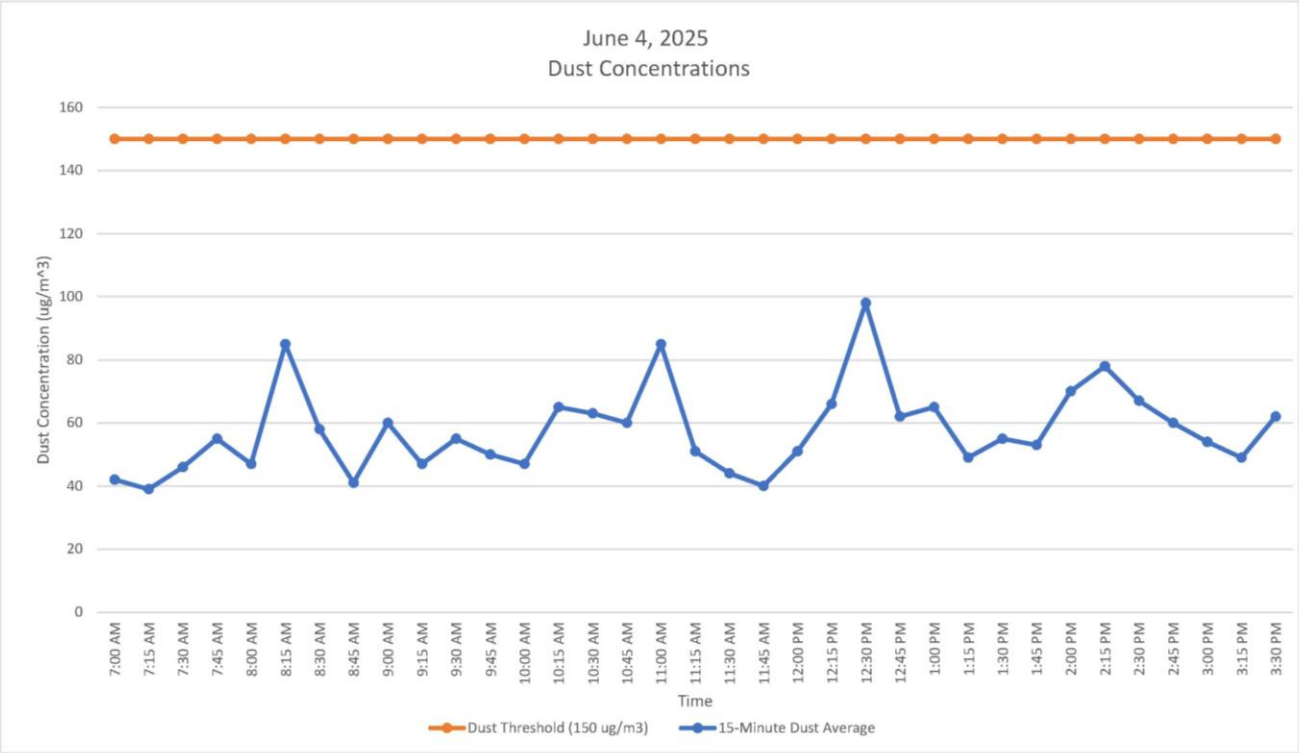
Background Readings:

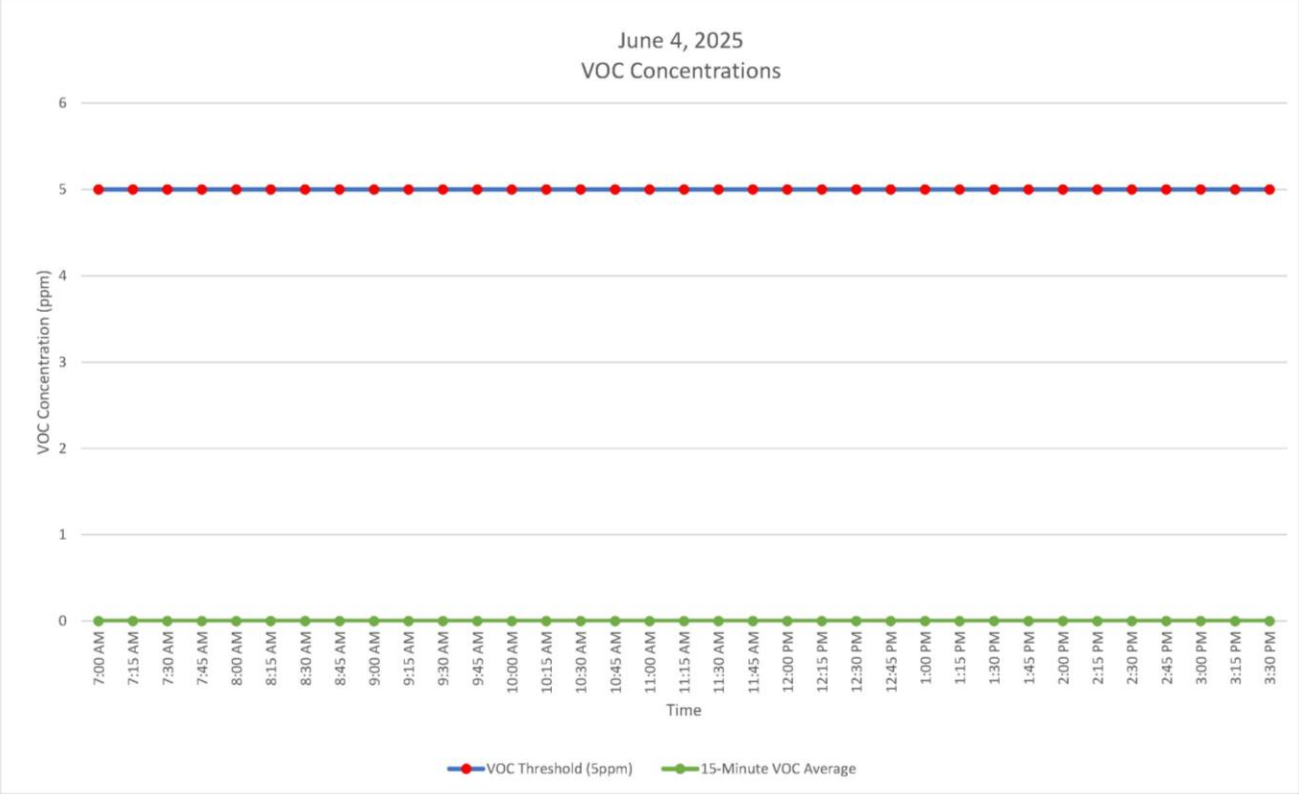
PID 1: 0.0
PID 2:

Data Ram 1: 42.00
Data Ram 2:

GZA DAILY FIELD REPORT 298

DATE: 6/4/2025
FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	69.77°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	58.97°F
		MAX WIND SPEED	13 mph from NE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, June 4, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	SRM Concrete	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 6/4/2024

Work Location (Attachment A): Grids A9, B4, B5, B6, B8, B9, B10, C4, C5, and C6.

1. In preparation for concrete pour, J&A excavated in grid B10 and stockpiled soil to build a temporary platform for excavator. The area was restored by backfilling at the end of the day.
2. J&A poured concrete for a column in grid B10.
3. Lyndon/Metro installed steel columns and joists in grids B4, B5, B6, C4, C5, and C6.
4. J&A performed minor grading around pile caps in grids B8, B9, and B10.
5. J&A performed housekeeping following the removal of forms from pile caps and foundation wall in grids A9, B8, and B9.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Downwind, 1780– Upwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- GZA collected endpoint samples EP-43 (5’ bgs at B7), EP-47 (5’ bgs at B8), EP-65 (5.5’ bgs at C8 and D8), EP-66 (5.5’ bgs at D8), EP-67 (5.5’ bgs at C8 and D8), EP-68 (5.5’ bgs at C8), EP-69 (6’ bgs at C8 and D8).

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 40.65 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 37.89 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Today	0
Previous	4,156,942
Total	**4,156,942**

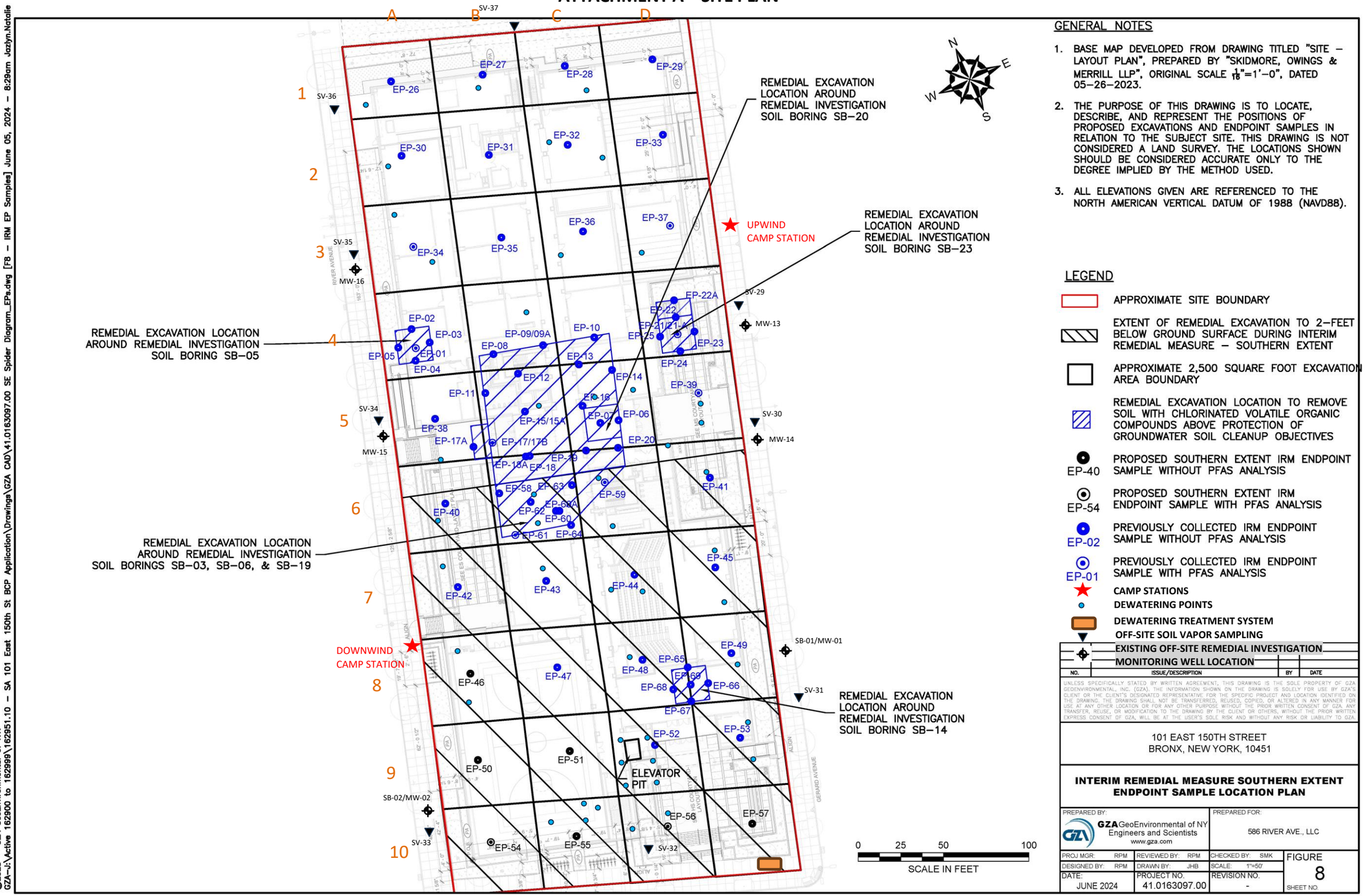
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING TREATMENT SYSTEM
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

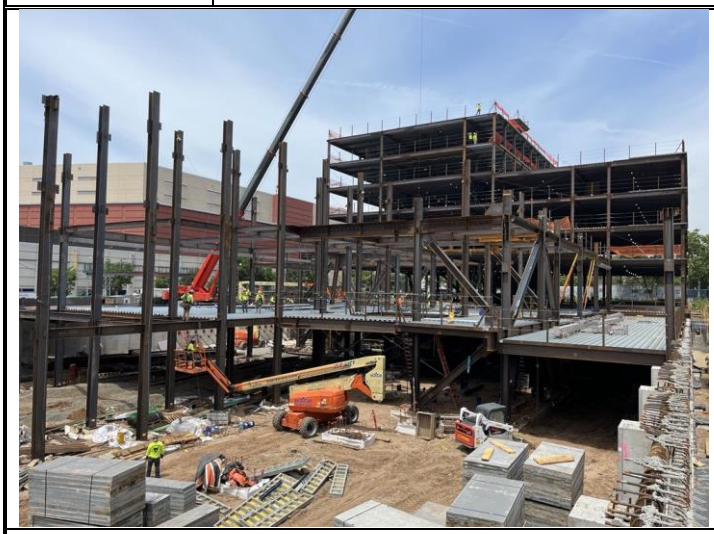
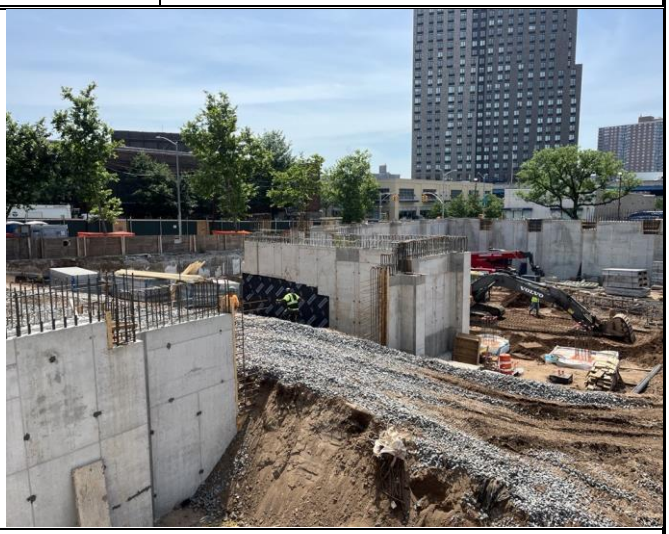
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–I:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:29am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Northwest	Photo No. 2	Direction Photo Taken South
			
Description: View of Site at the beginning of the day.		**Description:** J&A pouring concrete for a column in grid B10.	
Photo No. 3	**Direction Photo Taken:** Northwest	**Photo No. 4**	**Direction Photo Taken** Southwest
			
Description: Steel erection in grids C4, C5, and C6.		**Description:** View of the southern portion of Site at the end of the day.	

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 4, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

			Repair Needed: **Gas - 100 ppm**	
1	☐ YES	☐ NO	1 ☐ YES	☒ NO
2	☐ YES	☐ NO	2 ☐ YES	☒ NO
Hand Held	☒ YES	☐ NO	Hand Held ☒ YES	☐ NO

Data Rams: **Zero**

1	☐ YES	☒ NO
2	☐ YES	☒ NO
Hand Held	☒ YES	☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument: Results/Comments:

1	☒ Data	☒ Avg	☐ Summary	
2	☒ Data	☒ Avg	☐ Summary	

Data Rams:

1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

Background Readings:

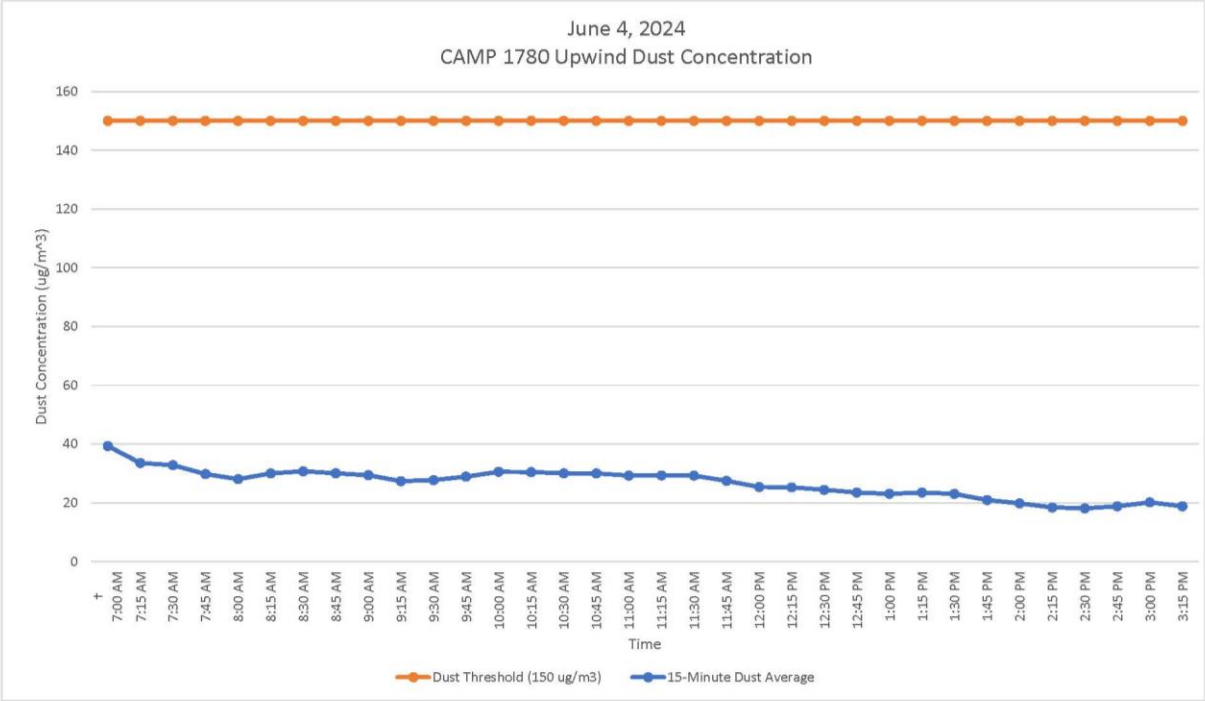
PID 1: 0.0
PID 2: 0.0

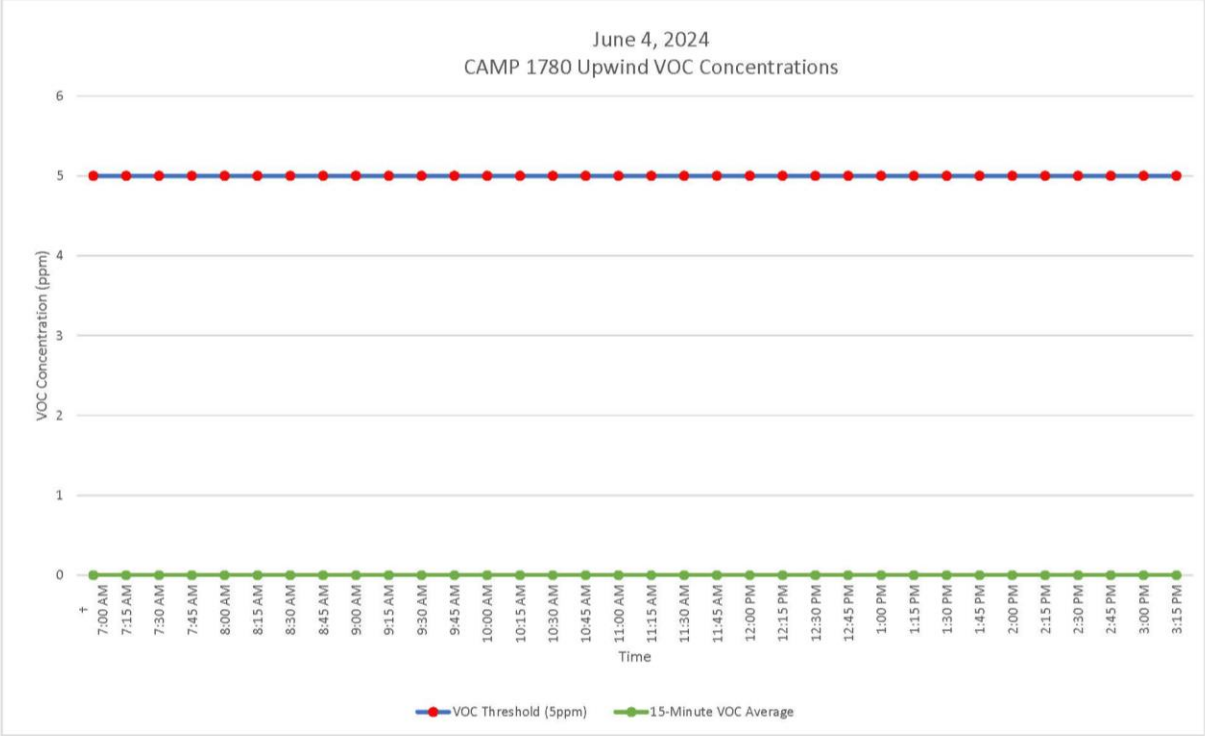
Data Ram 1: 39.33
Data Ram 2: 40.65

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024

FILE NO: 41.0163097.00

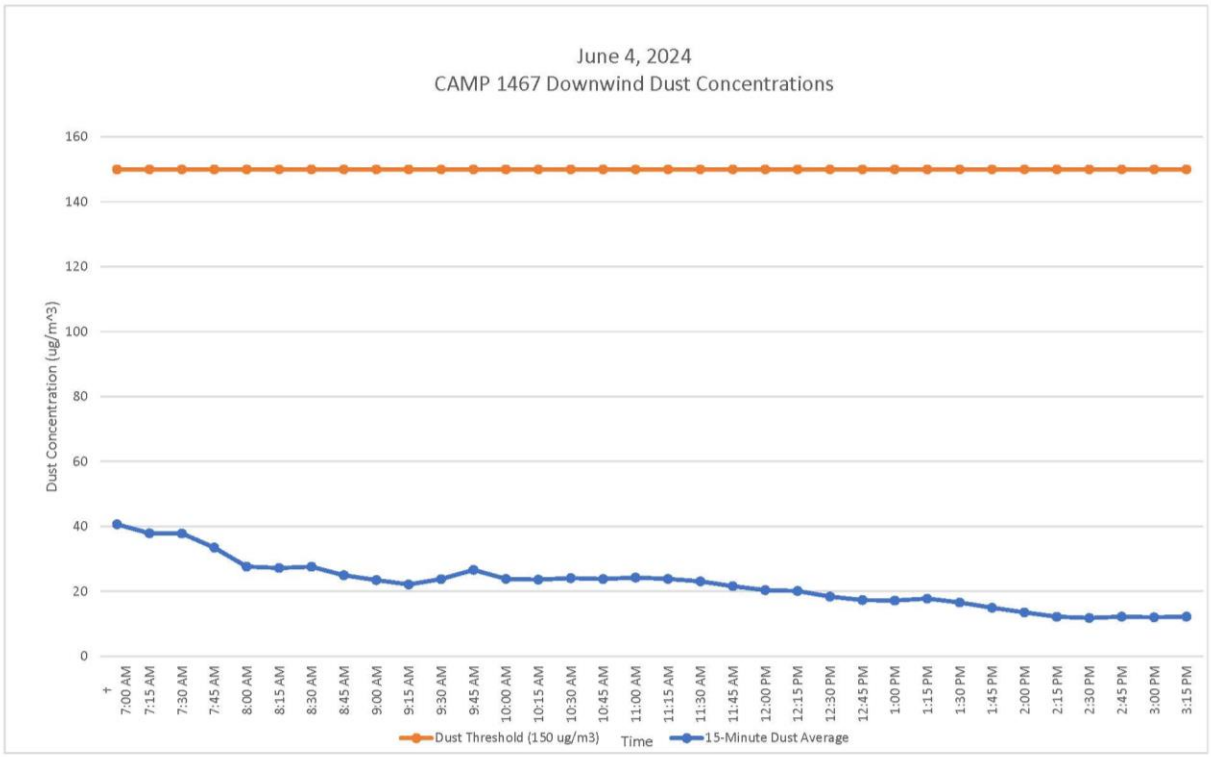


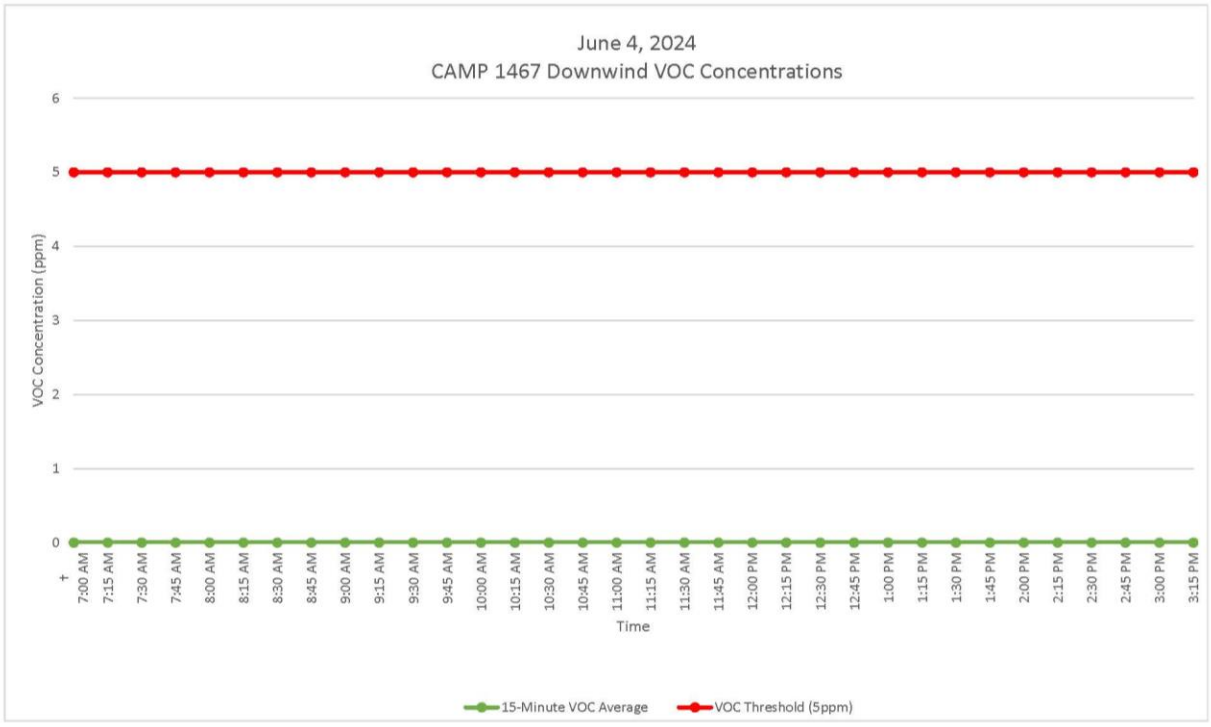


GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 221

DATE: 6/4/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	136	3,194.92	73	2,031.18	9	216.41	278	6,996.46
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**73**	**2,031.18**	**9**	**216.41**	**278**	**6,996.46**

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	70.80°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	62.67°F
		MAX WIND SPEED	18 mph from S
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, June 5, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	SRM Concrete	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 6/5/2024

Work Location (Attachment A): Grids A8, A9, B4, B5, B6, B7, C4, C5, C6, B9, B10, C1, C2, C3, C9, C10, D1, D2, D3, and D10.

1. J&A poured concrete for the second story slab-on-deck in grids C1, C2, C3, D1, D2, and D3.
2. J&A removed formwork from the column poured on June 4 in grid B10.
3. J&A performed minor backfilling and grading in the entrance ramp area in grids C9, C10, and D10.
4. J&A performed housekeeping following the removal of formwork in grids A8, A9, B9, and B10.
5. Lyndon/Metro installed steel columns and joists in grids B4, B5, B6, B7, C4, C5, and C6.
6. Cardella Waste transported one roll-off container onsite.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- GZA collected endpoint samples EP-46 (5’ bgs at A8), EP-50 (5’ bgs at A9), EP-51 (5’ bgs at B9), EP-54 (5’ bgs at A10), and EP-55 (5’ bgs at B10).

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 30.31 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 32.51 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Today	0
Previous	4,156,942
Total	**4,156,942**

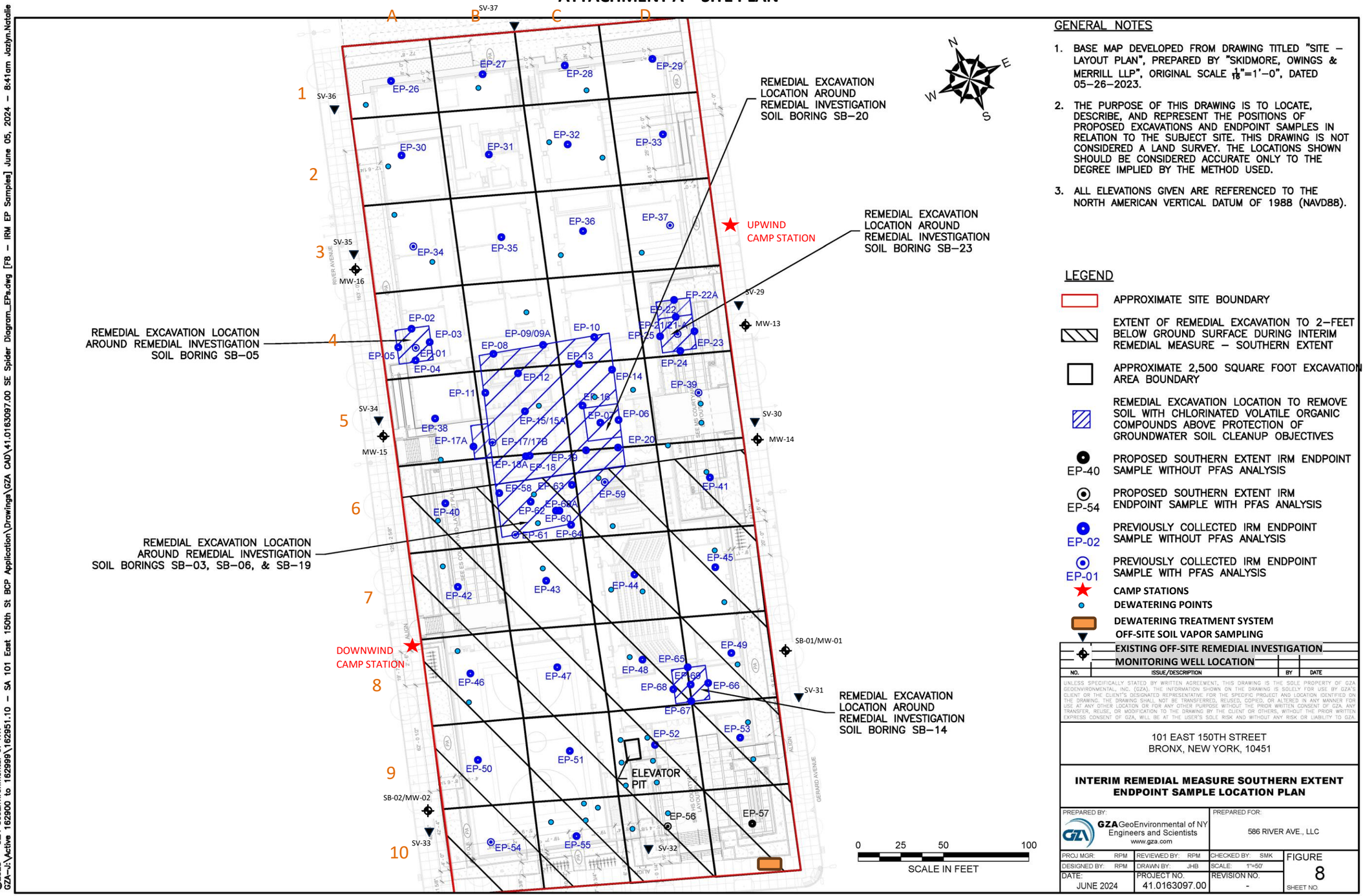
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING TREATMENT SYSTEM
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

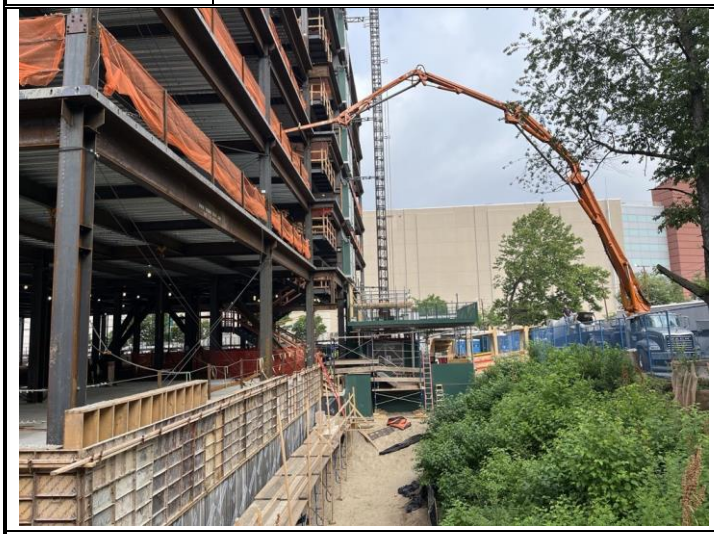
©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	West	2	Southwest



Description: J&A pouring concrete for the third story slab-on-deck.

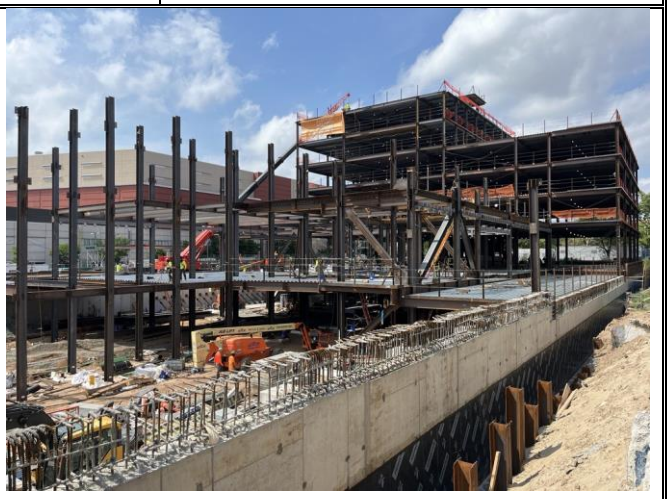


Description: J&A performing housekeeping on the southern portion of the Site.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	South	4	Northwest



Description: J&A removing formwork from the column in grid B10.



Description: Steel erection on the northern portion of Site.

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 5, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

Data Rams:

1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

Background Readings:

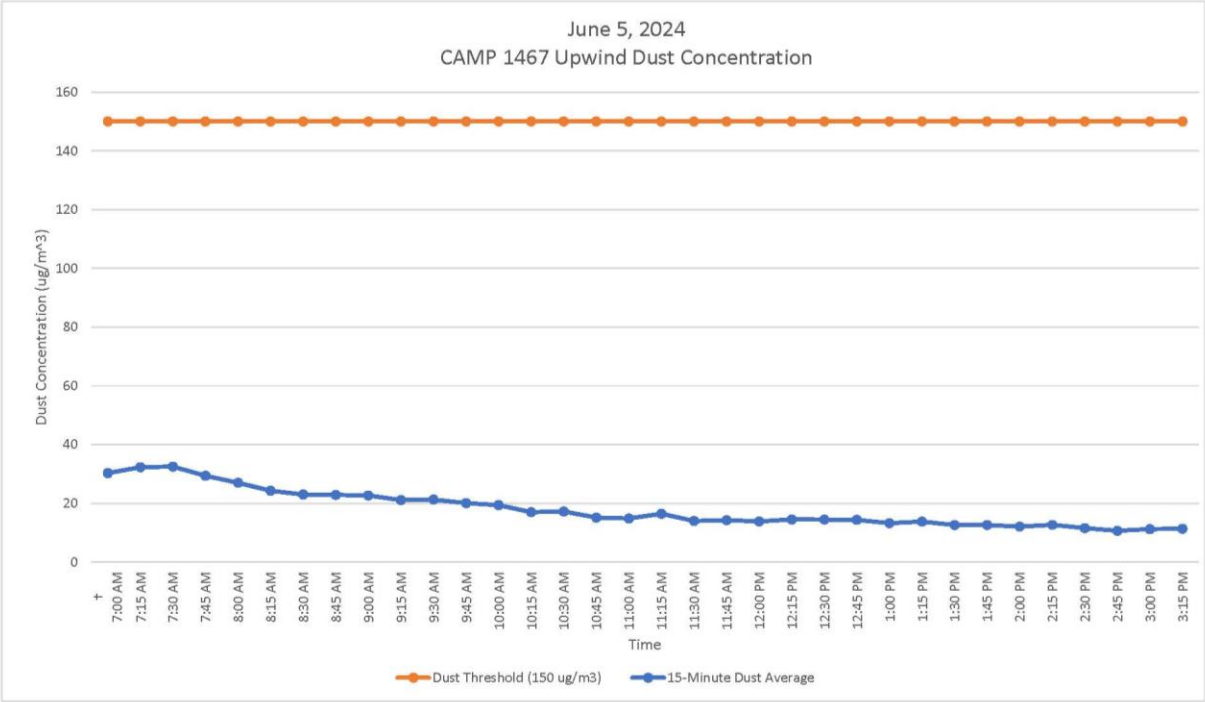
PID 1: 0.0
PID 2: 0.0

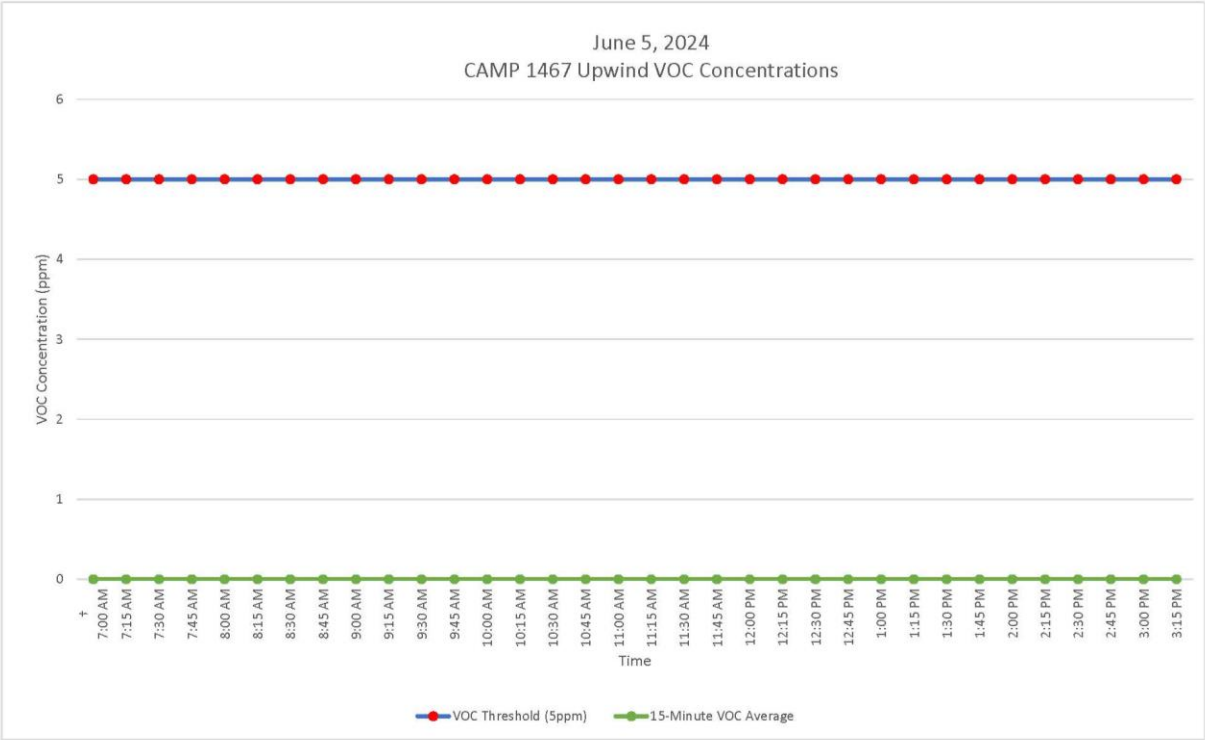
Data Ram 1: 30.31
Data Ram 2: 25.19

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024

FILE NO: 41.0163097.00

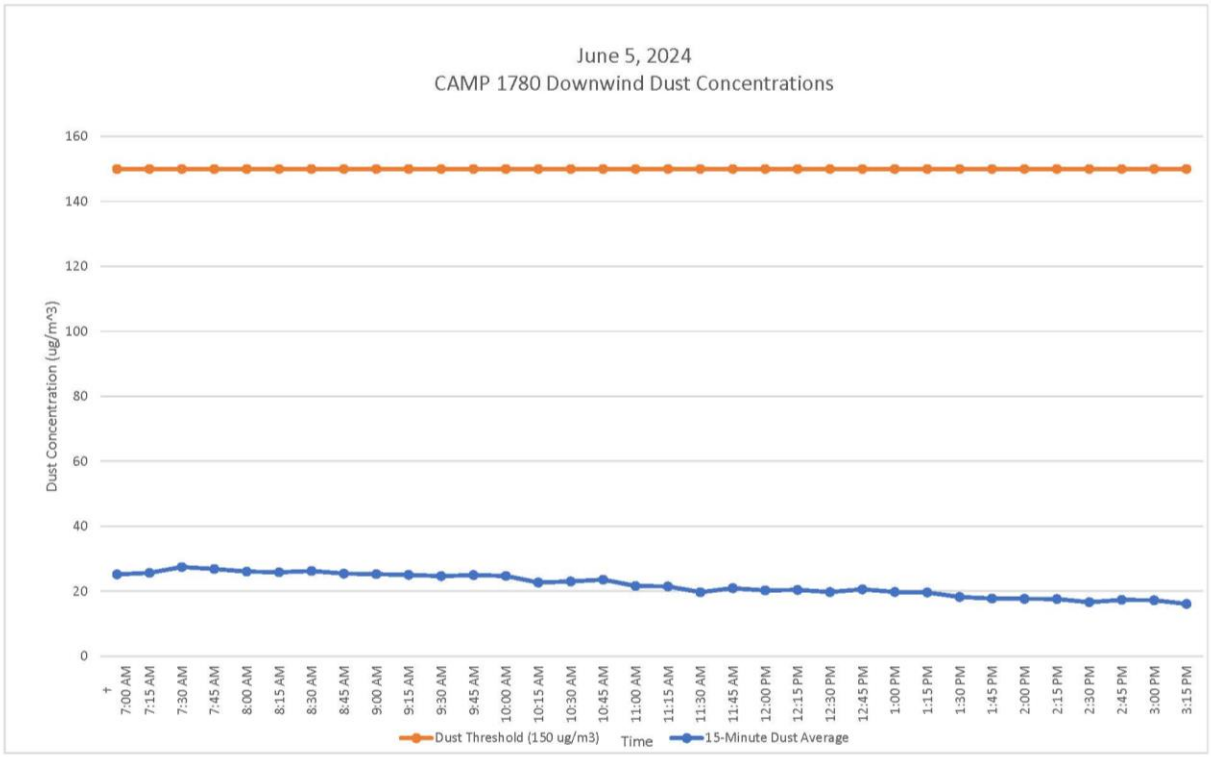


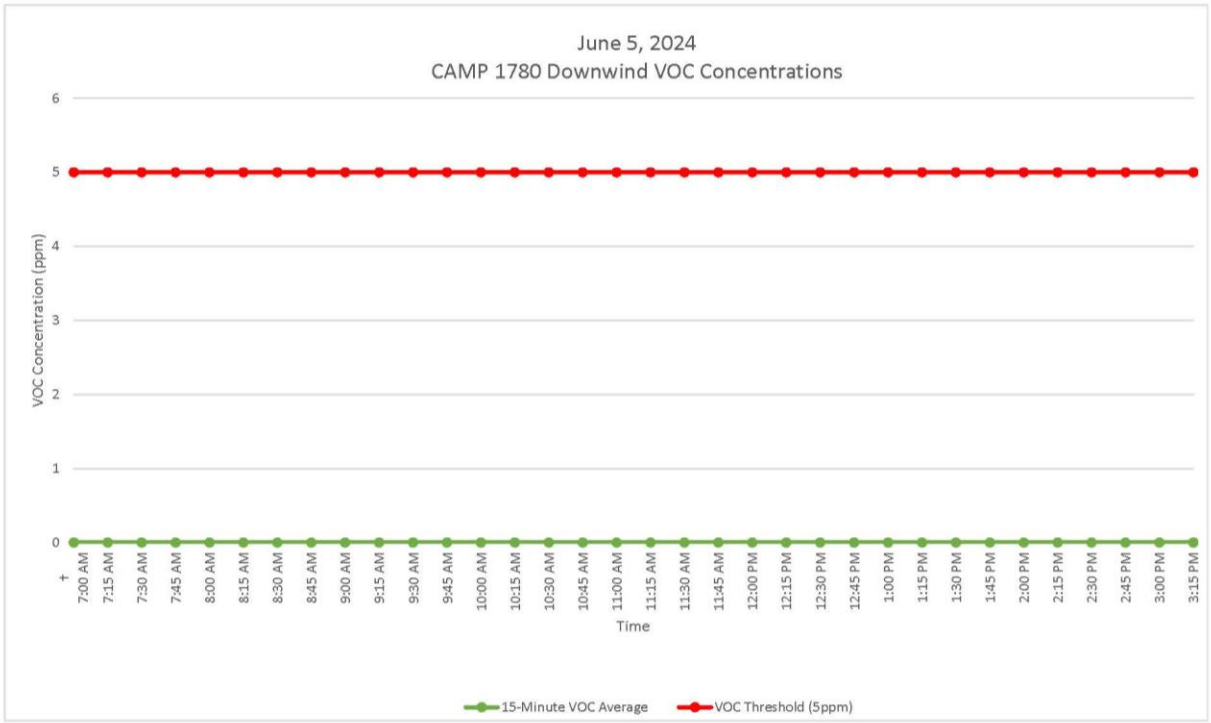


GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 222

DATE: 6/5/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	136	3,194.92	73	2,031.18	9	216.41	278	6,996.46
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**73**	**2,031.18**	**9**	**216.41**	**278**	**6,996.46**

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	73.54°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	67.82°F
		MAX WIND SPEED	15 mph from SSE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.38 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, June 6, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	SRM Concrete	
	Lippolis Electrical	
	Obar Systems Inc.	
SITE VISITORS:	**GZA -** Jackson Bogach, Selia Gupta	
	LERA	

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 6/6/2024

Work Location (Attachment A): Grids A2, A3, A8, A9, A10, B4, B5, B6, B9, B10, C4, C5, C6, C9, C10, and D10.

1. Obar performed Soil Vapor Extraction system pilot test in grids A2 and A3. As part of the test, GZA collected influent and effluent air samples.
2. J&A dismantled the dewatering setup and cleaned the frac tank in grid D10 in preparation for demobilization.
3. J&A excavated around piles and in the SSDS area in grids A8, A9, A10, B9, and B10.
4. J&A performed minor backfilling and grading in the entrance ramp area in grids C9, C10, and D10.
5. J&A performed housekeeping following the removal of formwork in grids A8, A9, and B9. Doka transported removed forms offsite.
6. J&A installed formwork and rebar for the loading dock slab-on-deck in grid A1.
7. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- As part of the Soil Vapor Extraction system pilot test, GZA collected influent and effluent air samples (PT-02, PT-03, and PT-04).

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 16.32 ug/m^3
High Conditions – PID: 0.02 ppm, Particulates: 17.55 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Today	0
Previous	4,156,942
Total	**4,156,942**

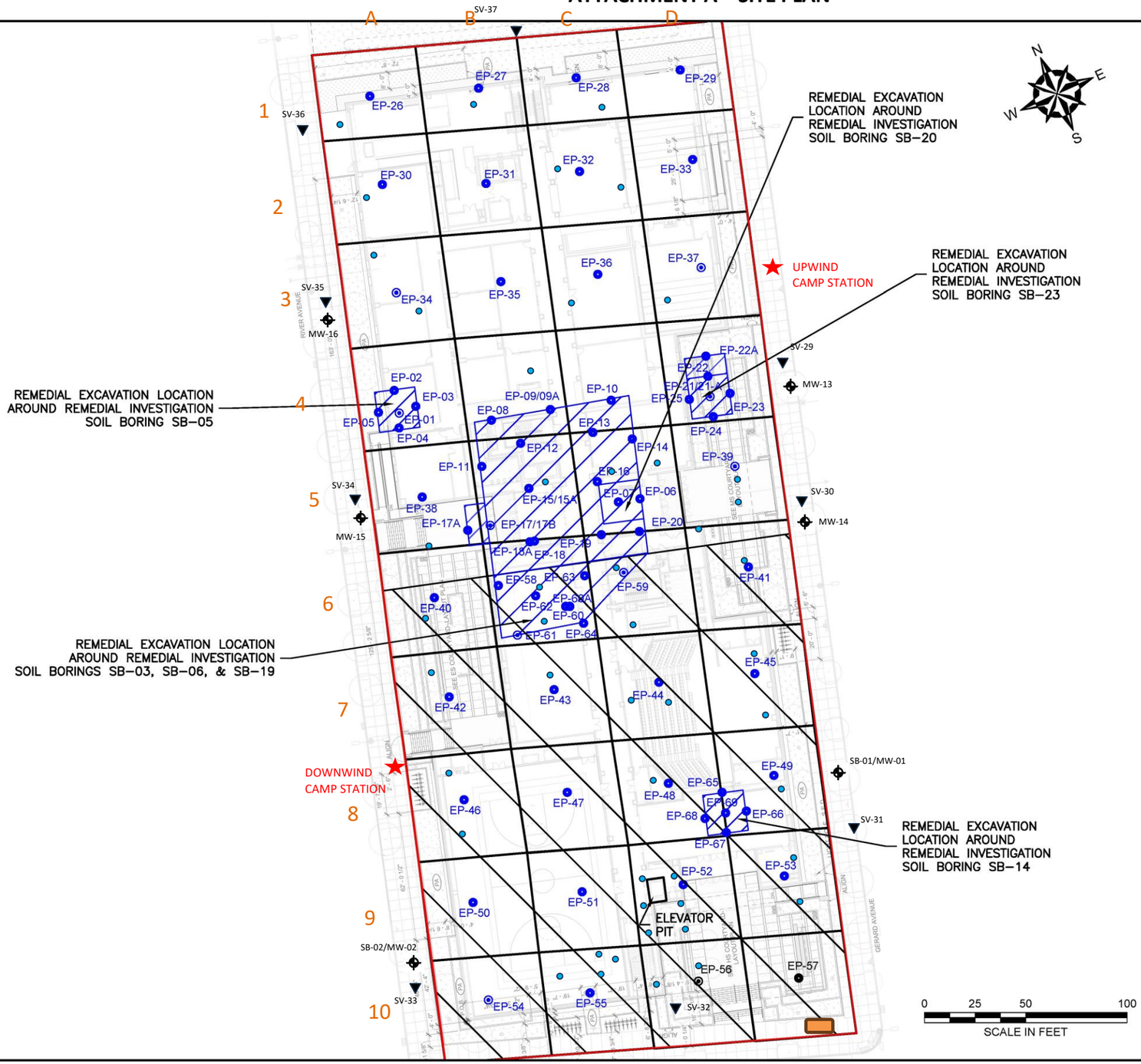
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING TREATMENT SYSTEM
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

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GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Southwest	2	Southwest



Description: Obar Systems performing Soil Vapor Extraction system pilot test. GZA is collecting air samples from vacuum influent and effluent of GAC filter.



Description: J&A cleaning the dewatering frac tank in grid A10 in preparation for demobilization.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	Southeast	4	Southwest



Description: J&A installing rebar and formwork for the loading dock slab-on-deck in grid A1.



Description: Excavation around piles and in the SSDS area in grids A9, A10, B9, and B10.

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 6, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____ _____

Data Rams:

1 ☒ Data
2 ☒ Data

_____ _____

Weather Station: ☐ YES

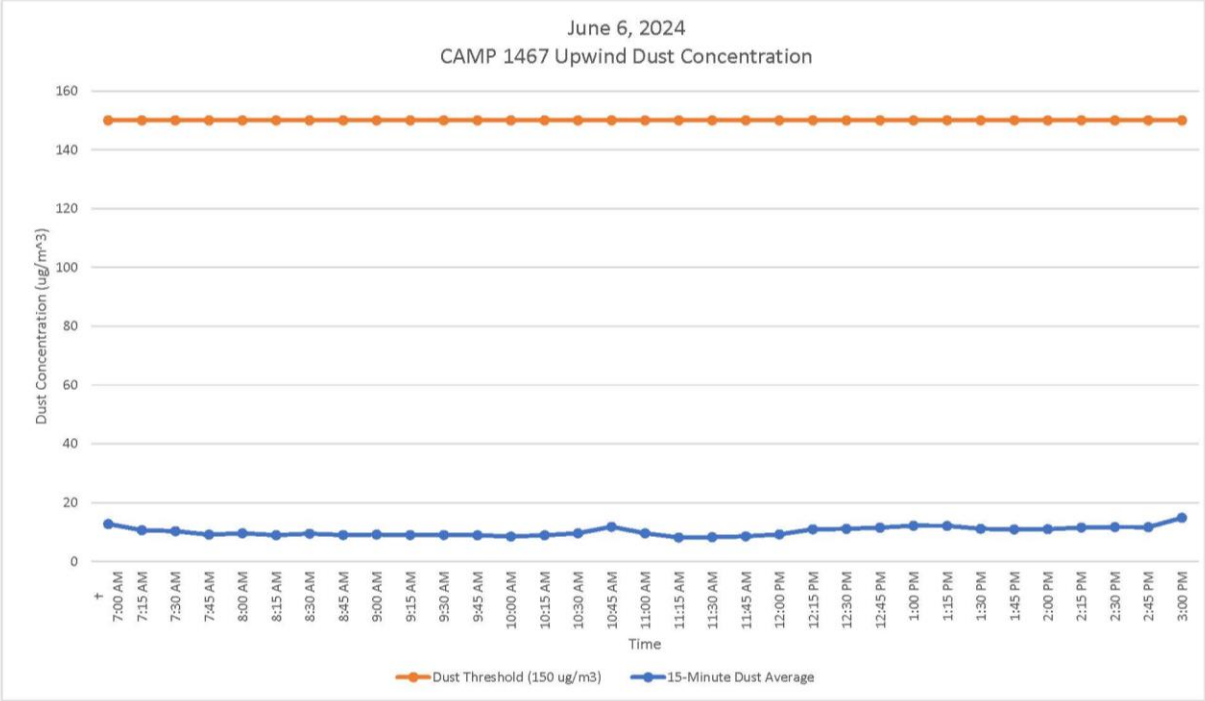
Background Readings:

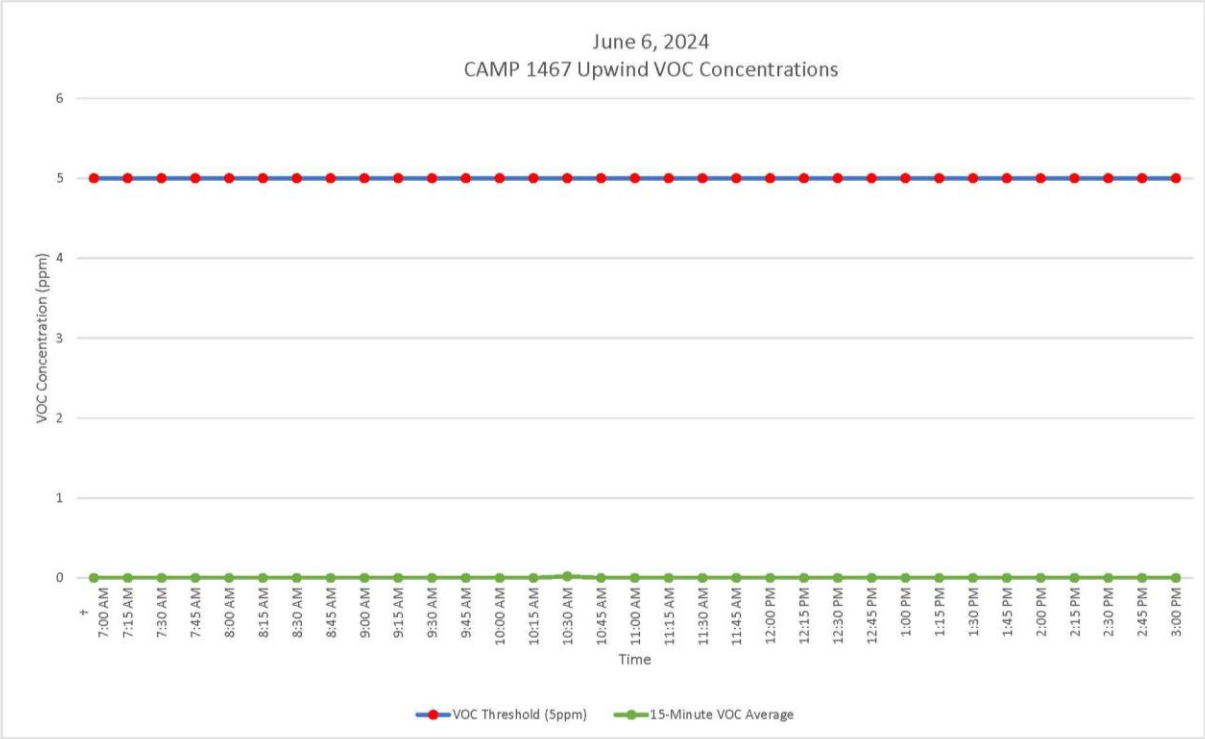
PID 1: 0.0
PID 2: 0.0

Data Ram 1: 12.75
Data Ram 2: 16.32

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

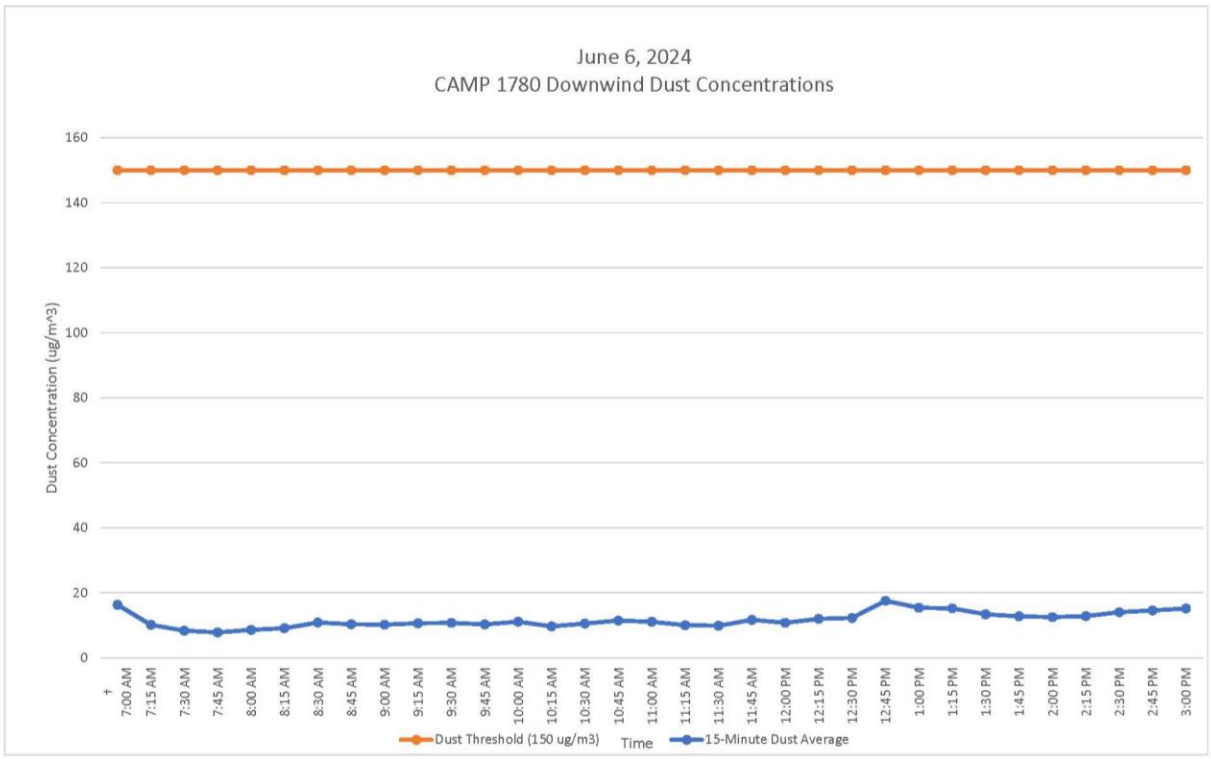


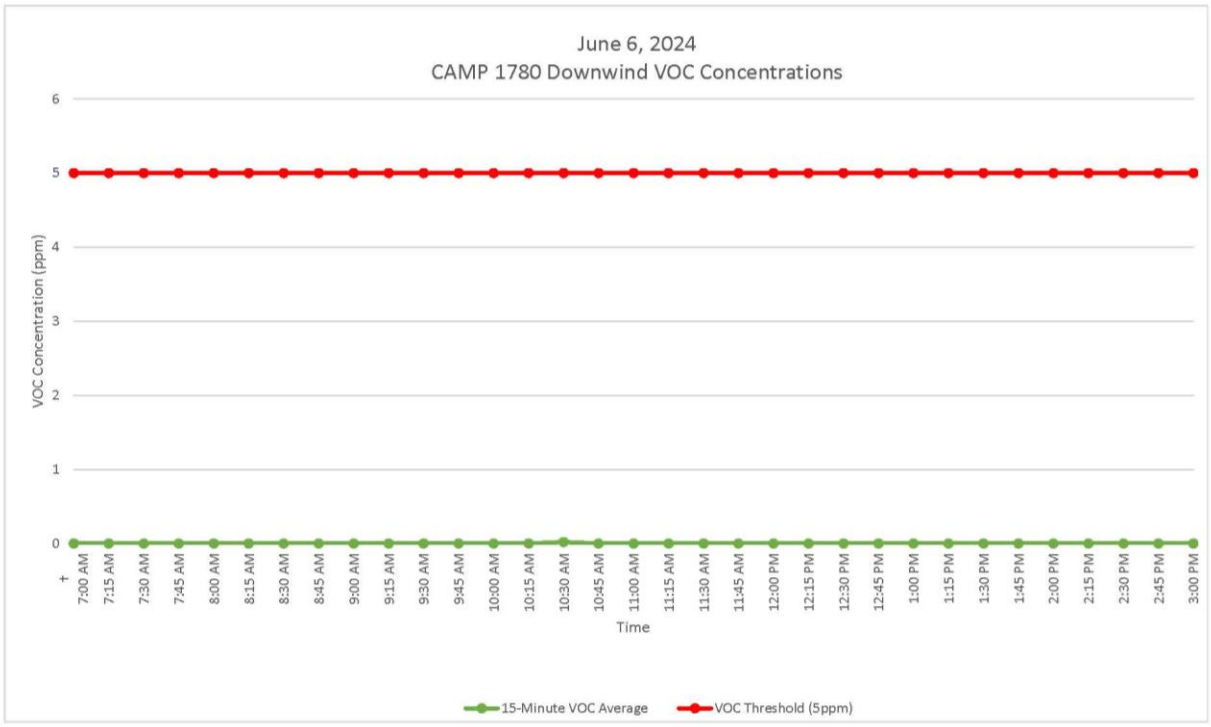


GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 223

DATE: 6/6/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	136	3,194.92	73	2,031.18	9	216.41	278	6,996.46
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**73**	**2,031.18**	**9**	**216.41**	**278**	**6,996.46**

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear/Partly Cloudy
PREPARED BY:	Jackson Bogach (GZA)	**AVE. TEMPERATURE**	74.73°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	54.27°F
		MAX WIND SPEED	13 mph from SW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.24 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Friday, June 7, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jackson Bogach	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	SRM Concrete	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Friday – 6/7/2024

Work Location (Attachment A): Grids A9, A10, B4, B5, B6, B8, B9, B10, C1, C2, C3, C4, C5, C6, C8, C9, D1, D2, and D3

1. Nine (9) truckloads of ¾" Stone/GPA imported from Wantage Stone Quarry. 233.18 tons were imported to the Site.
2. J&A place Mirafi non-woven Geotextile in grids A9, A10, B9, and B10 and placed clean stone over geotextile.
3. J&A performed excavation and grading around the pile caps and SSDS area in grids B8, B9, C8, and C9.
4. J&A poured concrete slab on the fourth floor in grids C1, C2, C3, D1, D2, and D3.
5. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Downwind, 1780– Upwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.01 ppm, Particulates: 7.57 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 20.01 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- Nine (9) truckloads of ¾" stone/GPA imported from Wantage Stone Quarry. In total, 233.18 tons of stone were imported.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Today	0
Previous	4,156,942
Total	**4,156,942**

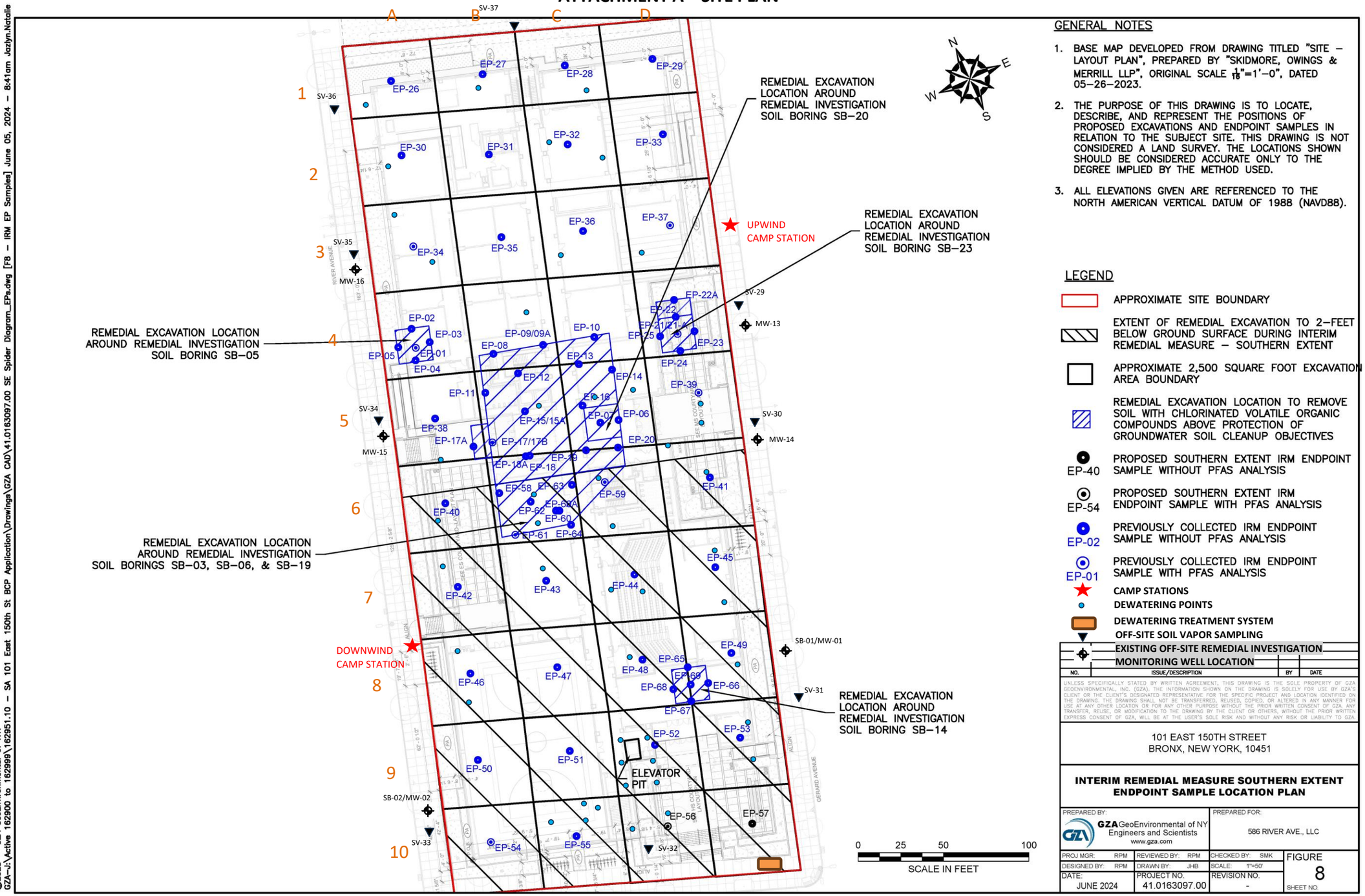
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING TREATMENT SYSTEM
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 224

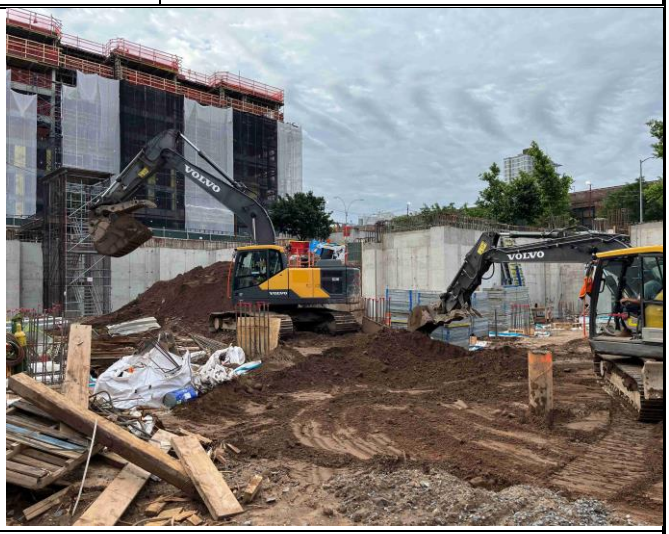
DATE: 6/7/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Northwest	2	Southeast

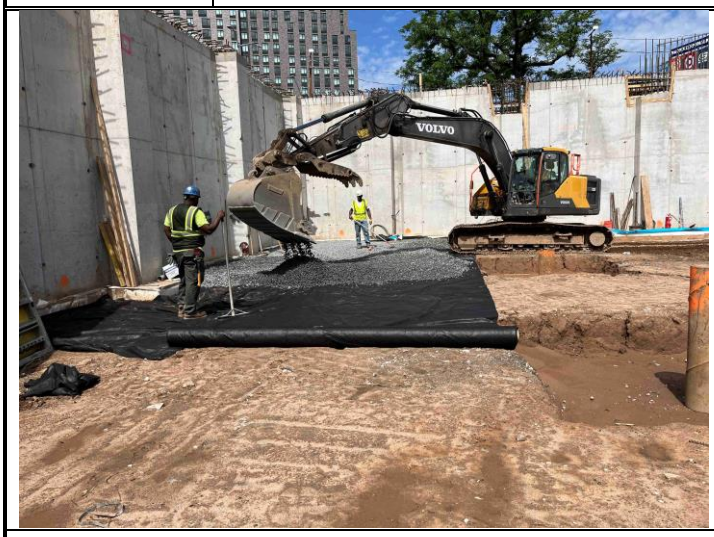


Description: Delivery of clean ¾" stone/GPA.



Description: J&A excavation around pile caps in grid C8.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	West	4	East



Description: Installation of Mirafi non-woven geotextile and placement of clean stone on top in grid A10.



Description: Concrete pour for the fourth-floor slab.

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 7, 2024	Sampling Technician: Jackson Bogach
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**
1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:
1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments:

Data Rams:
1 ☒ Data
2 ☒ Data

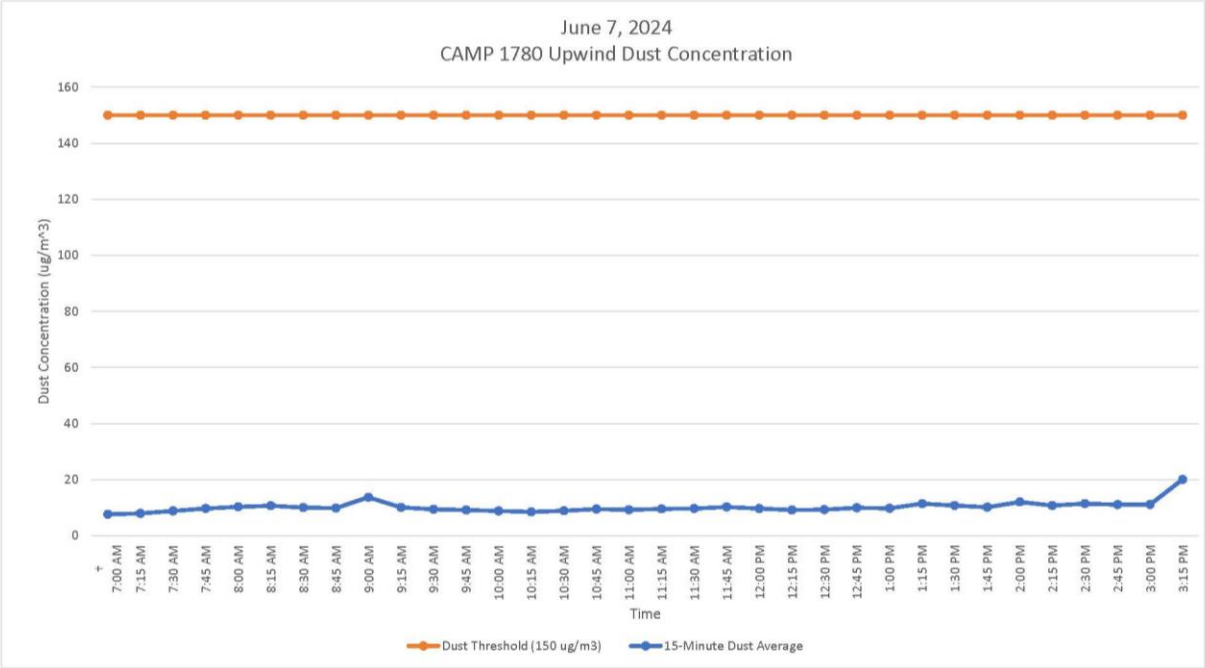
Weather Station: ☐ YES

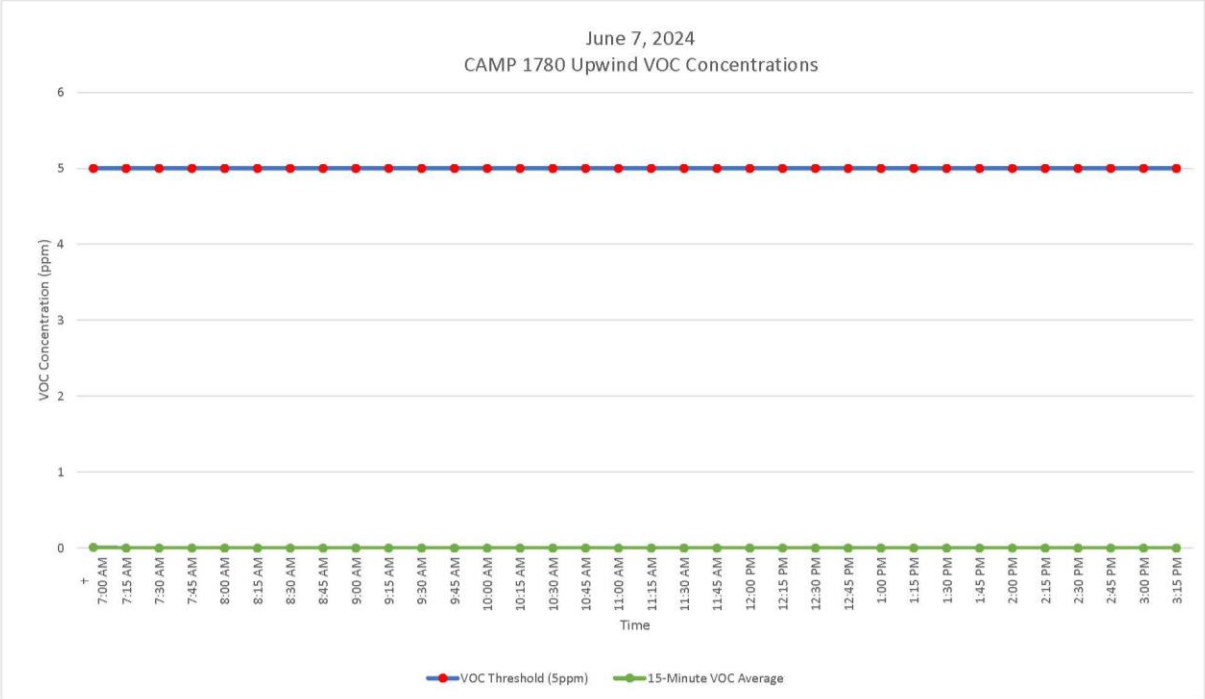
Background Readings:
PID 1: 0.1
PID 2: 0.0

Data Ram 1: 7.57
Data Ram 2: 9.97

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

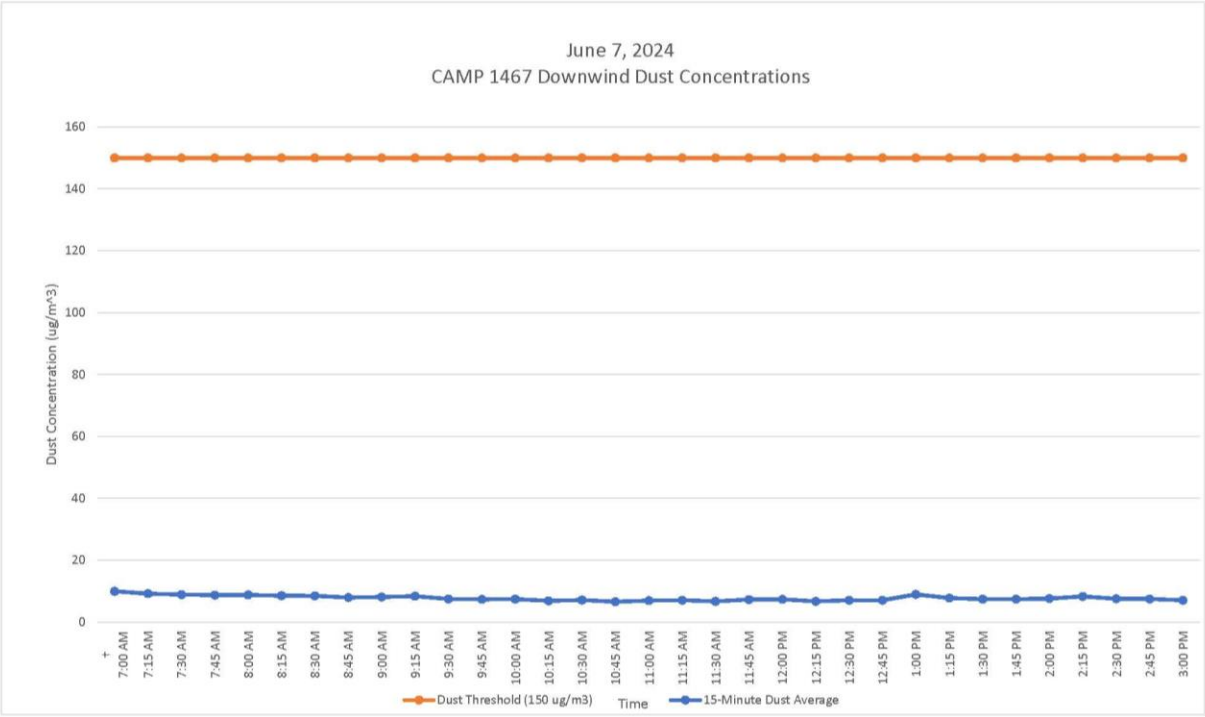


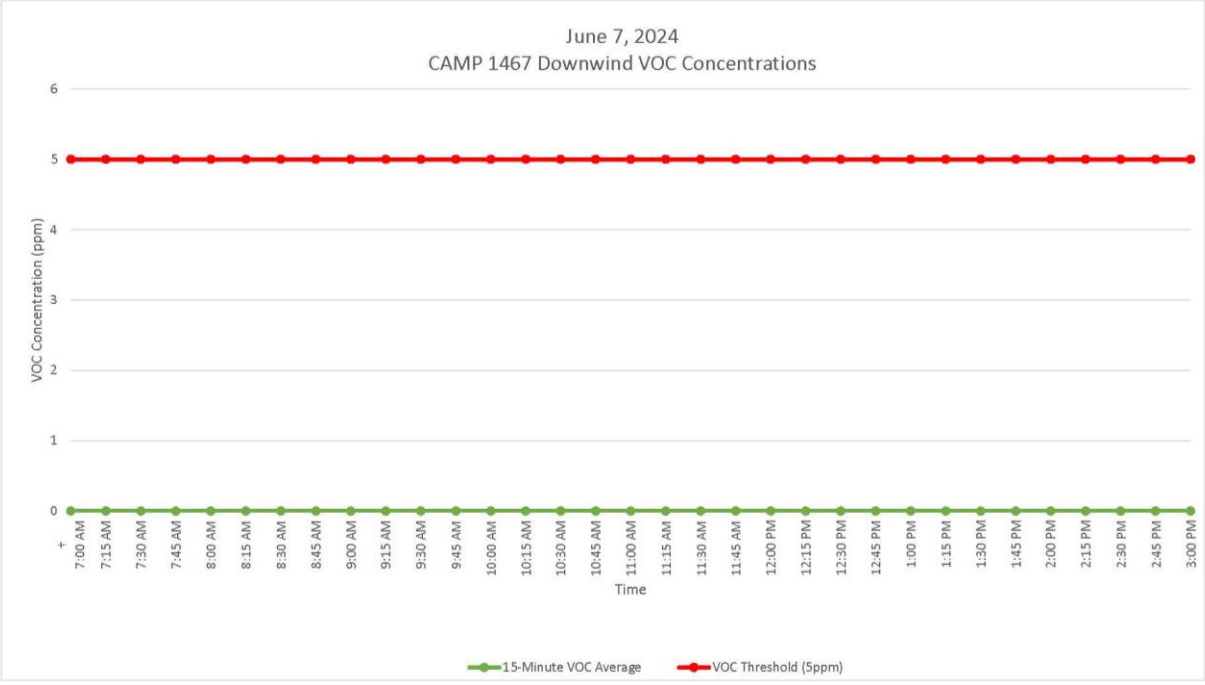


GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 224

DATE: 6/7/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	9	233.18	0	0	9	233.18
Previous	16	413.72	44	1,140.23	136	3,194.92	73	2,031.18	9	216.41	278	6,996.46
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**82**	**2,264.36**	**9**	**216.41**	**287**	**7,229.64**

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	68.79°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	47.42°F
		MAX WIND SPEED	16 mph from NW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Monday, June 10, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	
	MRCE	

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Monday – 6/10/2024

Work Location (Attachment A): Grids A8, A9, A10, B4, B5, B6, B8, B9, B10, C4, C5, C6, C8, C9, C10, and D10.

1. J&A placed Mirafi non-woven Geotextile in grids A8, A9, A10, B8, B9, and B10 and placed clean stone over geotextile.
2. J&A performed excavation and grading around the pile caps and SSDS area in grids B8, B9, C8, and C9.
3. J&A installed one SSDS pit location (SSD-01) in grid C9.
4. J&A performed minor backfilling and grading in the entrance ramp area in grids C9 and C10.
5. The dewatering equipment stored in grid D10 was transported offsite. J&A assisted with loading the dewatering equipment onto flatbed truck.
6. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Downwind, 1780– Upwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.01 ppm, Particulates: 6.80 ug/m^3
High Conditions – PID: 1.97 ppm, Particulates: 10.51 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

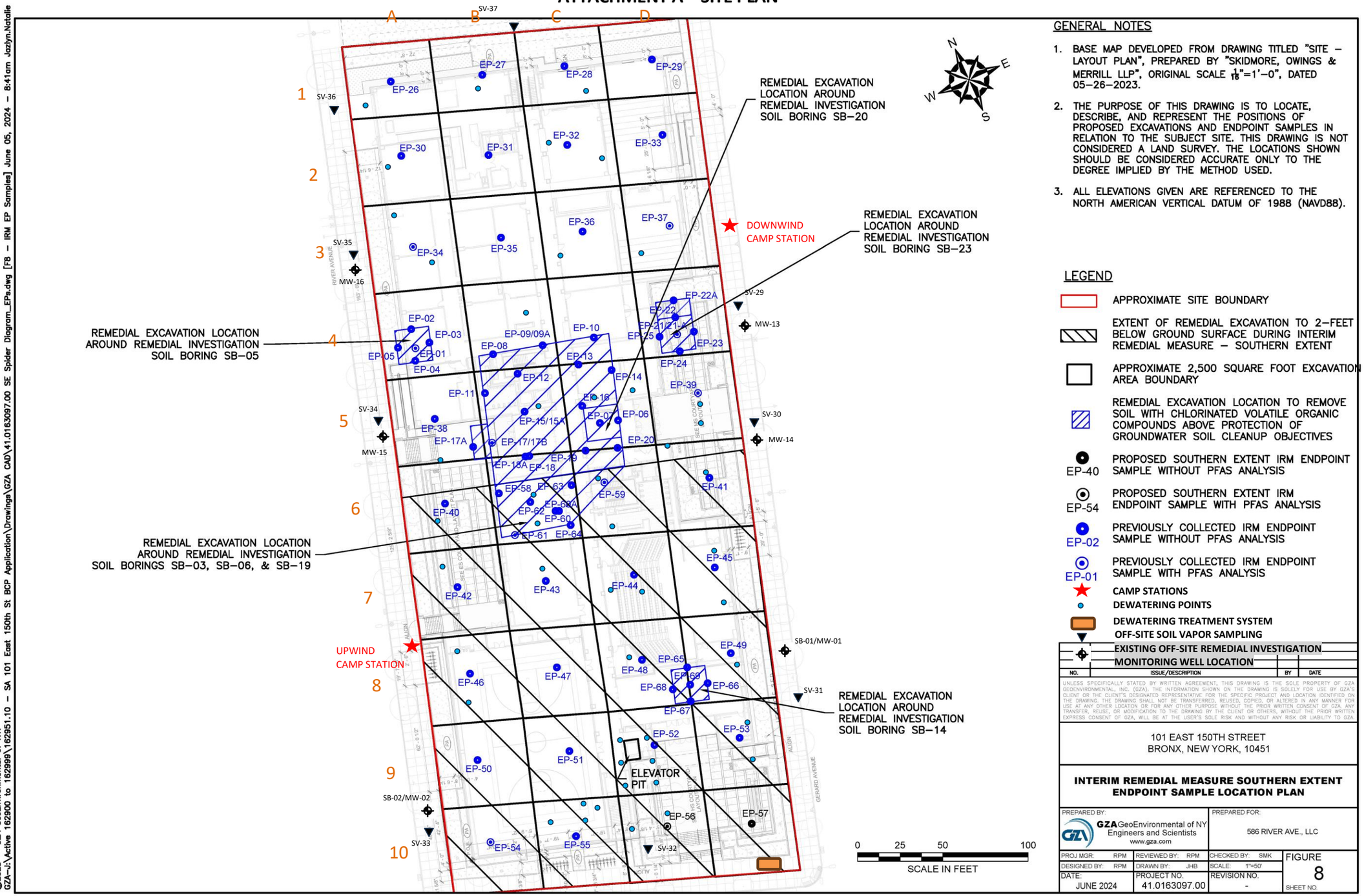
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING TREATMENT SYSTEM
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

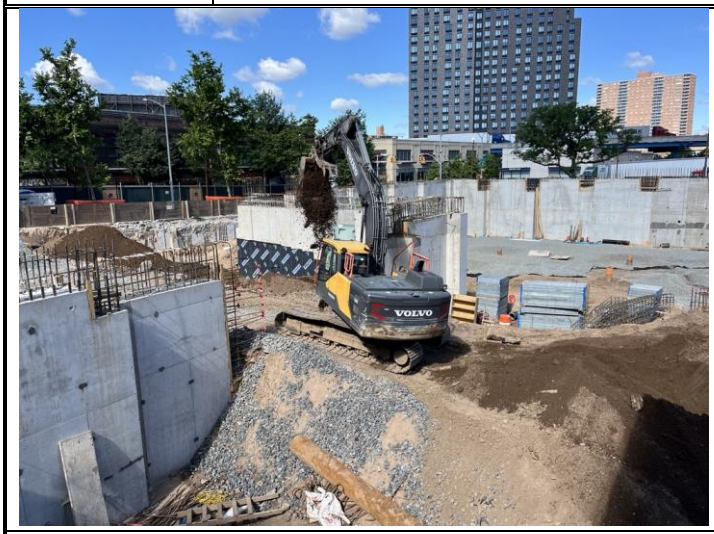
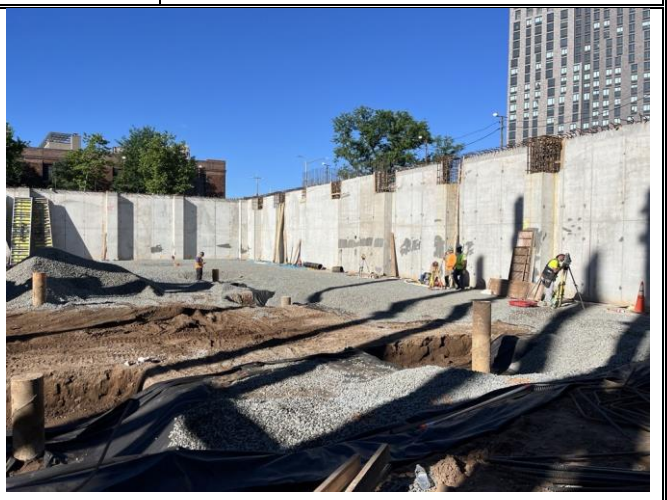
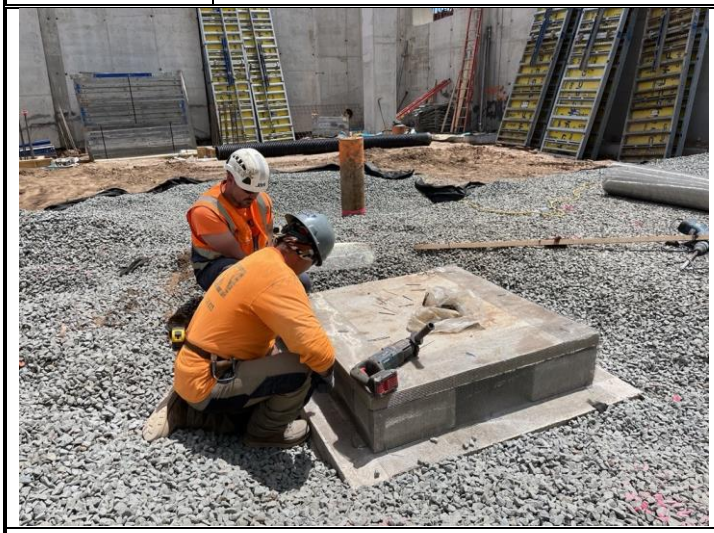
PREPARED BY:			PREPARED FOR:
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com			586 RIVER AVE., LLC
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 8
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

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GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Southwest	2	Southwest
			
Description: J&A backfilling and grading in the entrance ramp area in grids C9 and C10.		**Description:** Installation of Mirafi non-woven geotextile and placement of clean stone on top in grid A8, A9, and A10.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken**
3	Southeast	4	South
			
Description: J&A securing wire mesh around precast concrete plates at an SSDS pit location (SSD-01) in grid C9.		**Description:** J&A loading the flatbed truck with dewatering equipment for transport offsite.	

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 10, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____ _____

Data Rams:

1 ☒ Data
2 ☒ Data

_____ _____

Weather Station: ☐ YES

Background Readings:

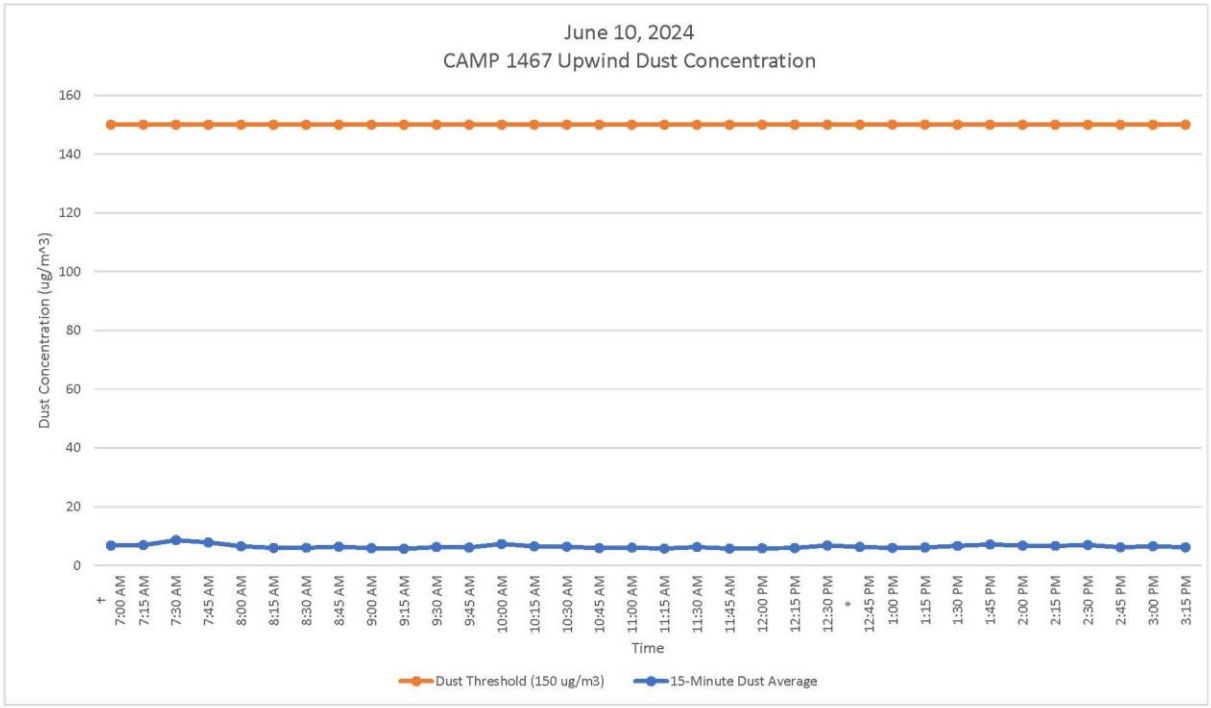
PID 1: 0.0
PID 2: 0.0

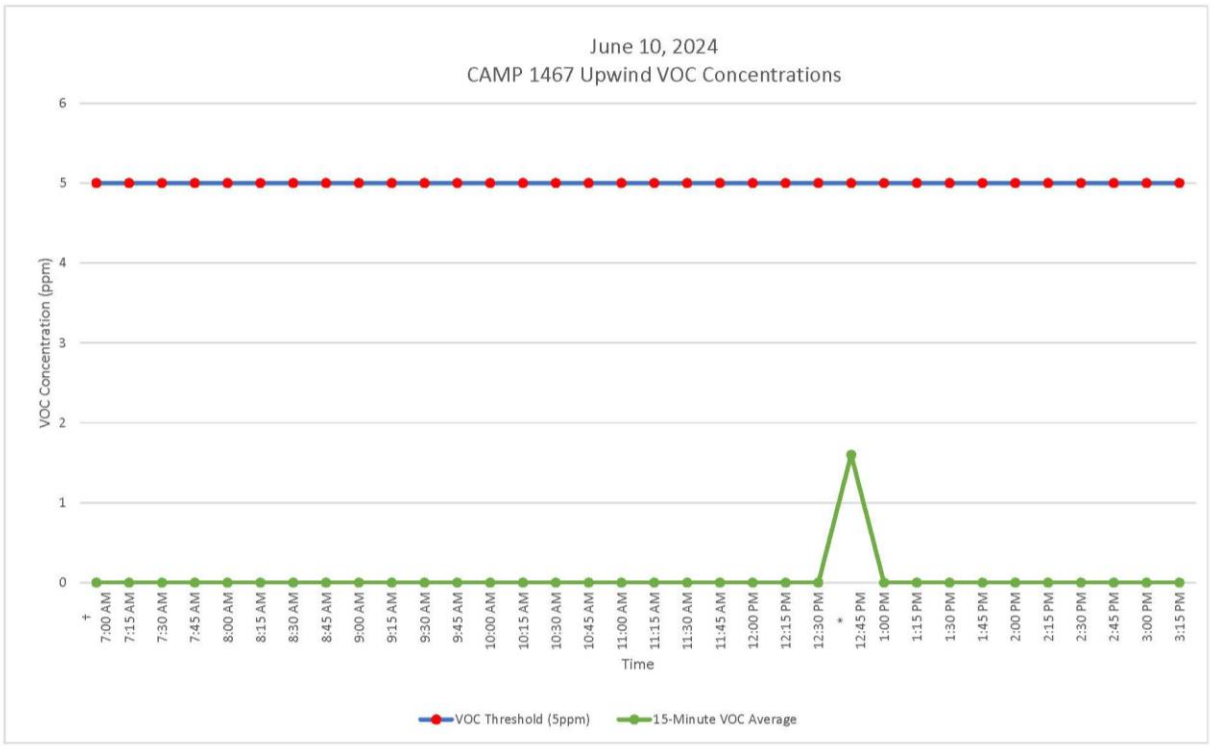
Data Ram 1: 6.80
Data Ram 2: 4.22

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024

FILE NO: 41.0163097.00

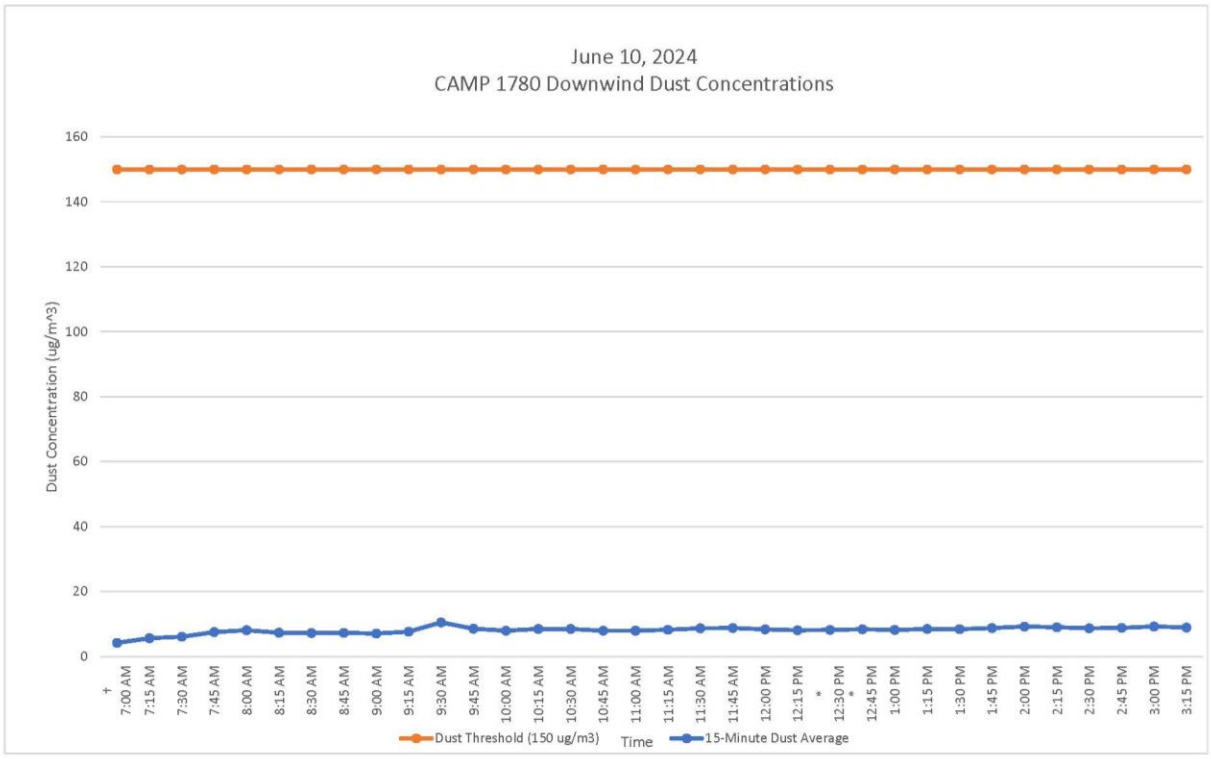


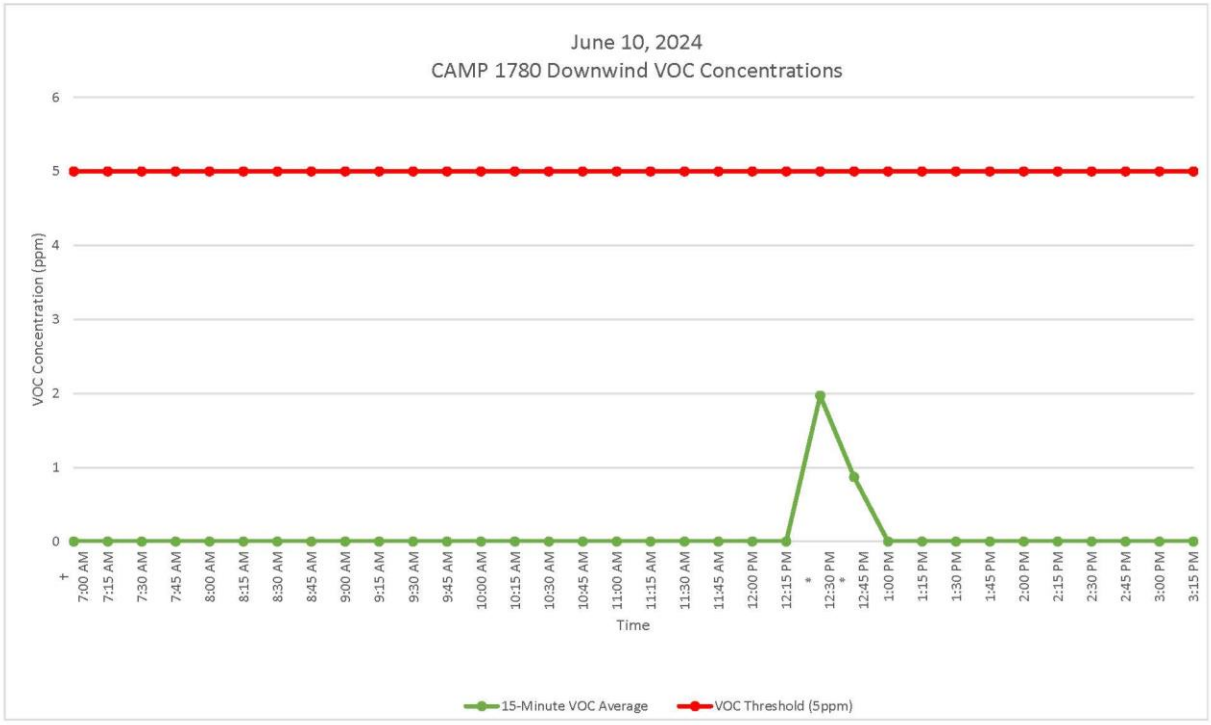


GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 225

DATE: 6/10/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	136	3,194.92	82	2,264.36	9	216.41	287	7,229.64
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**82**	**2,264.36**	**9**	**216.41**	**287**	**7,229.64**

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	67.46°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	50.42°F
		MAX WIND SPEED	10 mph from NNW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, June 11, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	
	MRCE	
	DBI: Ricky Gautier, Carlos Talero	
	SOM: Sabrina Shen	
	Success Academy: Richard Gladstone	

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 6/11/2024

Work Location (Attachment A): Grids A8, A9, A10, B4, B5, B6, B8, B9, B10, C4, C5, and C6.

1. AWS installed SSDS piping at SSD-01 in grid B9.
2. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids A8, A9, A10, B8, B9, and B10. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
3. J&A poured concrete into a pile in grid B8.
4. J&A performed housekeeping in grids B9 and B10.
5. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 7.01 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 9.67 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

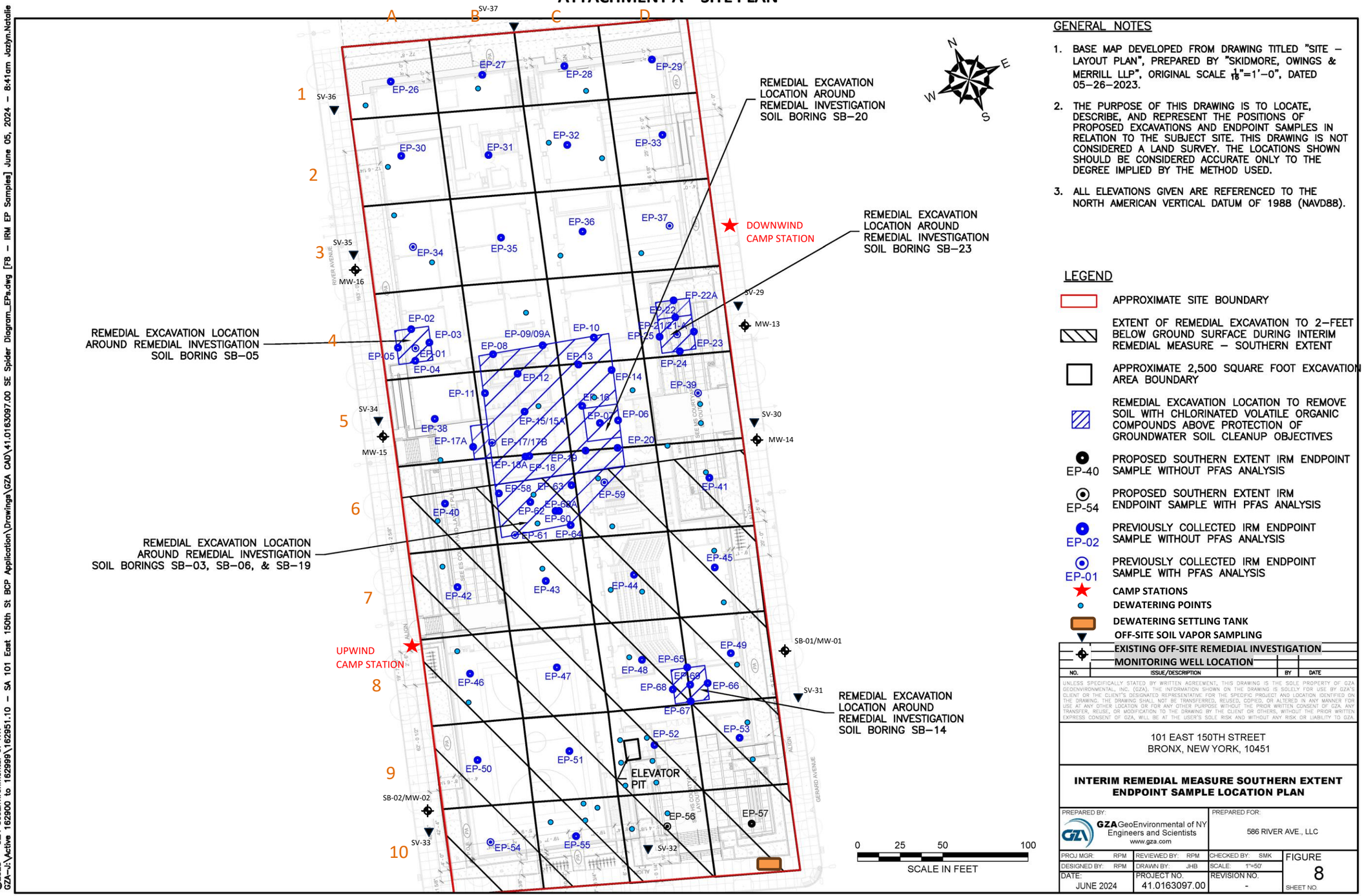
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

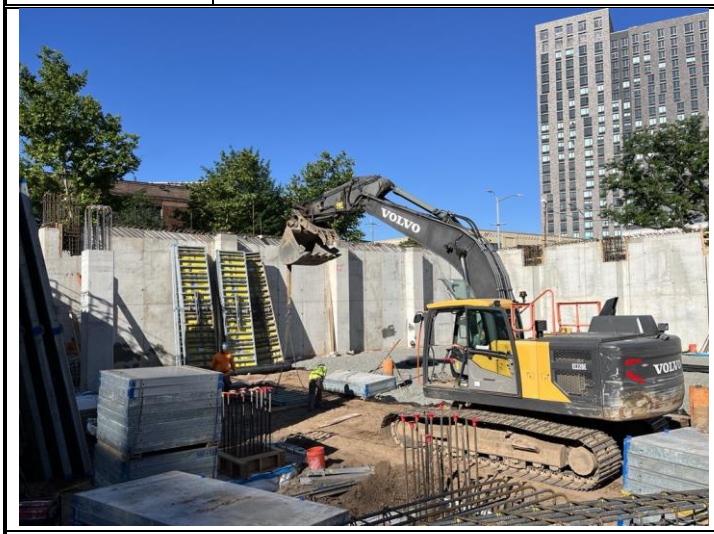
©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 226

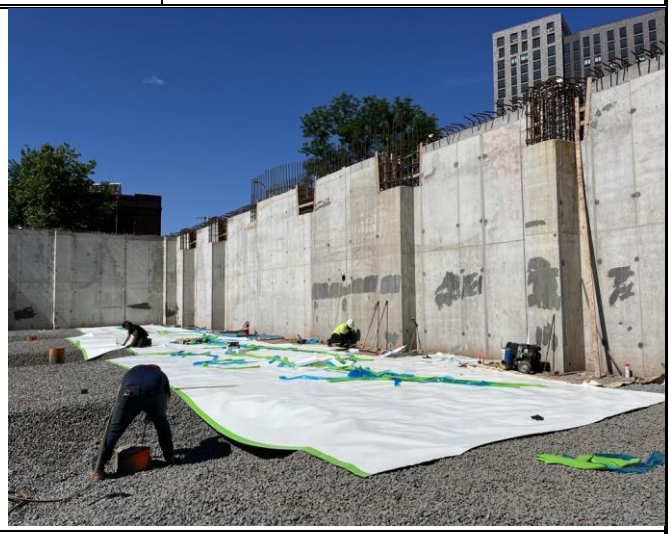
DATE: 6/11/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Southwest	2	Southwest



Description: J&A performing housekeeping at the beginning of the day.



Description: Crown installing PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids A8, A9, and A10.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	Northwest	4	North



Description: J&A pouring concrete into a pile in grid B8.



Description: SSDS piping installed at SSD-01 in grid B9.

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 11, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**
1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:
1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments:

Data Rams:
1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

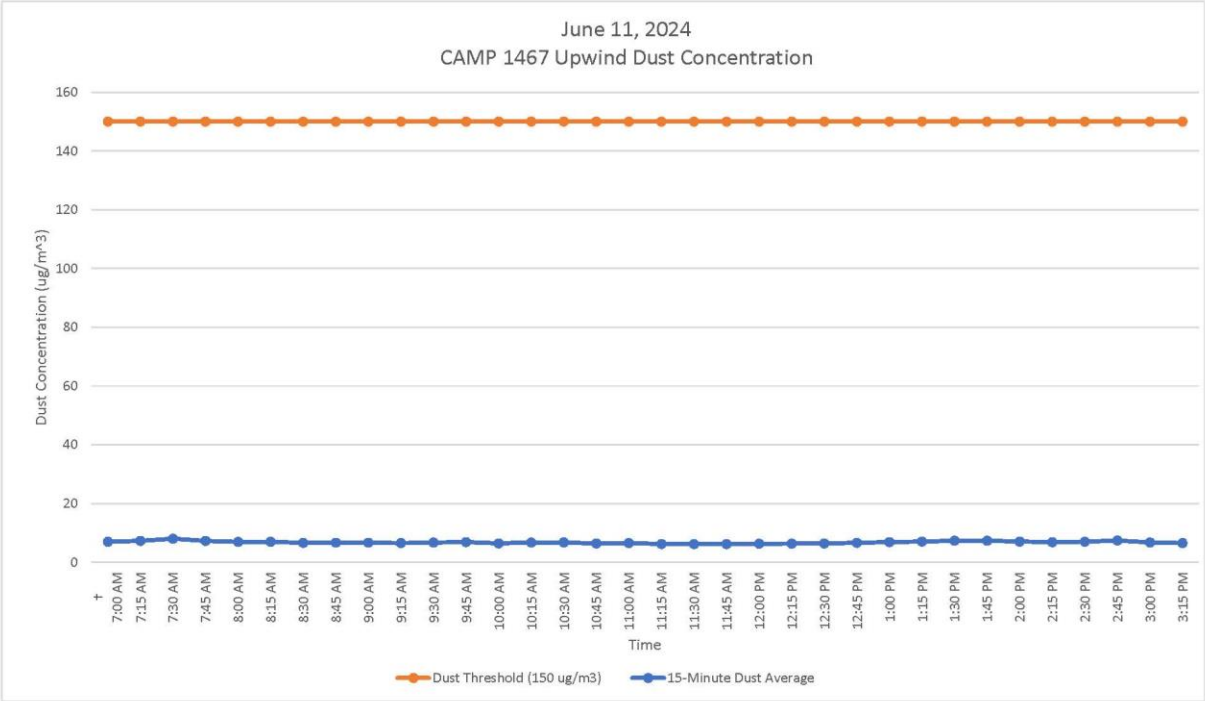
Background Readings:
PID 1: 0.0
PID 2: 0.0

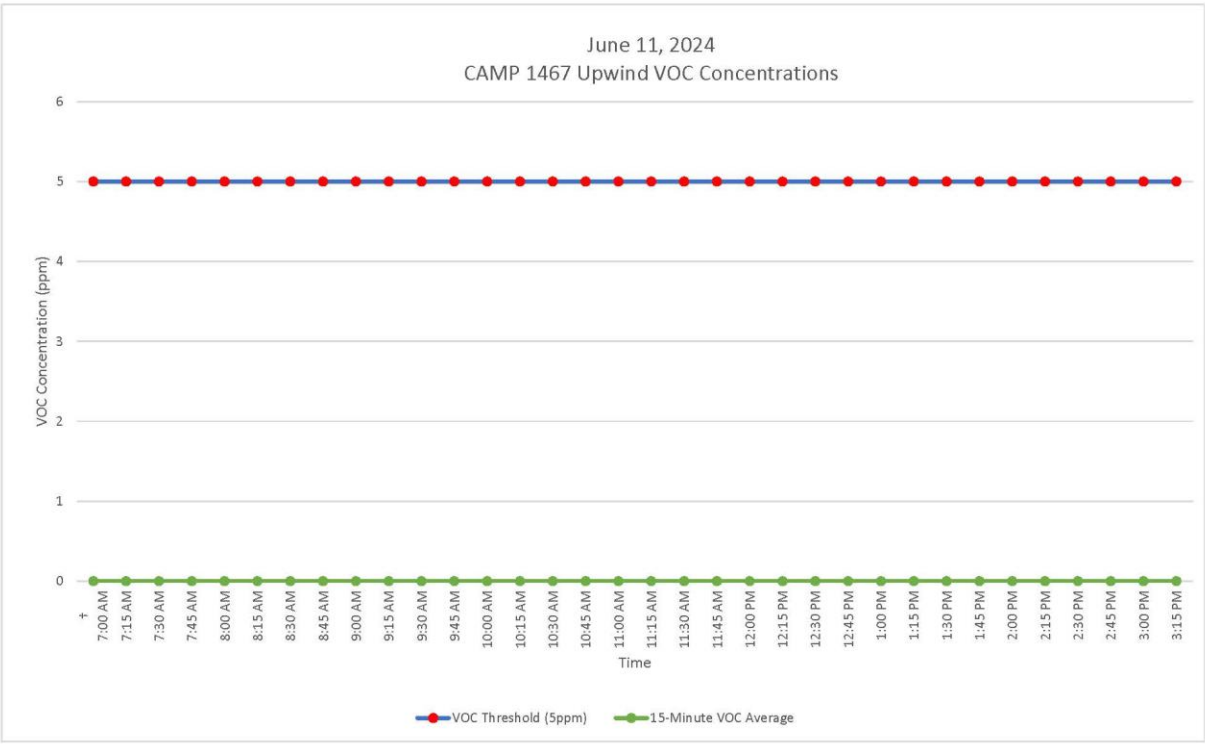
Data Ram 1: 7.01
Data Ram 2: 5.53

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024

FILE NO: 41.0163097.00

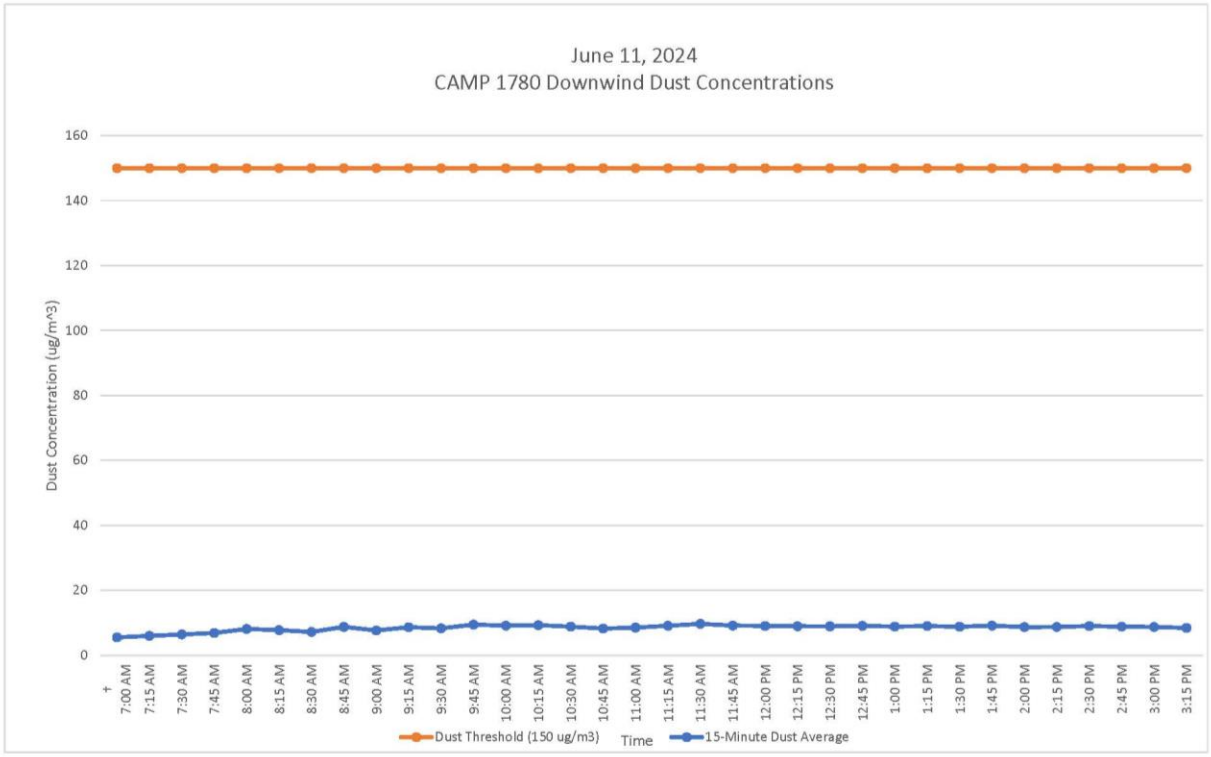


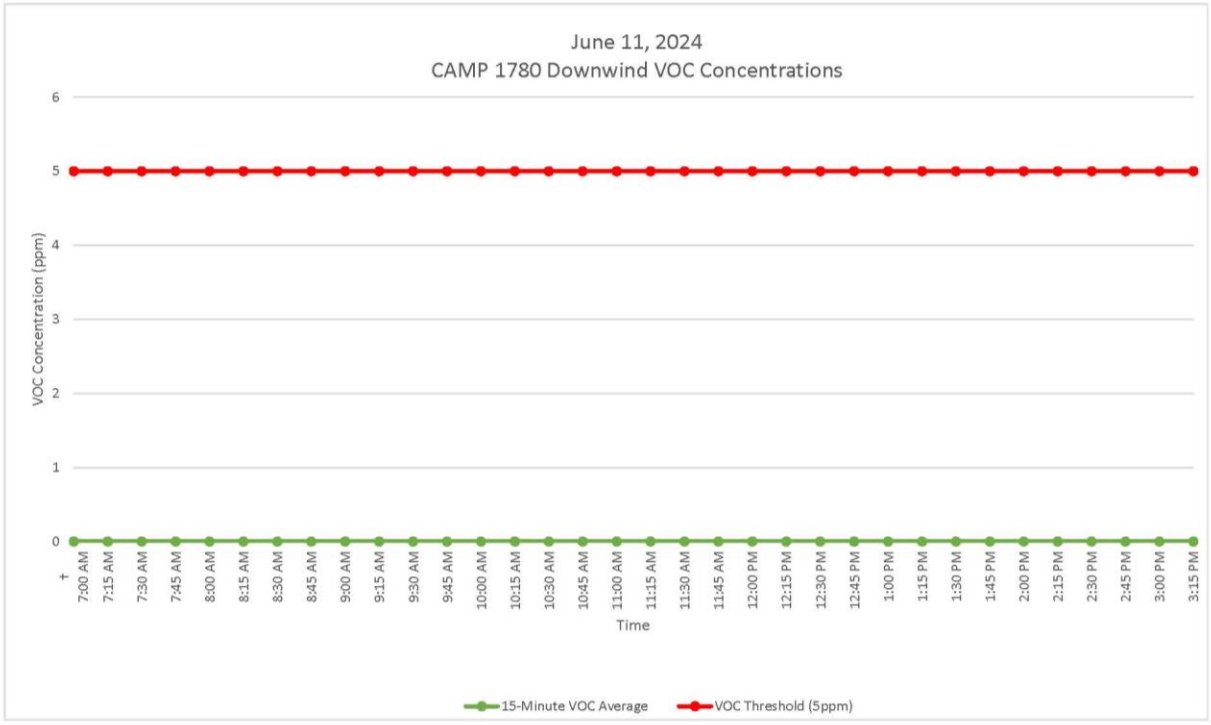


GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 226

DATE: 6/11/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	136	3,194.92	82	2,264.36	9	216.41	287	7,229.64
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**82**	**2,264.36**	**9**	**216.41**	**287**	**7,229.64**

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	69.96°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	51.63°F
		MAX WIND SPEED	13 mph from S
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, June 12, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	
	MRCE	

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 6/12/2024

Work Location (Attachment A): Grids A1, A2, A3, A8, A9, A10, B1, B2, B3 B4, B5, B6, B8, B9, B10, C4, C5, and C6.

1. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids A8, A9, A10, B8, B9, and B10. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
2. Crown Waterproofing installed BITUTHENE System 4000 waterproofing/vapor barrier on the outer surface of the foundation walls in grids A10 and B10. Seams and penetrations were sealed with BITUTHENE® Liquid Membrane.
3. J&A poured concrete for the third story slab-on-deck in grids A1, A2, A3, B1, B2, and B3.
4. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 8.33 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 28.64 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

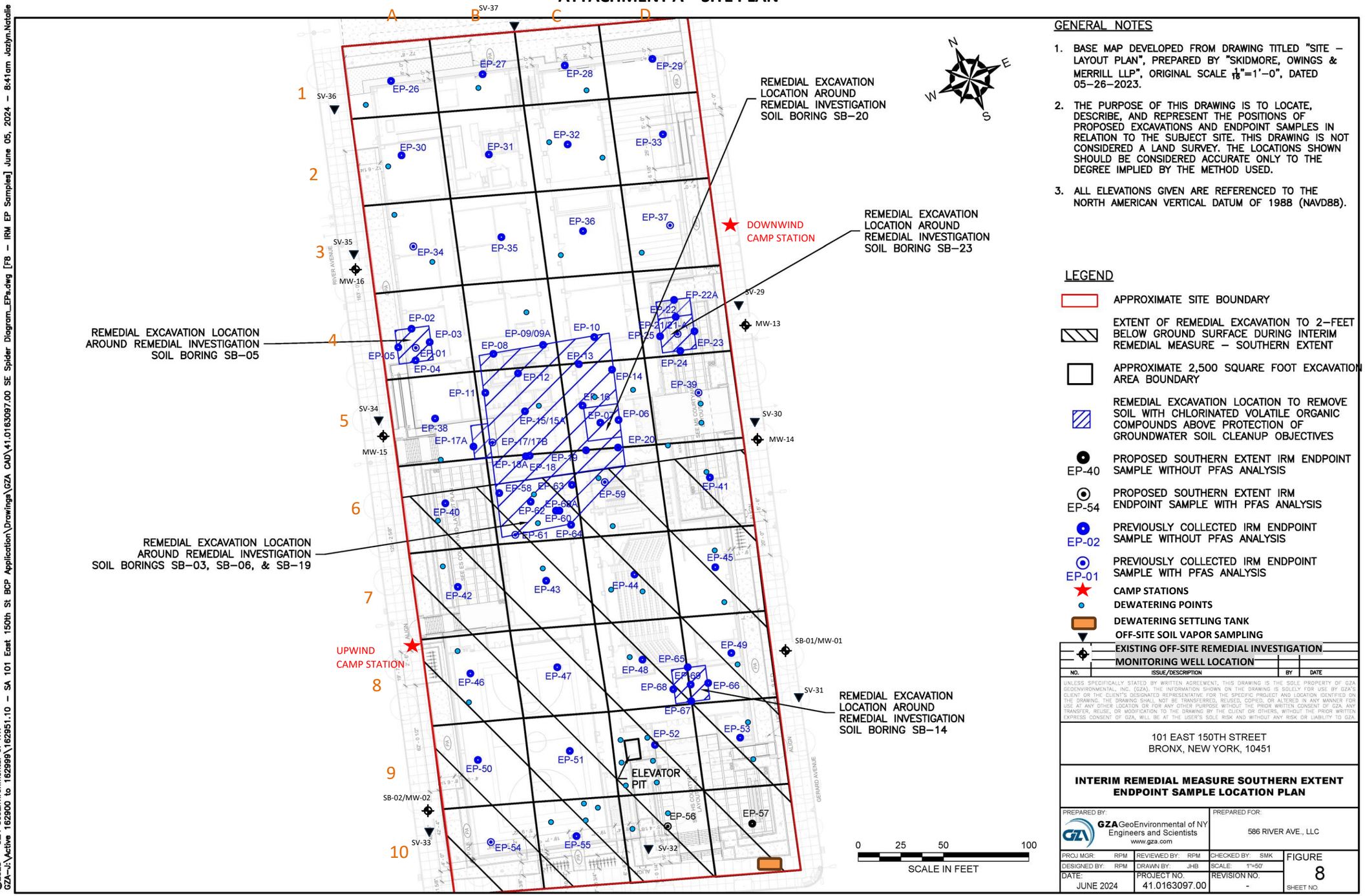
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Southwest	Photo No. 2	Direction Photo Taken Southwest
			
Description: J&A pouring concrete for the third story slab-on-deck in grids A1, A2, A3, B1, B2, and B3.		**Description:** PREPRUFE 300R Plus waterproofing/vapor barrier installed at the slab-on-grade locations in grids A8, A9, A10, B8, B9, and B10.	
Photo No. 3	**Direction Photo Taken:** Northeast	**Photo No. 4**	**Direction Photo Taken** West
			
Description: Crown Waterproofing installing BITUTHENE System 4000 waterproofing/vapor barrier on the outer surface of the foundation walls in grid A10.		**Description:** Crown Waterproofing installing BITUTHENE System 4000 waterproofing/vapor barrier on the outer surface of the foundation walls in grids A10 and B10.	

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 12, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____ _____

Data Rams:

1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

Background Readings:

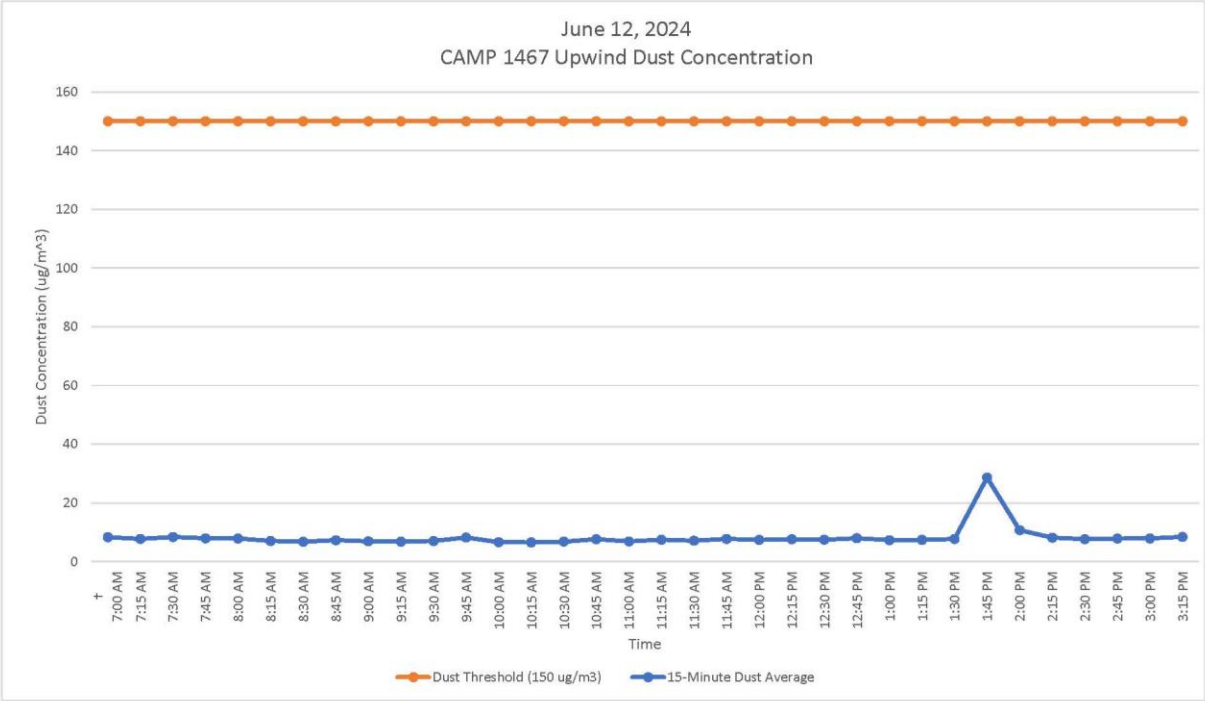
PID 1: 0.0
PID 2: 0.0

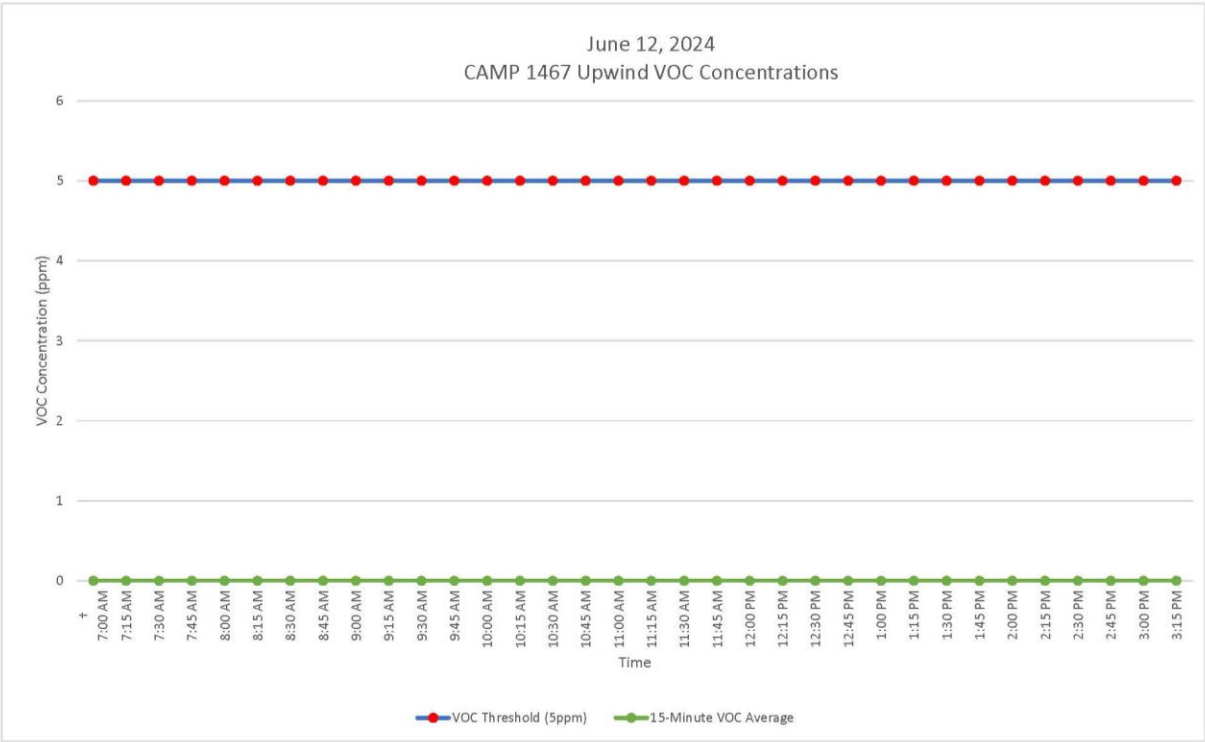
Data Ram 1: 8.33
Data Ram 2: 5.73

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024

FILE NO: 41.0163097.00

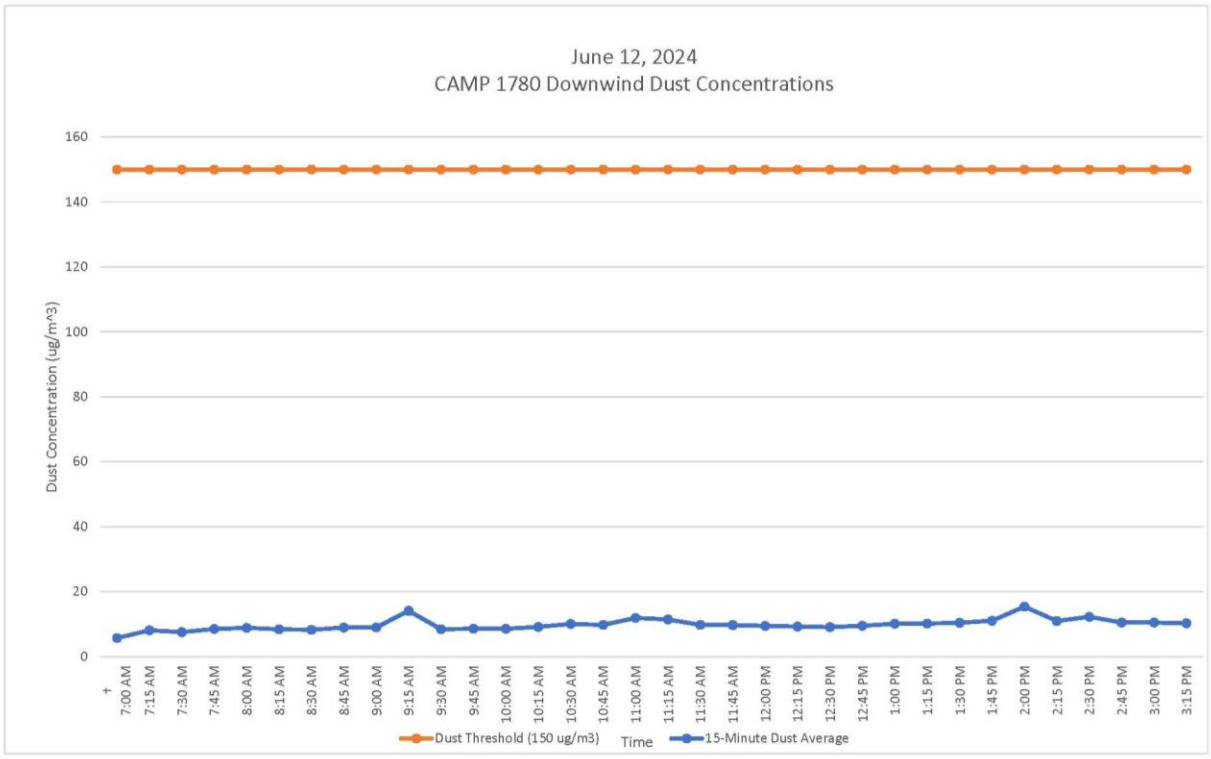


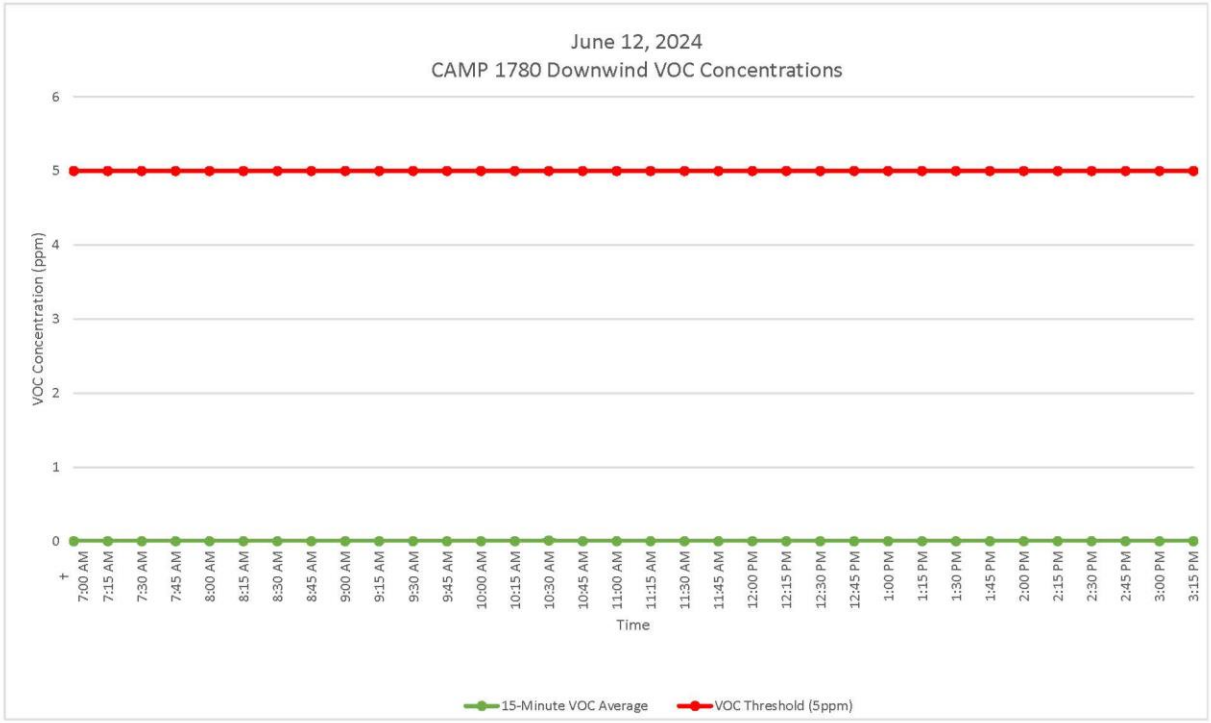


GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 227

DATE: 6/12/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	136	3,194.92	82	2,264.36	9	216.41	287	7,229.64
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**136**	**3,194.92**	**82**	**2,264.36**	**9**	**216.41**	**287**	**7,229.64**

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	75.45°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	55.90°F
		MAX WIND SPEED	21 mph from S
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, June 13, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	
	MRCE	
	NAA	

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 6/13/2024

Work Location (Attachment A): Grids B4, B5, B6, C1, C2, C4, C5, C6, D1, D2, and D9.

1. 15 truckloads of pipe sand from NAA - Weeks Marine, Inc., totaling 319.99 tons, were delivered to north of grids C1 and D1. The sand was used to backfill the area outside of the northern foundation wall in grids C1 and D1. An orange snow fence demarcation layer was placed prior to backfilling.
2. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C1, C2, D1, and D2. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
3. Crown Waterproofing installed BITUTHENE System 4000 waterproofing/vapor barrier on the outer surface of the foundation walls in grid D9. Seams and penetrations were sealed with BITUTHENE® Liquid Membrane.
4. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 14.57 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 27.66 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- 15 truckloads (319.99 tons) of pipe sand were imported from North American Aggregates – Weeks Marine Inc. of New Jersey.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

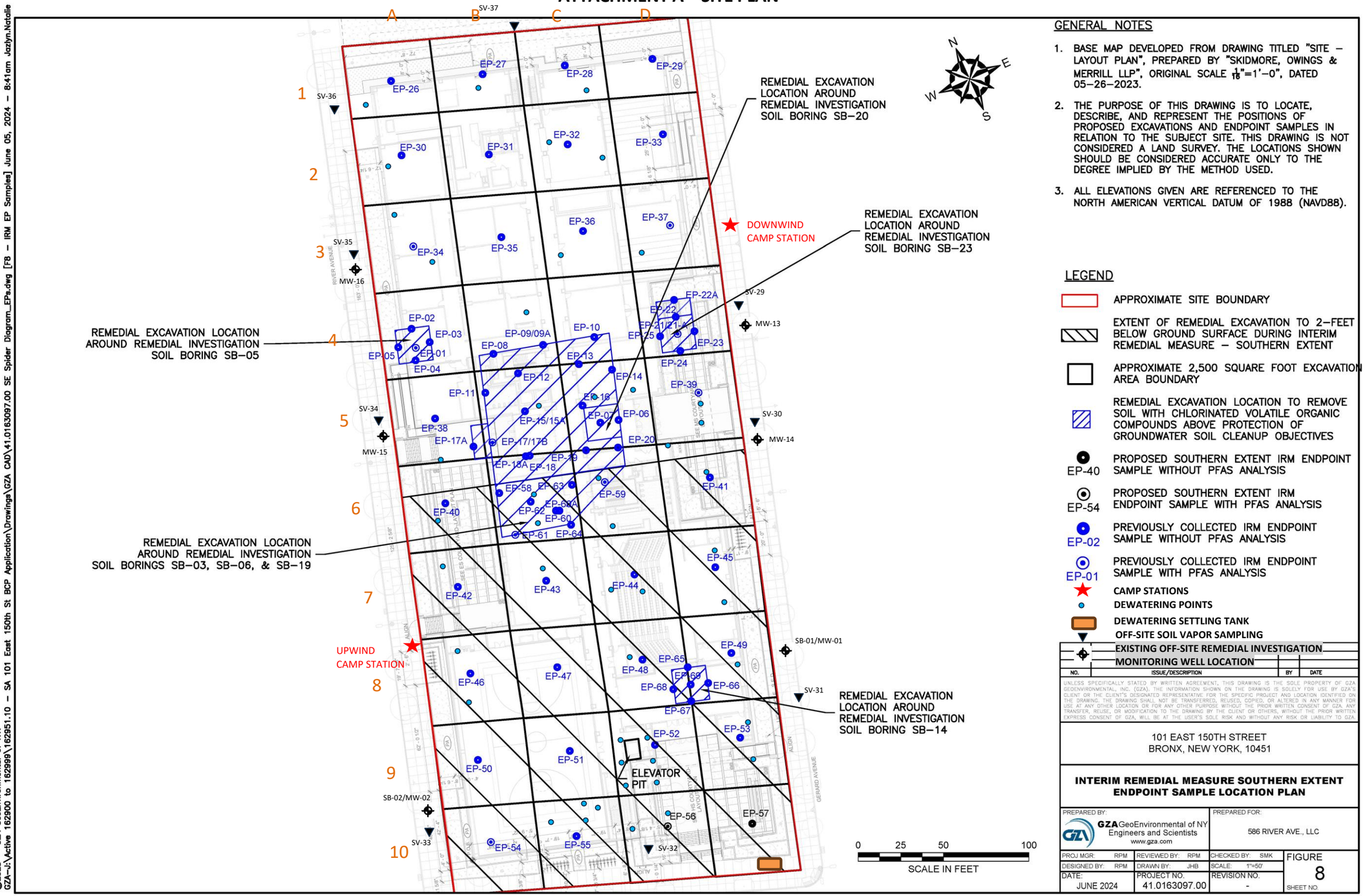
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 228

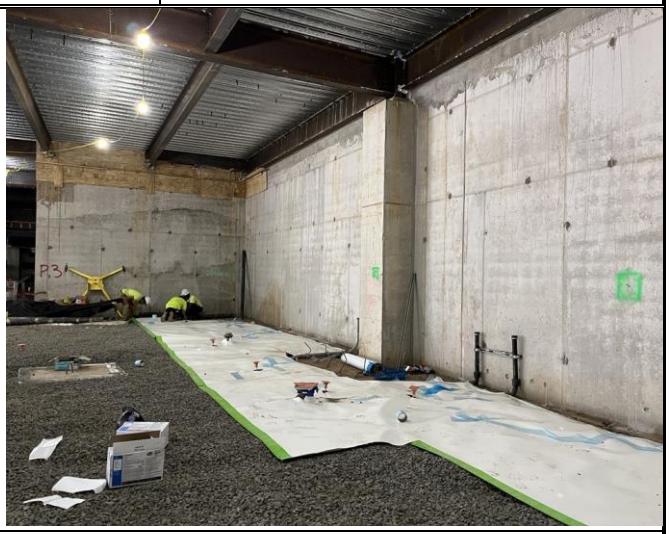
DATE: 6/13/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	East	2	Northeast

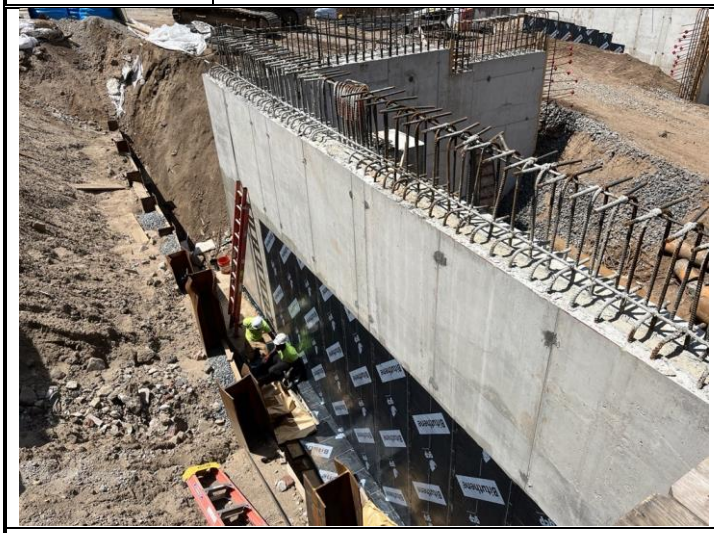


Description: Munoz Trucking Inc. delivering pipe sand from NAA - Weeks Marine, Inc., to the area north of grid C1.



Description: PREPRUFE 300R Plus waterproofing/vapor barrier installed at the slab-on-grade locations in grids A1 and A2.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	Southwest	4	West



Description: Crown Waterproofing installing BITUTHENE System 4000 waterproofing/vapor barrier on the outer surface of the foundation walls in grid D9.



Description: The area outside of the northern foundation wall in grids C1 and D1 at the end of the day after placement of demarcation layer, backfilling and grading.

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 13, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

Data Rams:

1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

Background Readings:

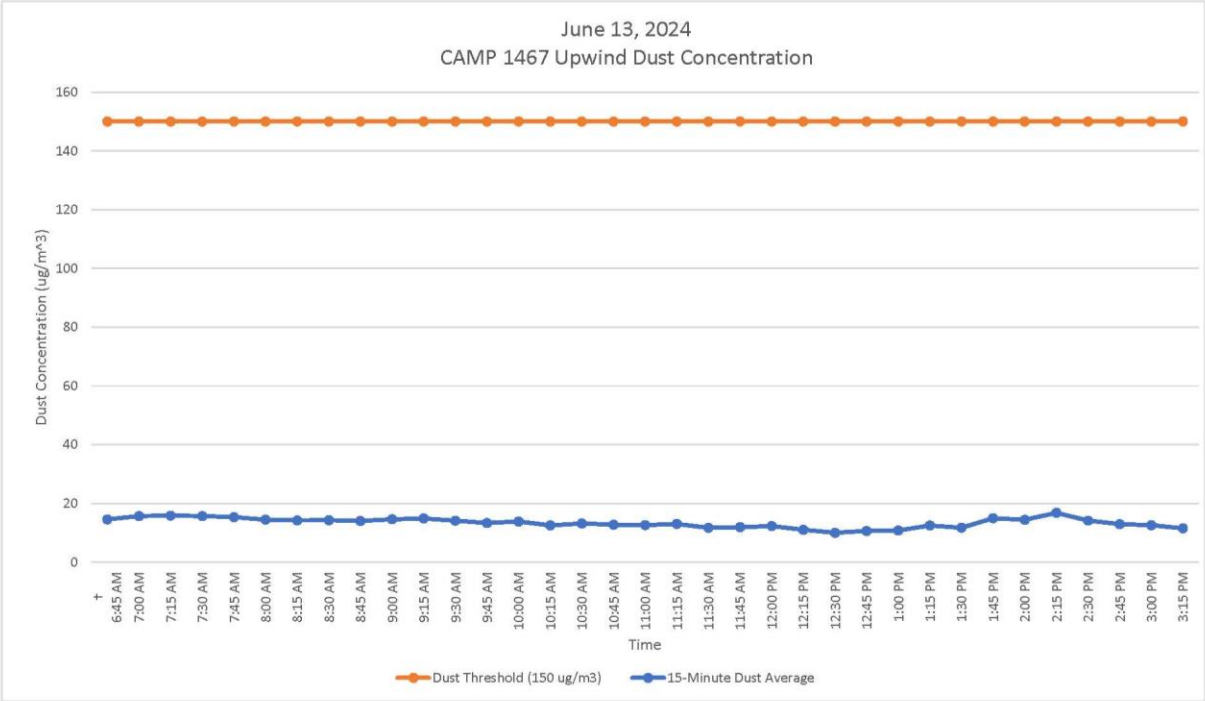
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PID 2: 0.0

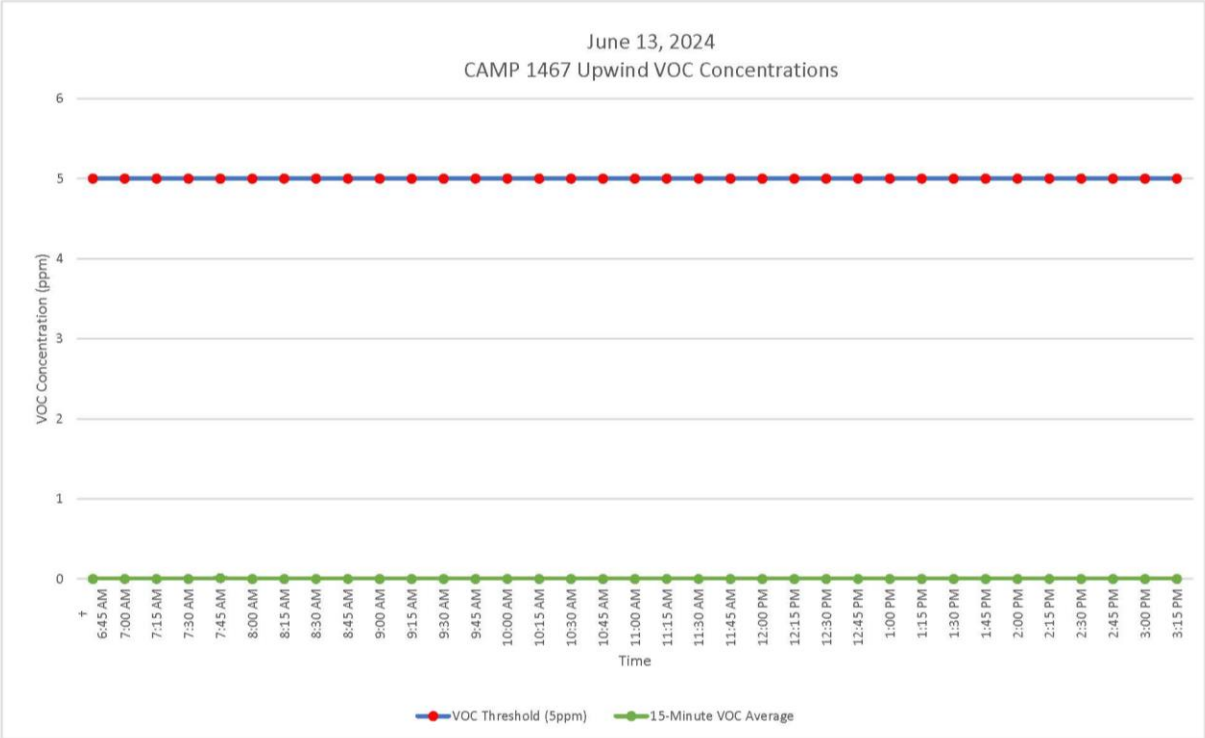
Data Ram 1: 14.57
Data Ram 2: 14.32

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024

FILE NO: 41.0163097.00

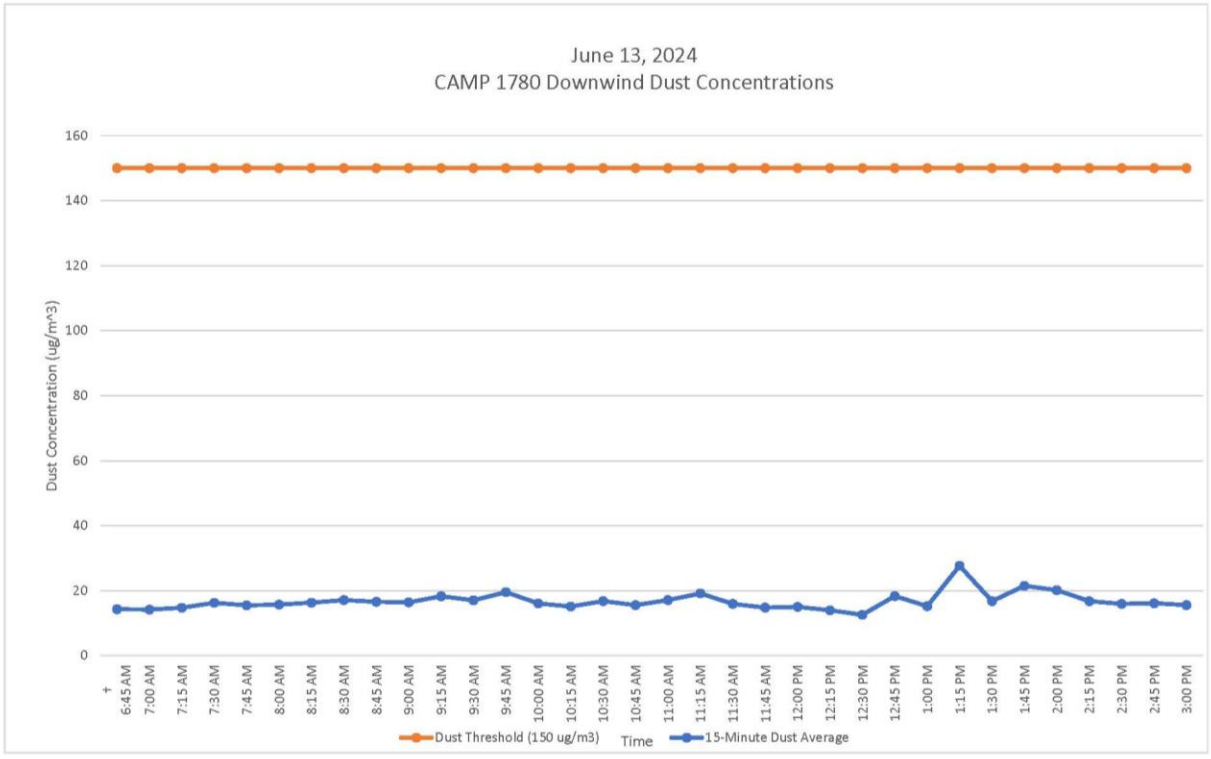


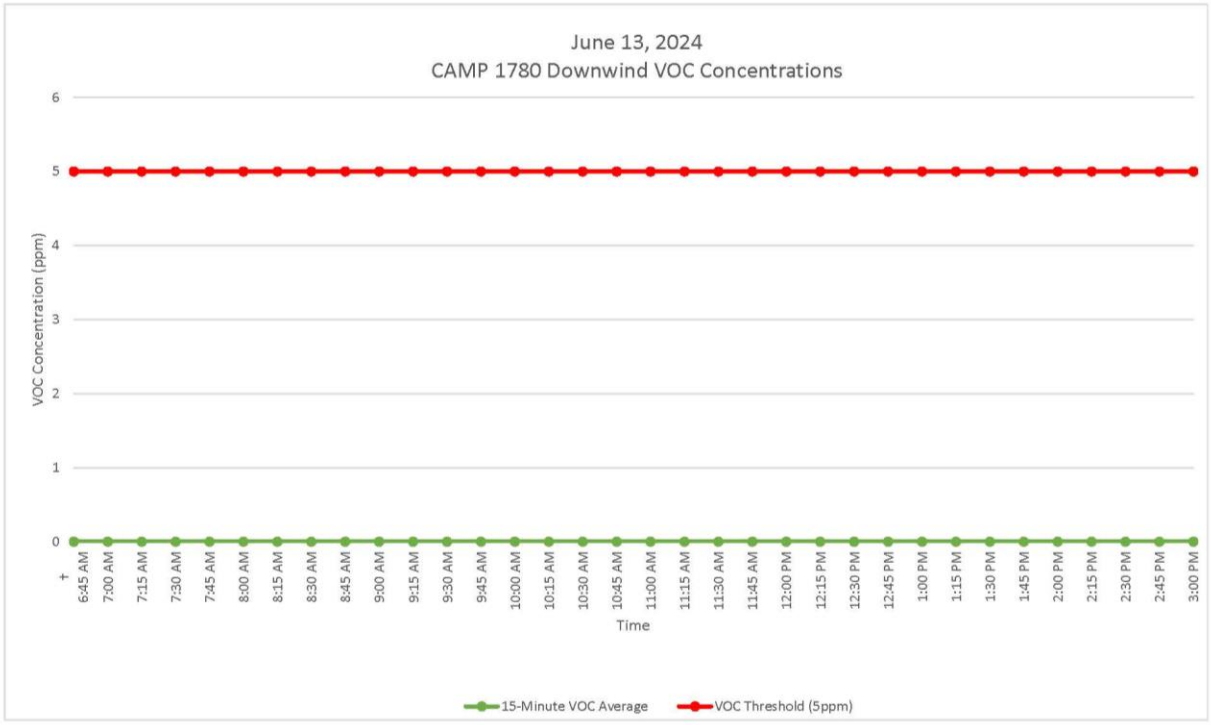


GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 228

DATE: 6/13/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	15	319.99	0	0	0	0	15	319.99
Previous	16	413.72	44	1,140.23	136	3,194.92	82	2,264.36	9	216.41	287	7,229.64
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**151**	**3,514.91**	**82**	**2,264.36**	**9**	**216.41**	**302**	**7,549.63**

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	73.10°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	61.21°F
		MAX WIND SPEED	12 mph from SSW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Friday, June 14, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	
	MRCE	
	NAA	

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Friday – 6/14/2024

Work Location (Attachment A): Grids B4, B5, B6, B7 C1, C2, C4, C5, C6, D1, D2, and D8.

1. 12 truckloads of ¾" gas permeable aggregate from Wantage Stone Quary totaling 312.33 tons, were delivered to grid D8. The gas permeable aggregate was placed throughout grids C1, C2, C3, D1, D2 and D3.
2. J&A backfilled portions of grids C1 and D1 located outside of the foundational walls with pipe sand. The sand was placed above the demarcation layer in this area.
3. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- GZA collected endpoint sample EP-43 (5.5' bgs) in grid B7.

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 13.80 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 44.39 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- 12 truckloads (312.33 tons) of ¾" gas permeable aggregate were imported from Wantage Stone Quary of New Jersey.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

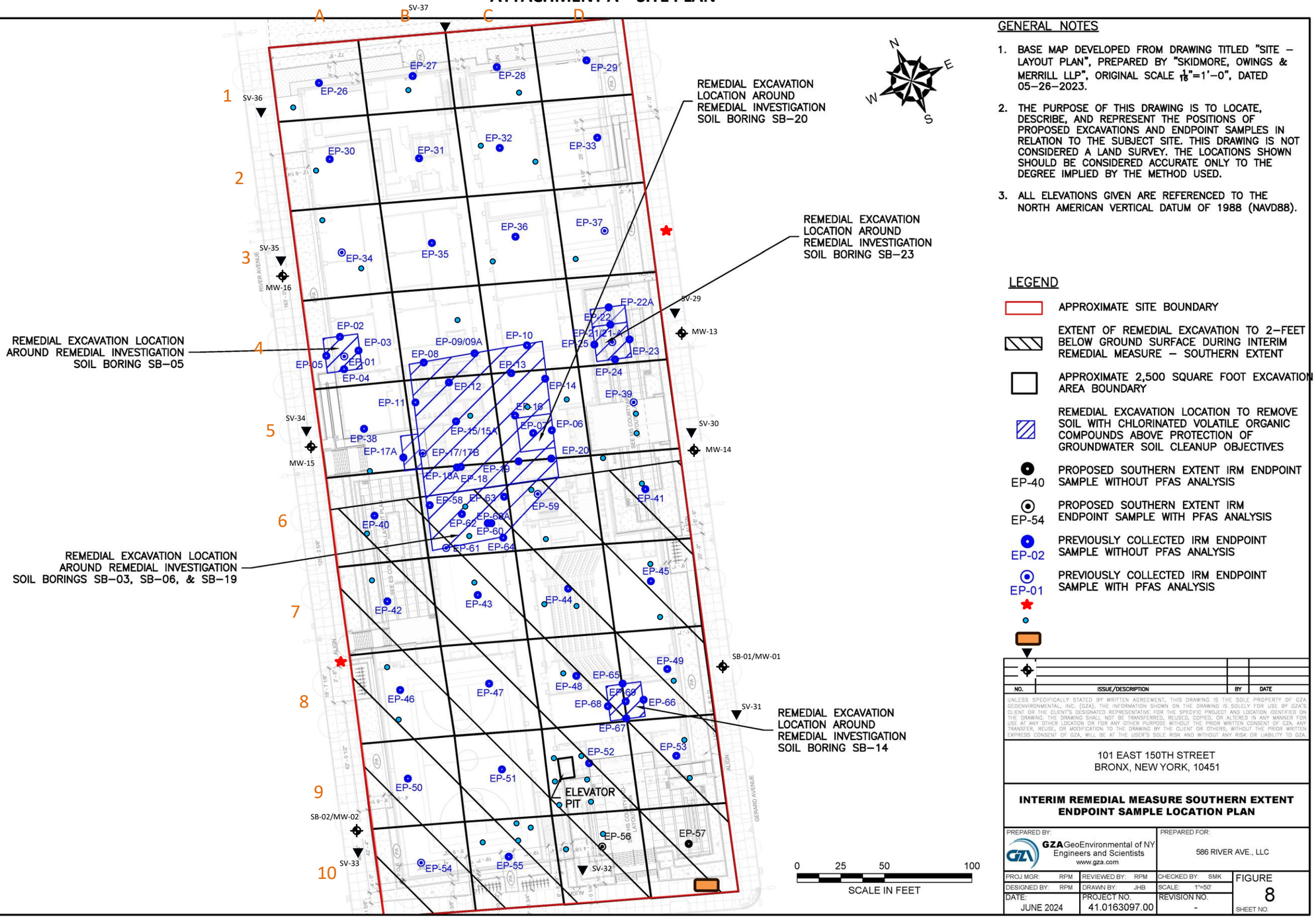
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

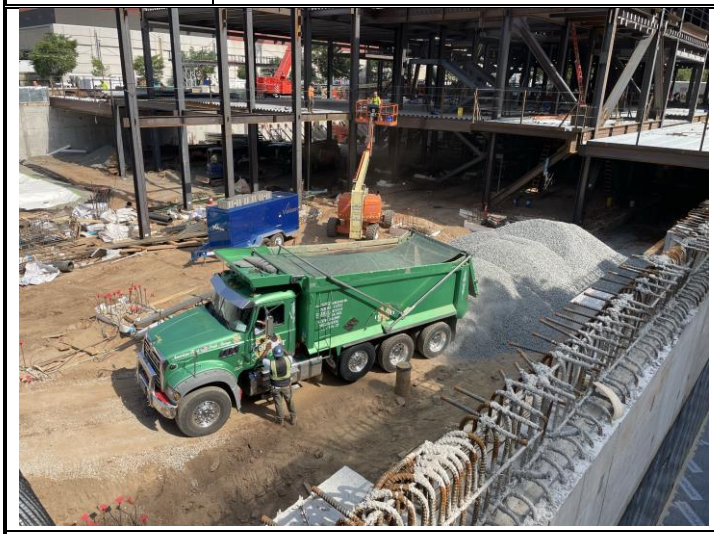
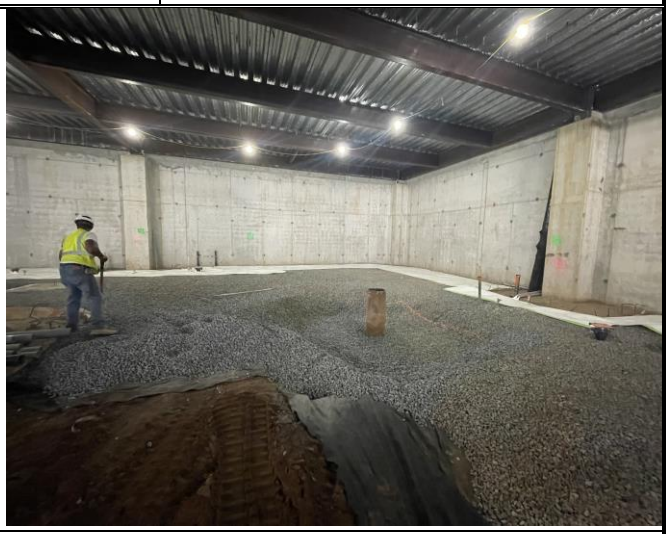
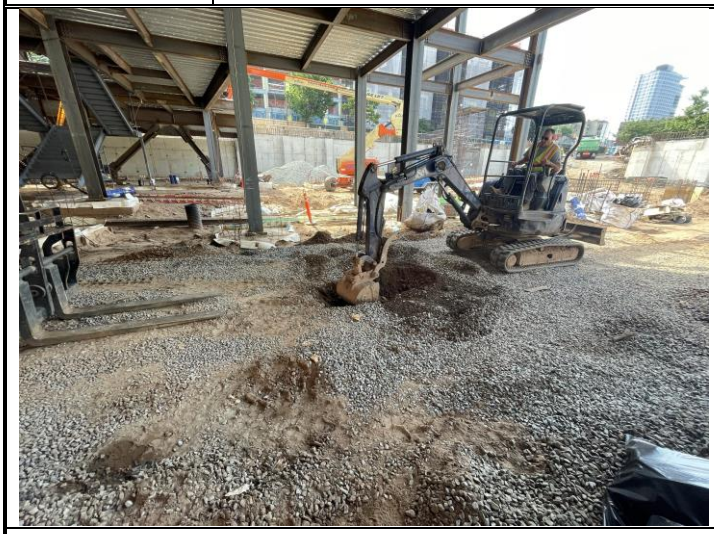
PREPARED BY:			PREPARED FOR:
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com			586 RIVER AVE., LLC
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 8
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Northwest	Photo No. 2	Direction Photo Taken North
			
Description: Delivery of gas permeable aggregate to grid D8 by Shamrock Materials, LLC.		**Description:** J&A spreading layer of gas permeable aggregate throughout grids C1, C2, D1 and D2.	
Photo No. 3	**Direction Photo Taken:** East	**Photo No. 4**	**Direction Photo Taken** Southwest
			
Description: J&A excavating to 5.5’ bgs in grid B7 for GZA to collect EP-43 sample.		**Description:** J&A backfilling the area outside of the northern foundation wall in grids C1 and D1 with pipe sand.	

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024

FILE NO: 41.0163097.00

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 14, 2024	Sampling Technician: Matt DiLorenzo
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**
1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:
1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments:

Data Rams:
1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

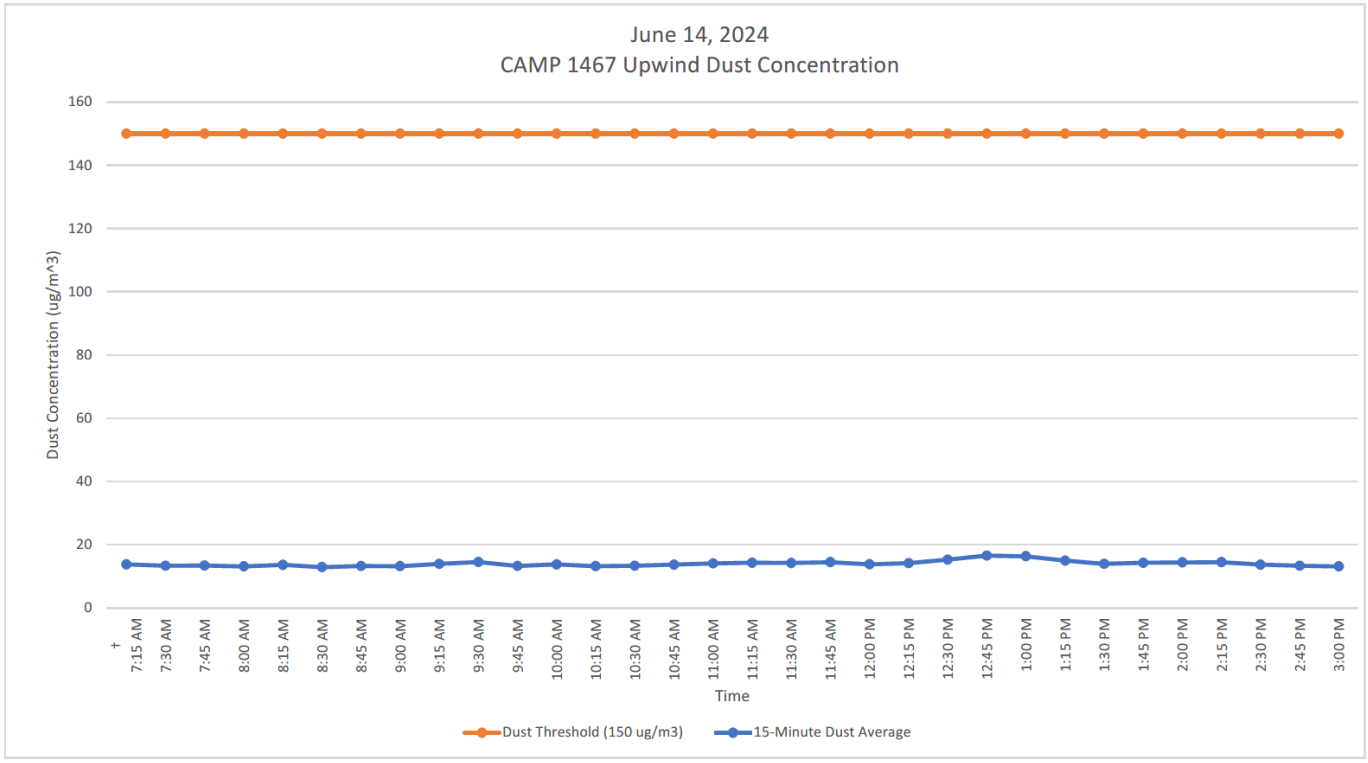
Background Readings:
PID 1: 0.0
PID 2: 0.0

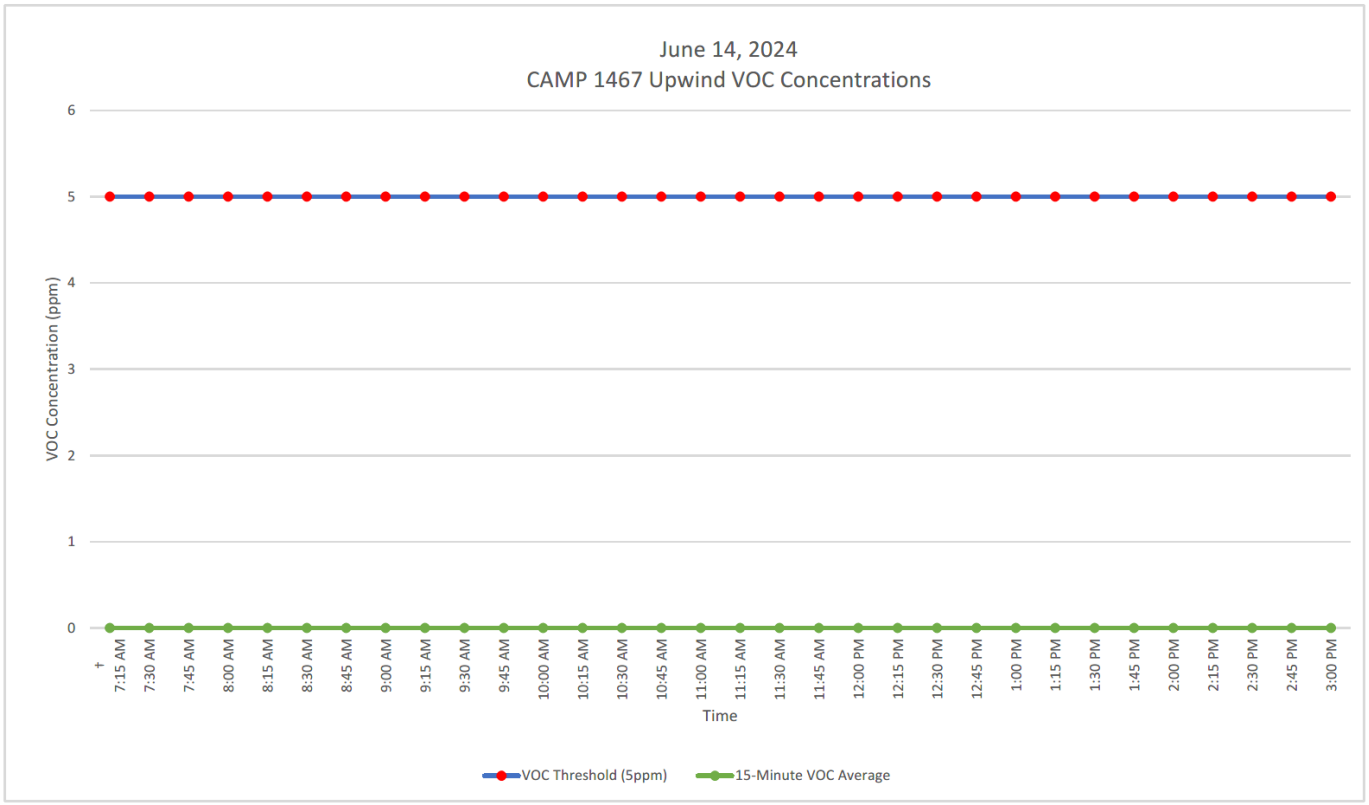
Data Ram 1: 13.80
Data Ram 2: 13.21

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024

FILE NO: 41.0163097.00

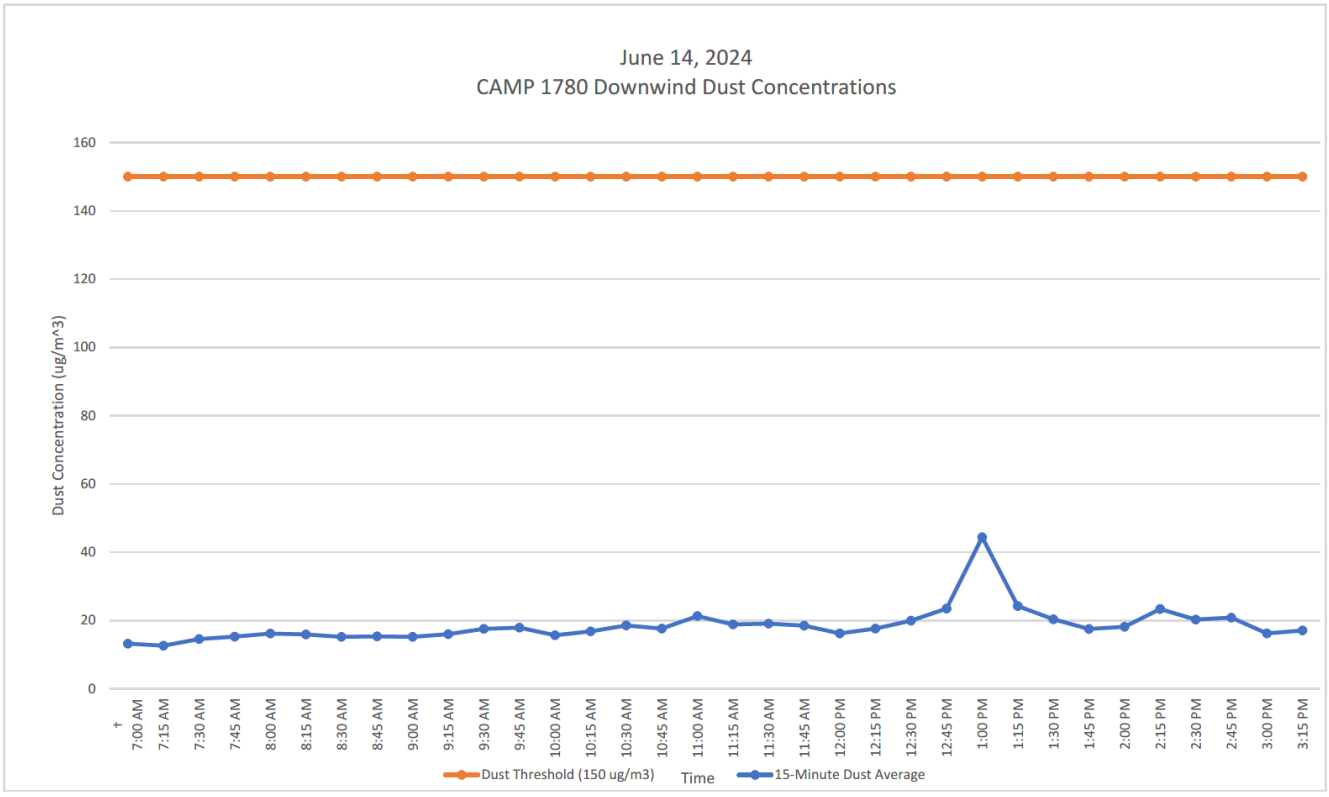


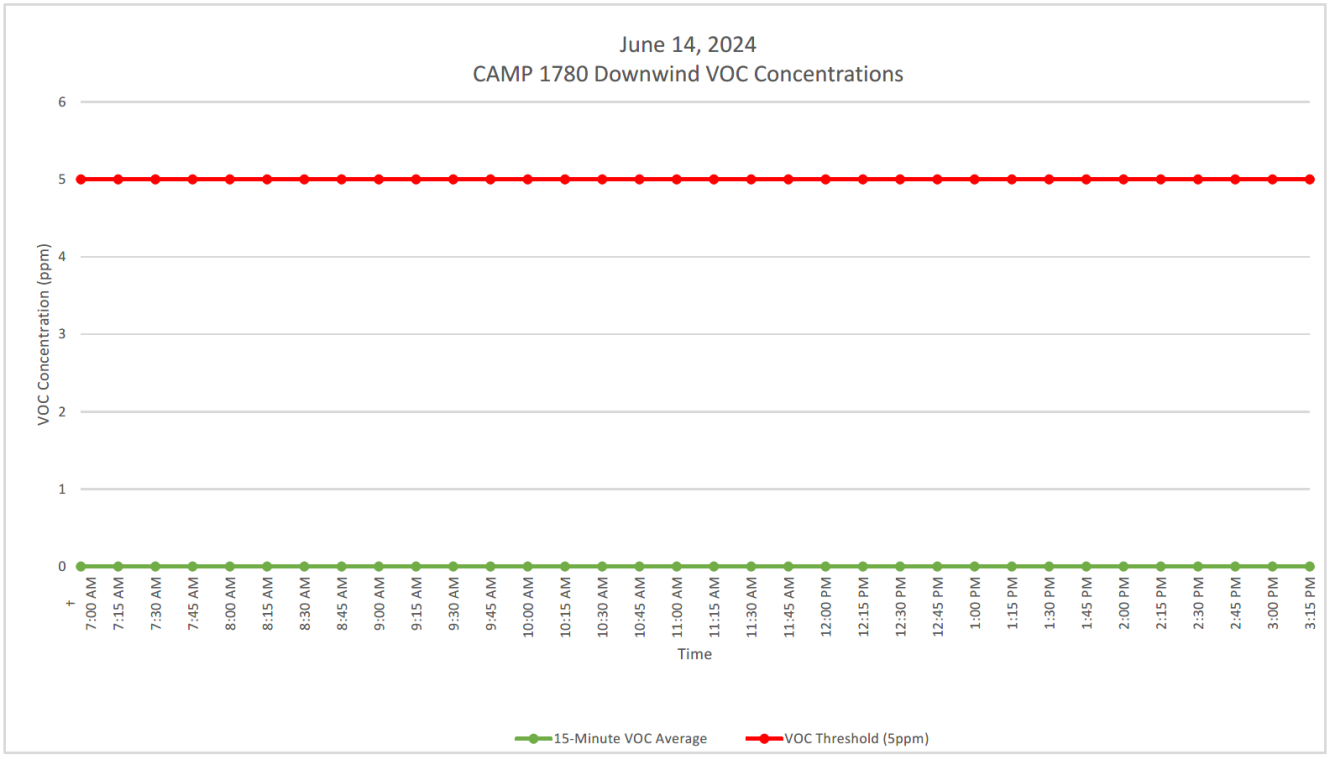


GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 229

DATE: 6/14/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	12	312.33	0	0	12	312.33
Previous	16	413.72	44	1,140.23	151	3,514.91	82	2,264.36	9	216.41	302	7,549.63
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**151**	**3,514.91**	**94**	**2,576.69**	**9**	**216.41**	**314**	**7,861.96**

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	73.58°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	51.25°F
		MAX WIND SPEED	18 mph from SW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.25 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Saturday, June 15, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	
	MRCE	
	NAA	

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Saturday – 6/15/2024

Work Location (Attachment A): Grids C1, C2, C3, D1, D2, and D3.

1. The J&A spread gas permeable aggregate, stockpiled in grid D8, throughout grids C1, C2, C3, D1, D2 and D3.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 7.34 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 10.74 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported on-site during this monitoring period.

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

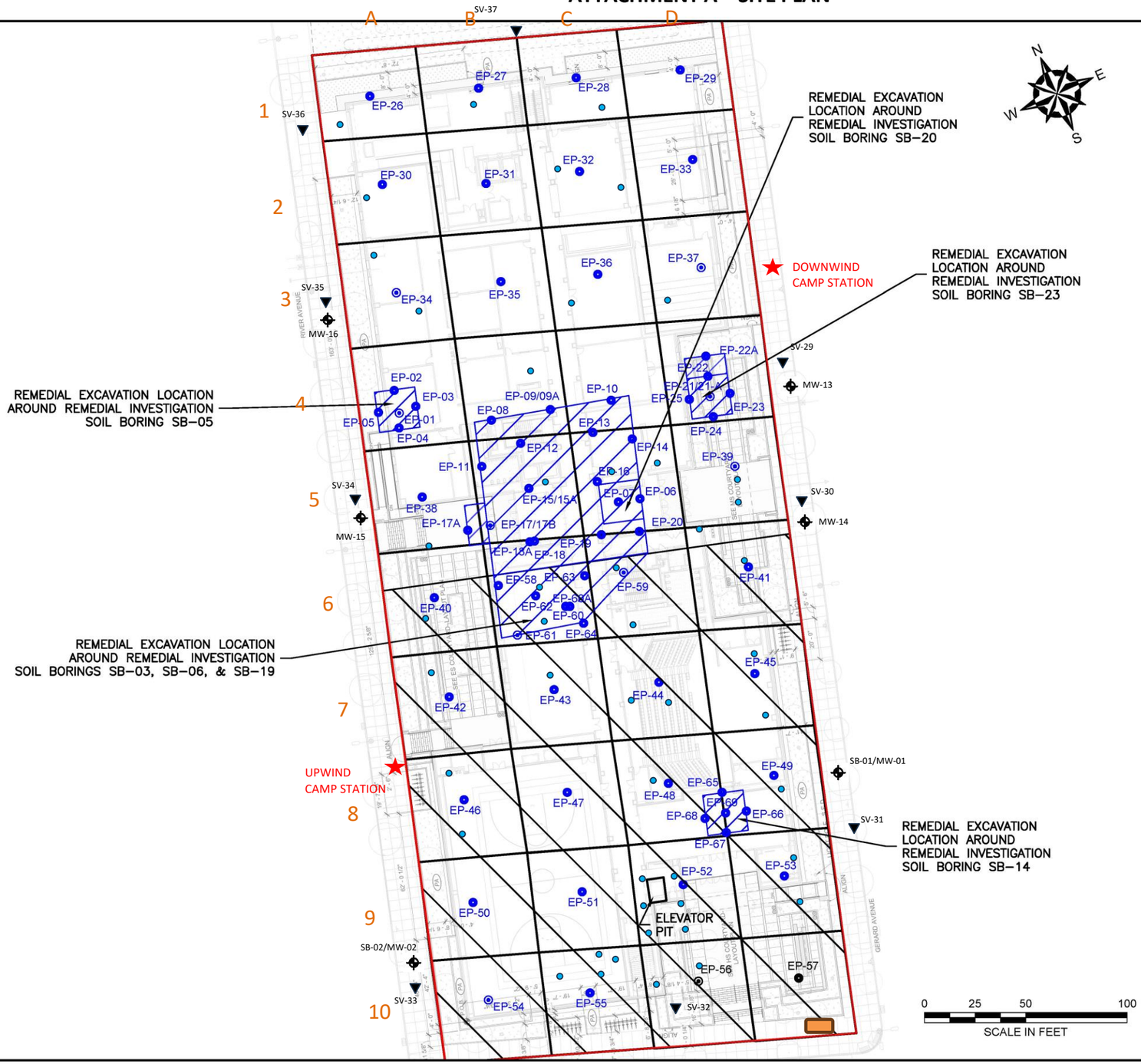
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

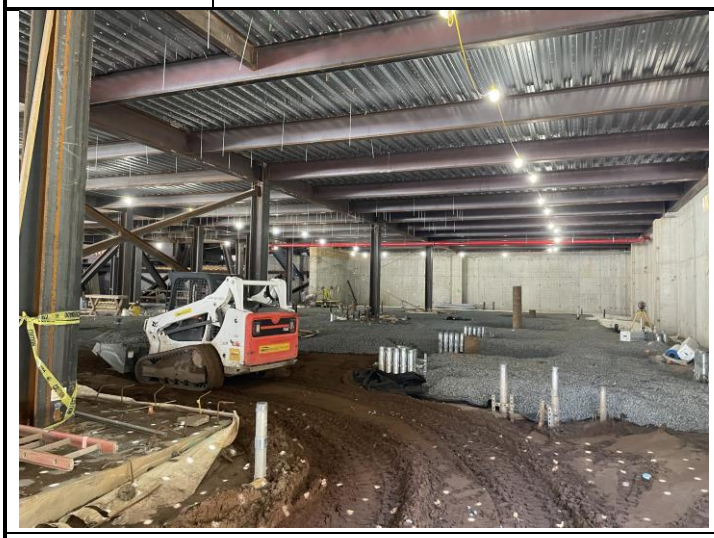
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

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GZA–I:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	**Direction Photo Taken:** Northwest	**Photo No.** 2	**Direction Photo Taken** South
			
Description: J&A spreading layer of gas permeable aggregate throughout grids C1, C2, D1, D2 and D3.		**Description:** Gas permeable aggregate stockpile located in grid D8.	

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 15, 2024	Sampling Technician: Matt DiLorenzo
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

Data Rams:

1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

Background Readings:

PID 1: 0.0
PID 2: 0.0

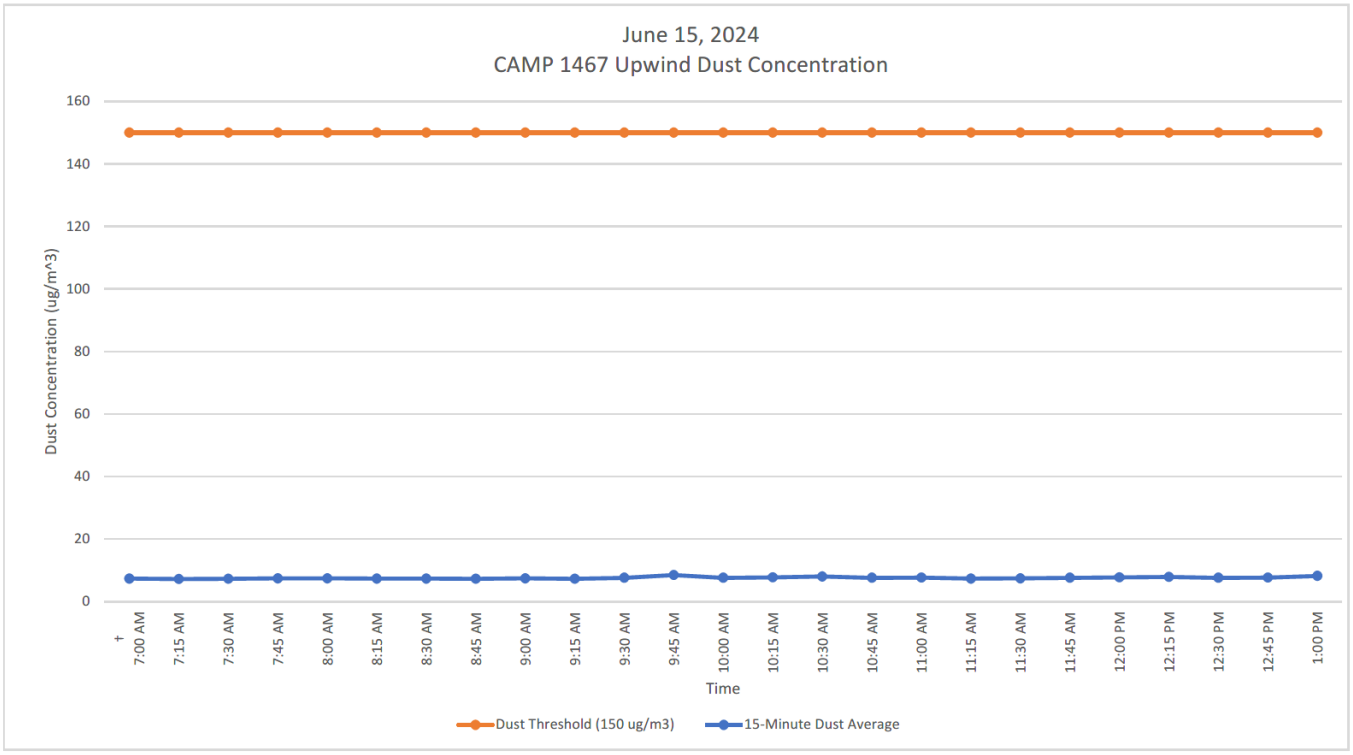
Data Ram 1: 7.34
Data Ram 2: 6.73

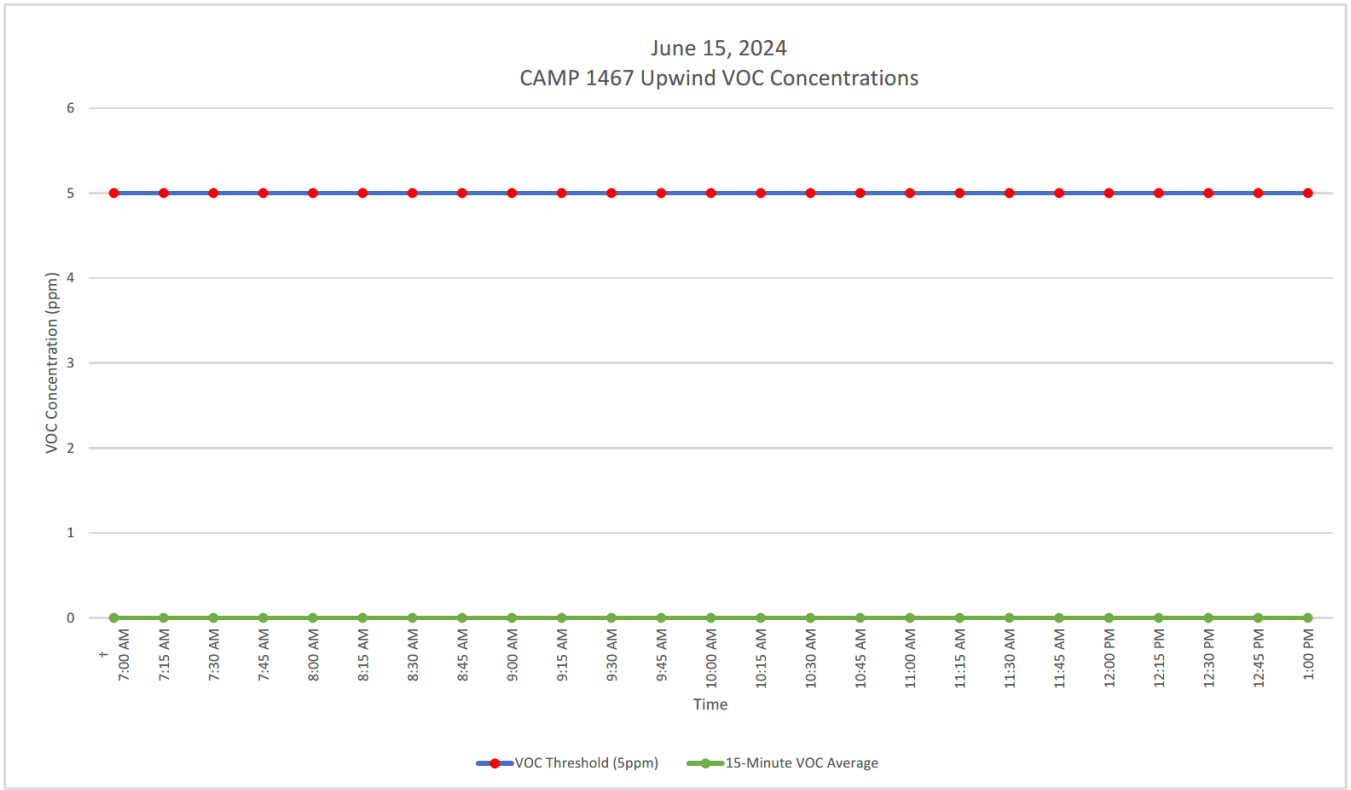
Note: "NA" indicates when an item or section is "Not Applicable".

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024

FILE NO: 41.0163097.00

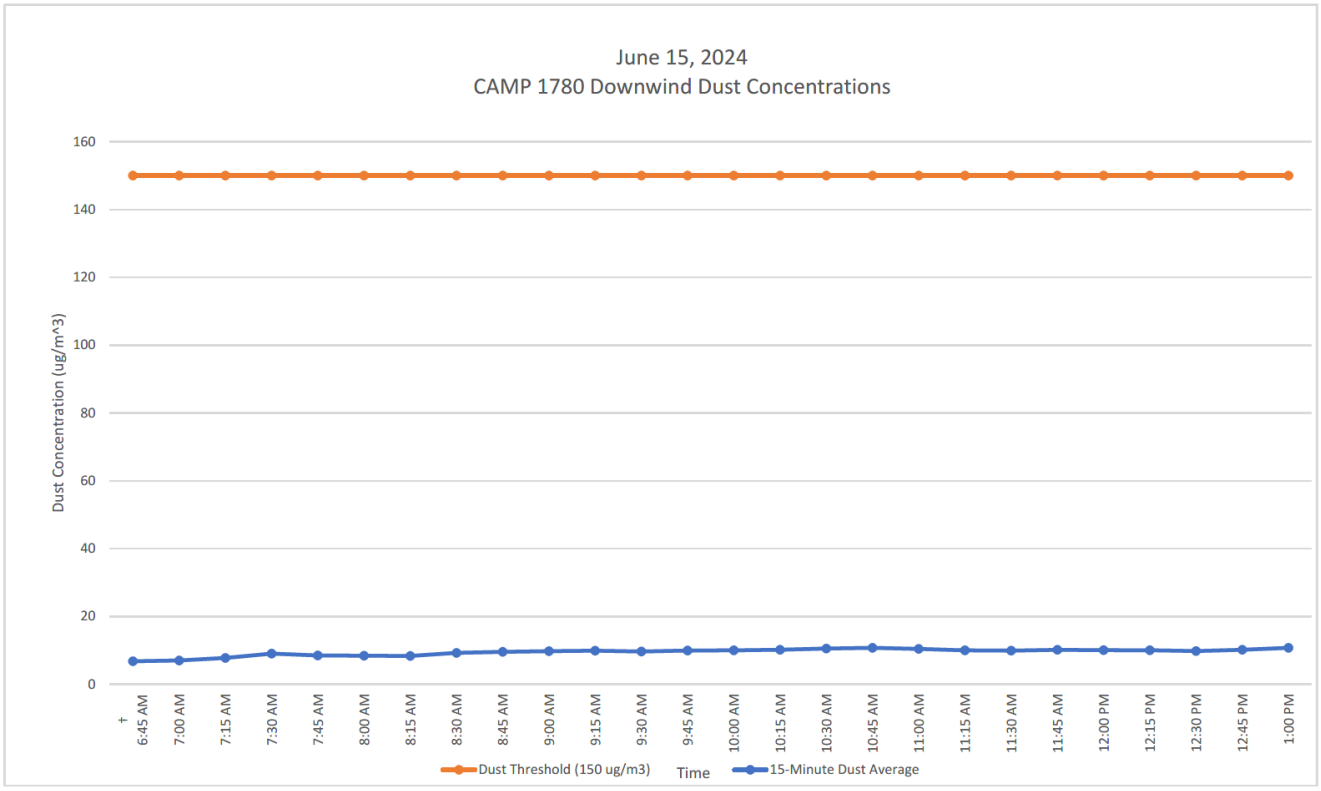


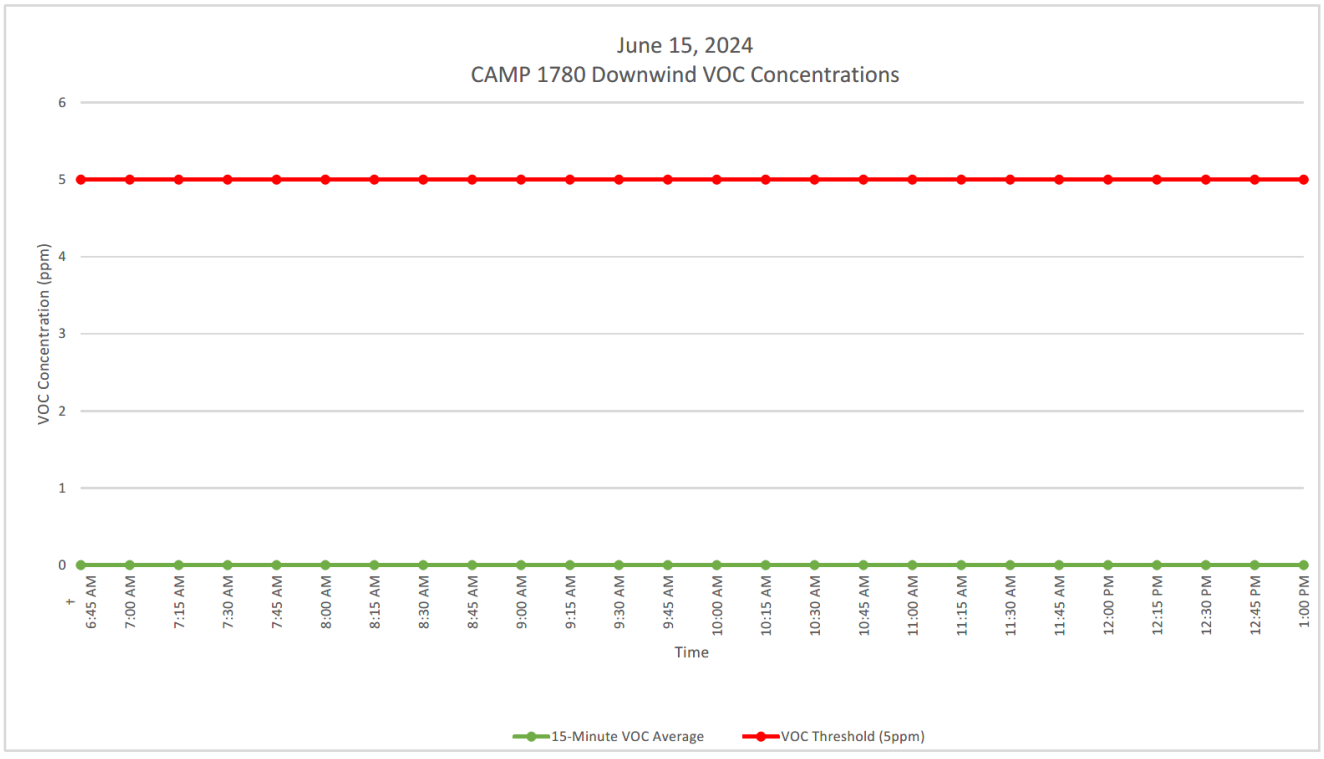


GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 230

DATE: 6/15/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	151	3,514.91	94	2,576.69	9	216.41	314	7,861.96
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**151**	**3,514.91**	**94**	**2,576.69**	**9**	**216.41**	**314**	**7,861.96**

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Mark Frey (GZA)	**AVE. TEMPERATURE**	75.5°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	60.13°F
		MAX WIND SPEED	20 mph from SSE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Monday, June 17, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Mark Frey	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	
	MRCE	
	NAA	

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Monday – 6/17/2024

Work Location (Attachment A): Grids B1, C1, C2, C3, D1, D2, and D3.

1. The J&A spread gas permeable aggregate (GPA), stockpiled in grid D8, throughout grids C1, C2, C3, D1, D2 and D3.
2. 15 trucks of clean pipe sand were spread throughout grids B1, C1, and D1.
3. SSDS piping laid in grids C1, C2, and D3.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 11.56 ug/m^3
High Conditions – PID: 1.69 ppm, Particulates: 21.11 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- 15 trucks of material from Weeks Marine Inc. were imported on-site during this monitoring period.

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

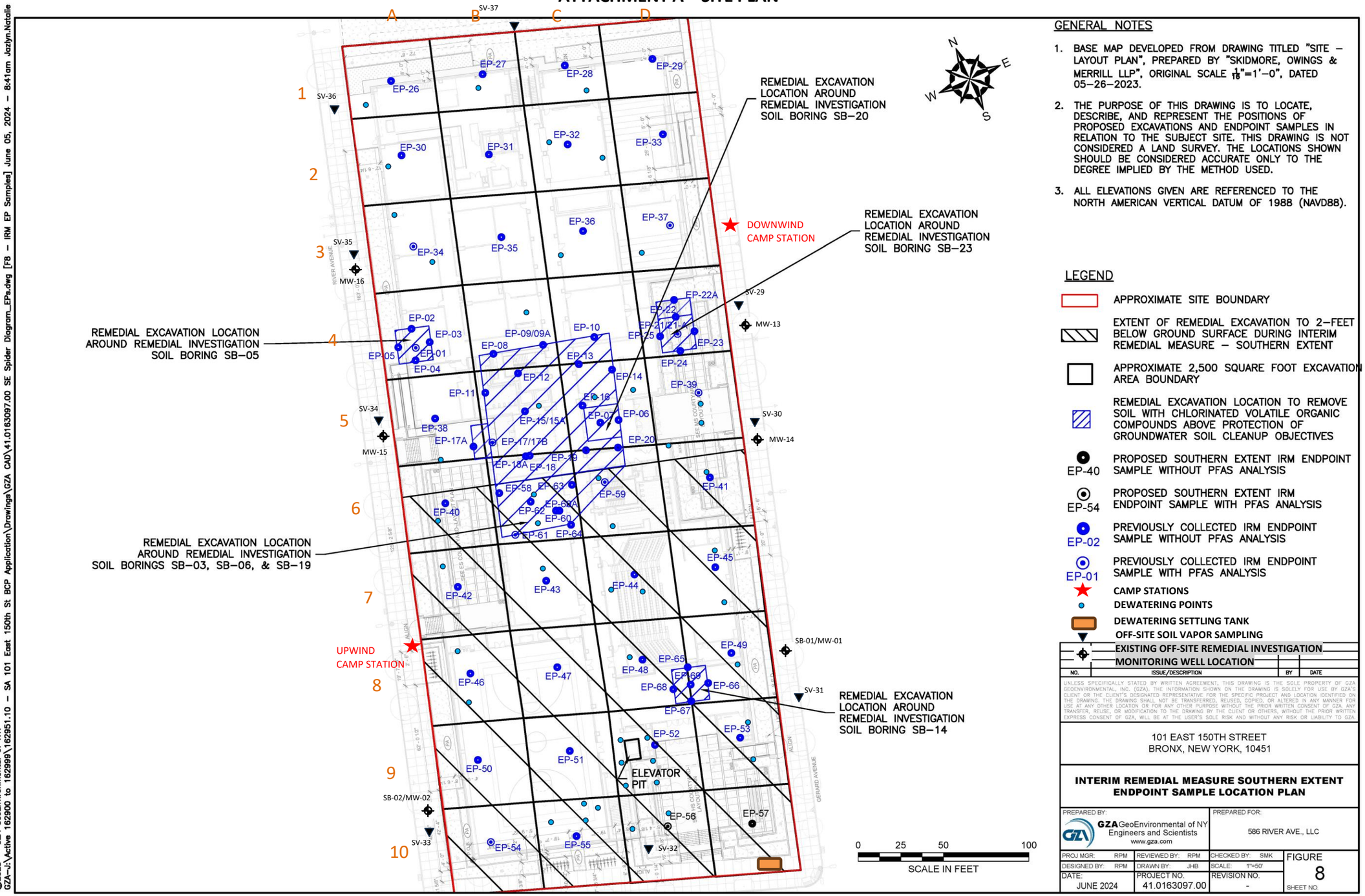
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

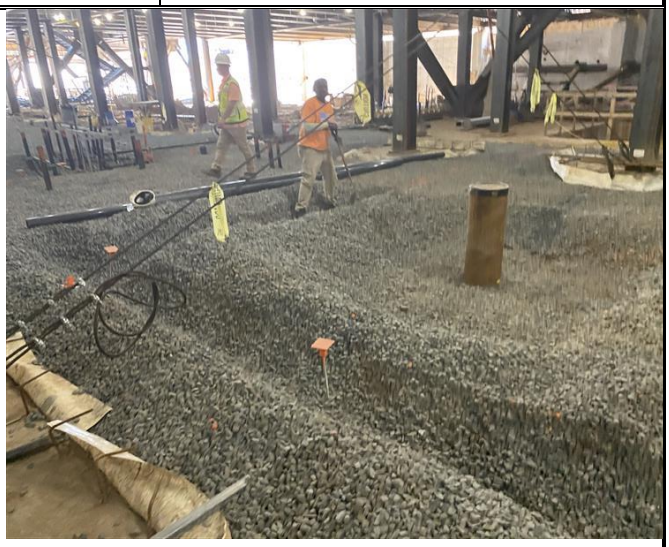
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 8
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: West	Photo No. 2	Direction Photo Taken West
			
Description: Site at the beginning of the day.		**Description:** Imported fill being dropped off in Grids C1 and D1.	
Photo No. 1	**Direction Photo Taken:** East	**Photo No. 2**	**Direction Photo Taken** Southwest
			
Description: J&A spreading layer of imported fill throughout grids B1, C1, and D1.		**Description:** J&A laid down SSDS piping .	

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 17, 2024	Sampling Technician: Mark Frey
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**
1 ☒ YES ☐ NO
2 ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm
1 ☒ YES ☐ NO
2 ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:
1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____ _____

Data Rams:
1 ☒ Data
2 ☒ Data

_____ _____

Weather Station: ☐ YES

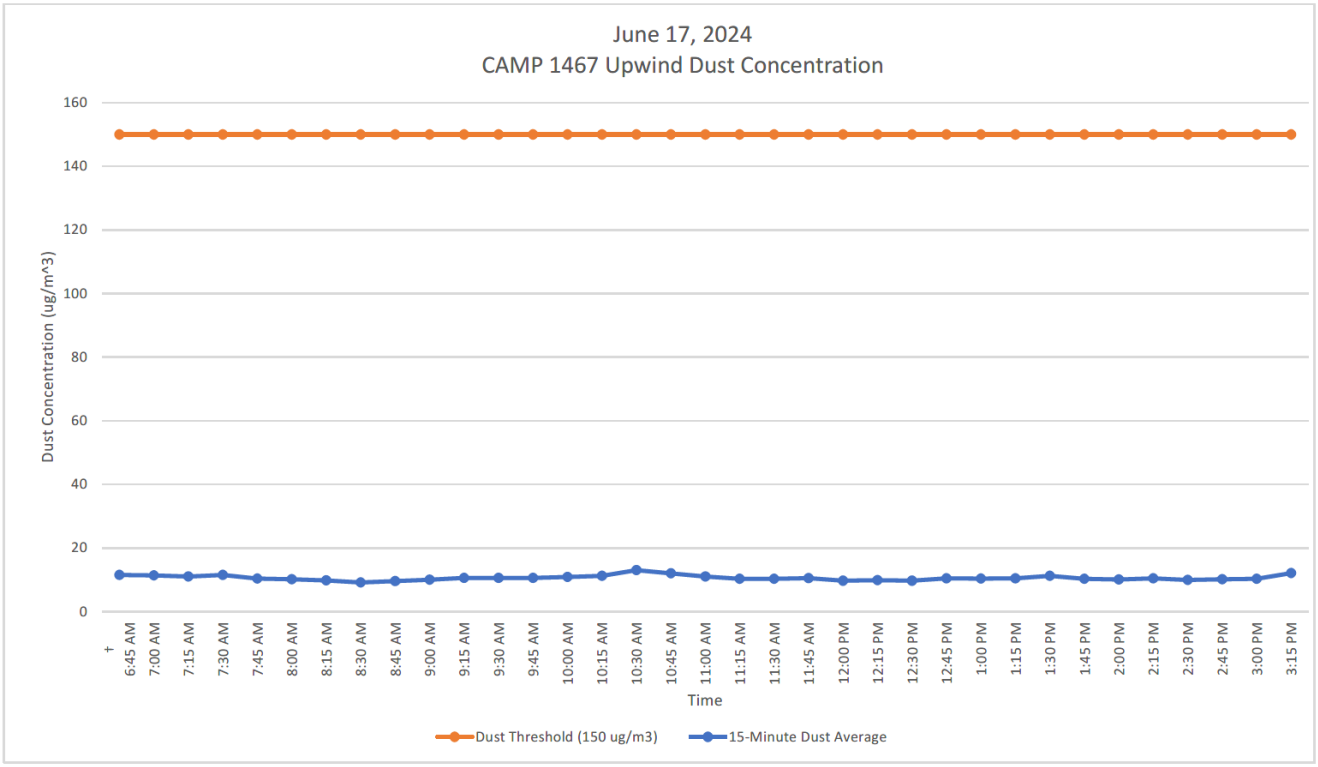
Background Readings:
PID 1: 0.0
PID 2: 0.0

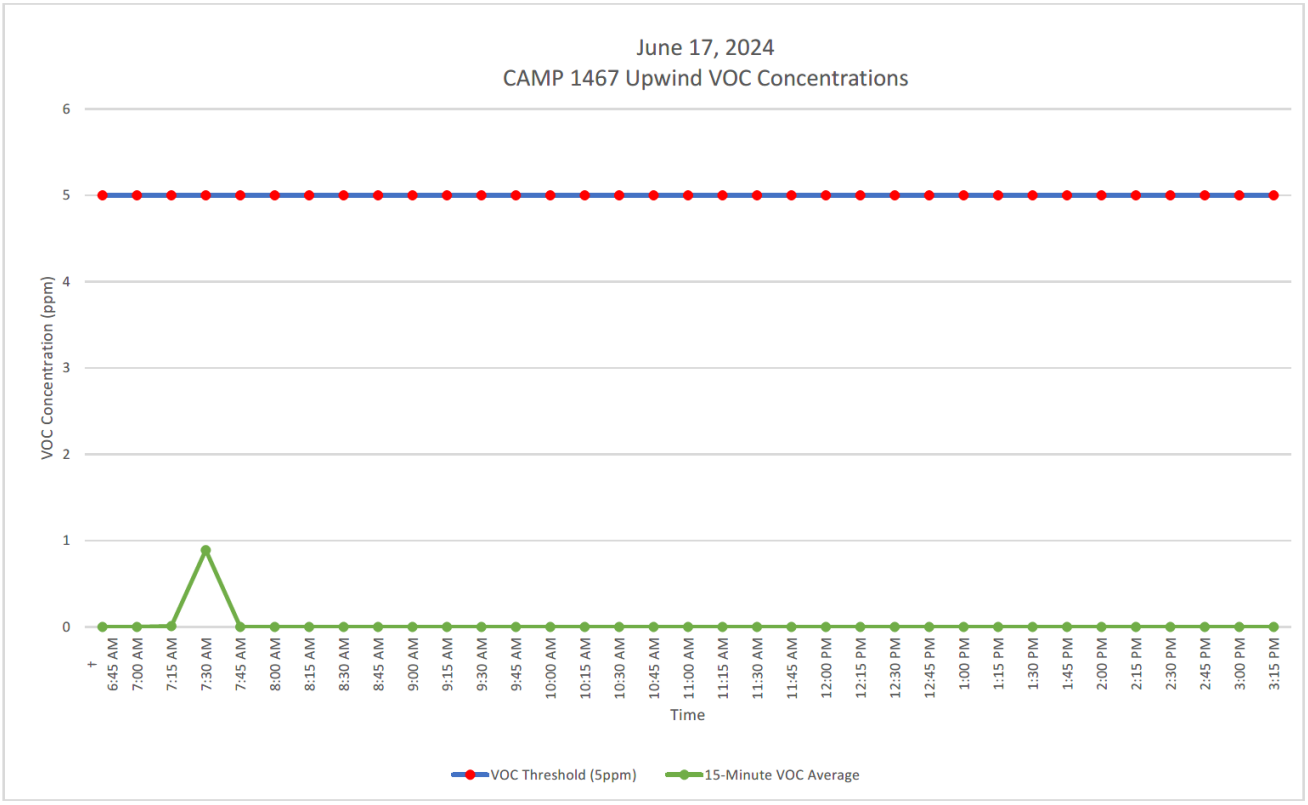
Data Ram 1: 10.14
Data Ram 2: 11.55

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024

FILE NO: 41.0163097.00

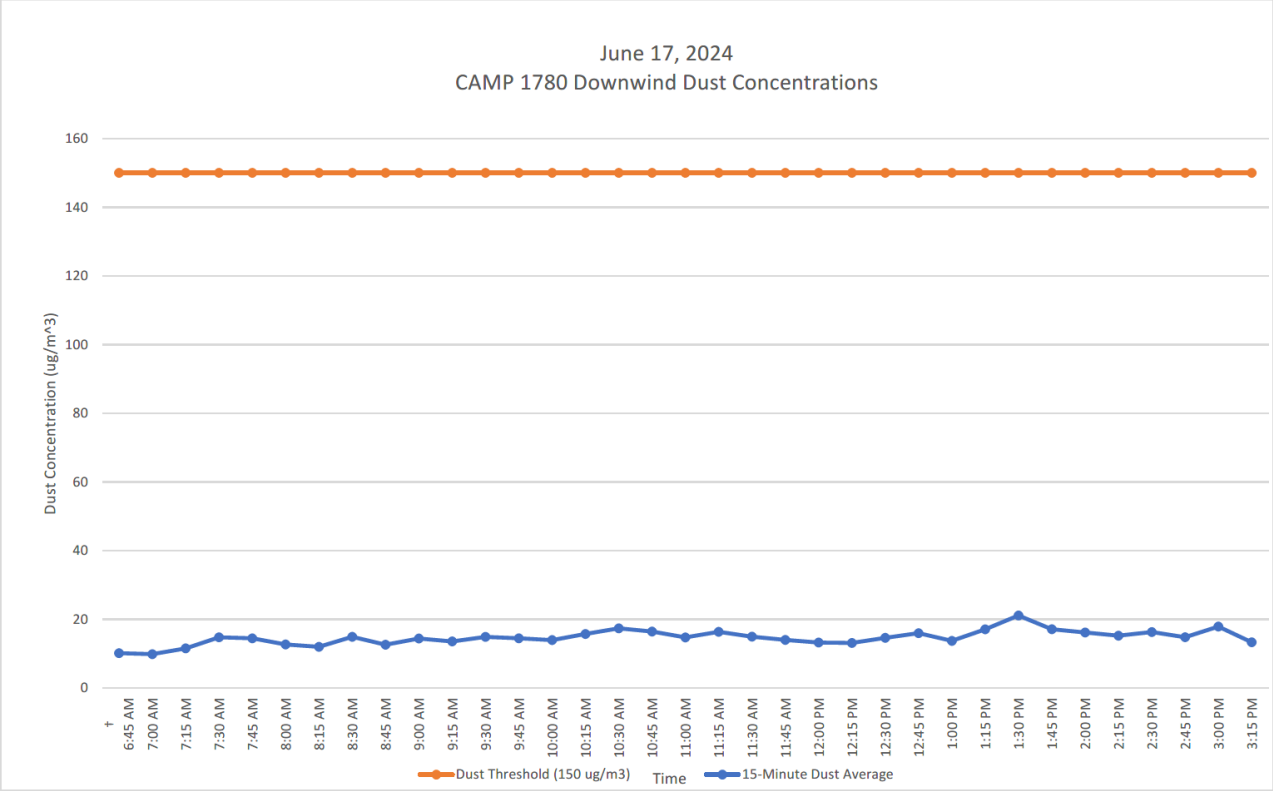


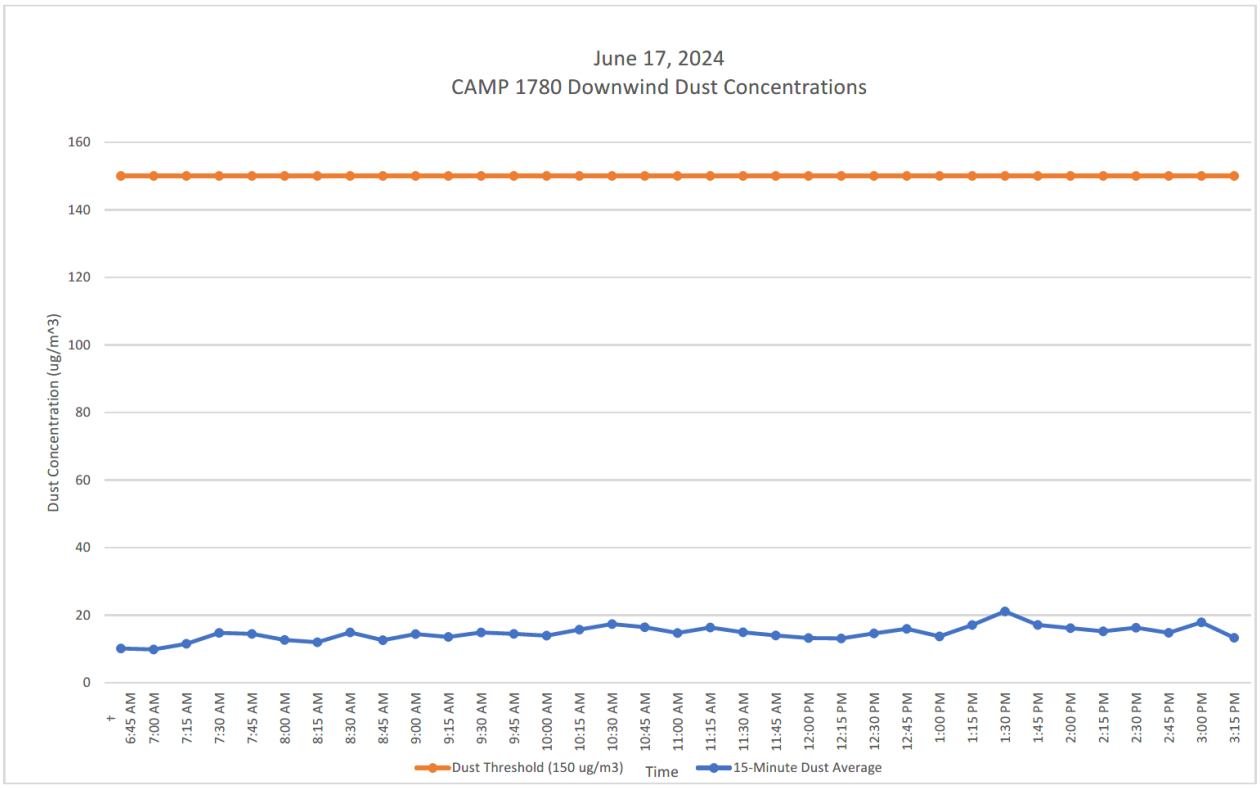


GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 231

DATE: 6/17/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	15	355.93	0	0	0	0	15	355.93
Previous	16	413.72	44	1,140.23	151	3,514.91	94	2,576.69	9	216.41	314	7,861.96
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**166**	**3,870.84**	**94**	**2,576.69**	**9**	**216.41**	**329**	**8,217.89**

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Fair
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	79.05°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	62.25°F
		MAX WIND SPEED	21 mph from SSE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, June 18, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 6/18/2024

Work Location (Attachment A): Grids A7, B4, B5, B6, C1, C2, C3, C4, D5, D6, D1, D2, and D3.

1. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids D1, D2, and D3. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
2. J&A installed one SSDS pit location (SSD-13) in grid C3.
3. J&A cleared for SSDS pathways in the gas permeable aggregates laid in grids C1, C2, C3, and D3.
4. AWS installed SSDS piping in grids C1, C2, and C3.
5. J&A performed excavation for the SSDS area in grid A7.
6. J&A poured concrete for the slab-on-deck in grids C1, C2, C3, D1, D2, and D3.
7. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, D5, and D6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 11.75 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 36.34 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

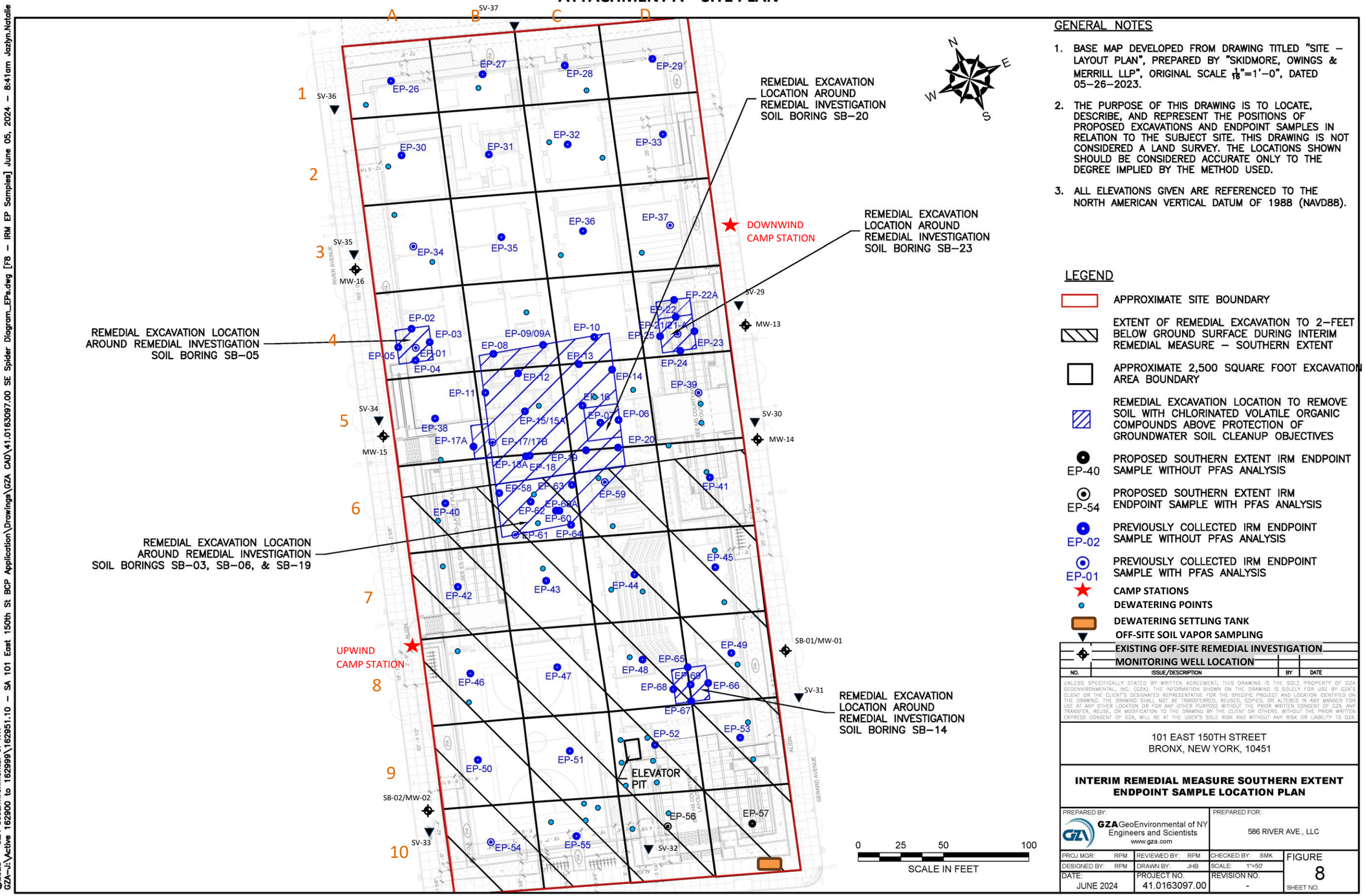
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 8
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

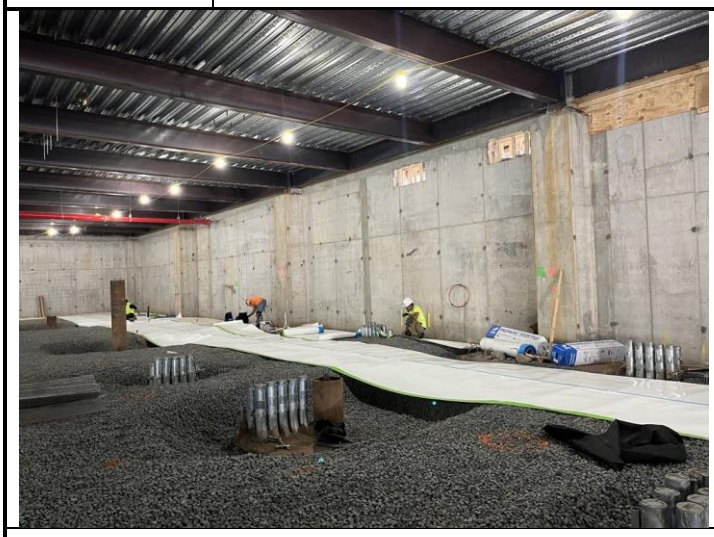
©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 232

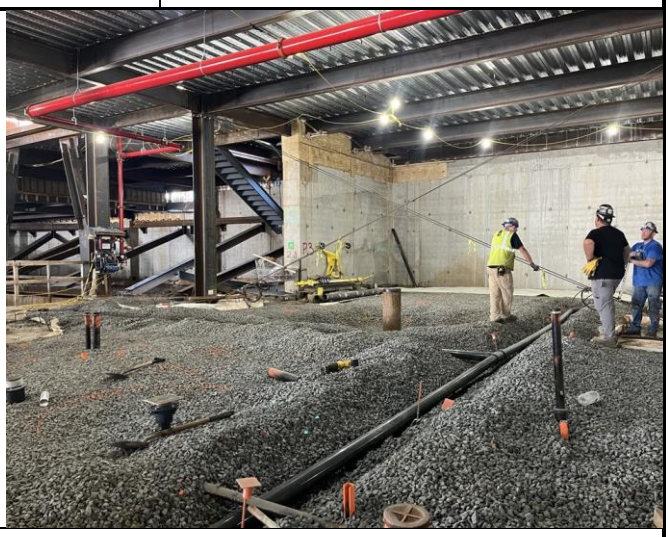
DATE: 6/18/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Northeast	2	Northwest

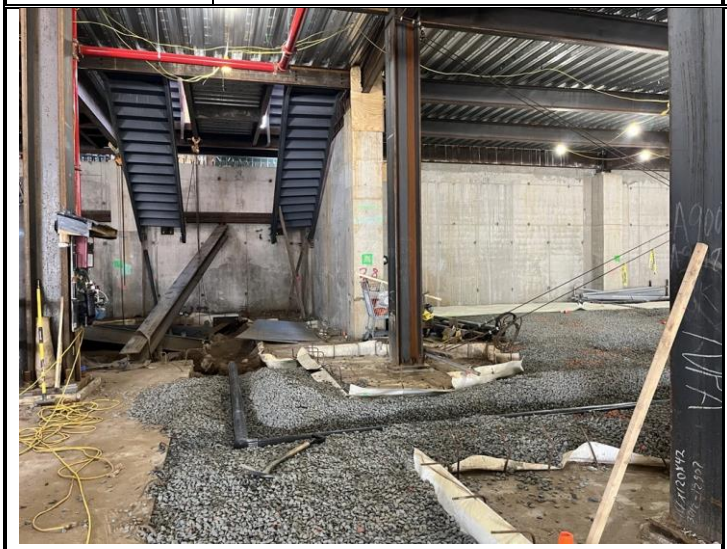


Description: Crown installing PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids D1, D2, and D3.

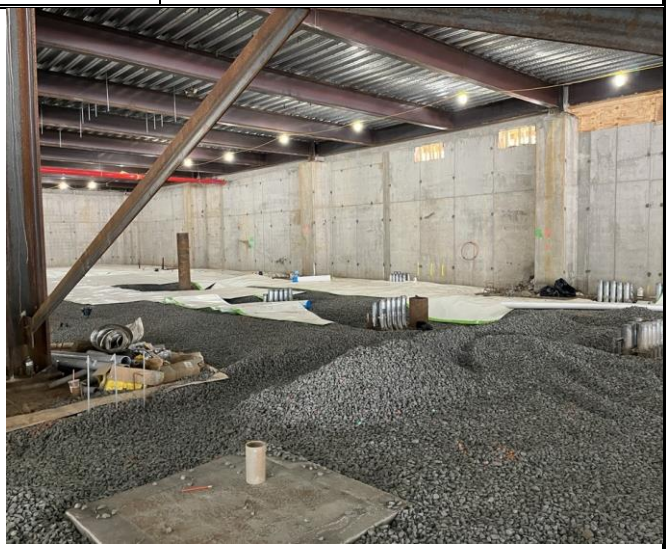


Description: AWS installing SSDS piping in grid C1, C2, and C3.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	North	4	Northeast



Description: SSDS piping installed in grid C2.



Description: Trenching in gas permeable aggregate to make pathways for SSDS piping out of SSD-13.

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
5	East	**6**	Southwest
			
Description: J&A pouring concrete for the slab-on-deck.		**Description:** Preparation for SSDS area in grid A7.	

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 18, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**
1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Repair Needed:
Gas - 100 ppm
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:
1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments:
_____
_____

Data Rams:
1 ☒ Data
2 ☒ Data

_____
_____

Weather Station: ☐ YES

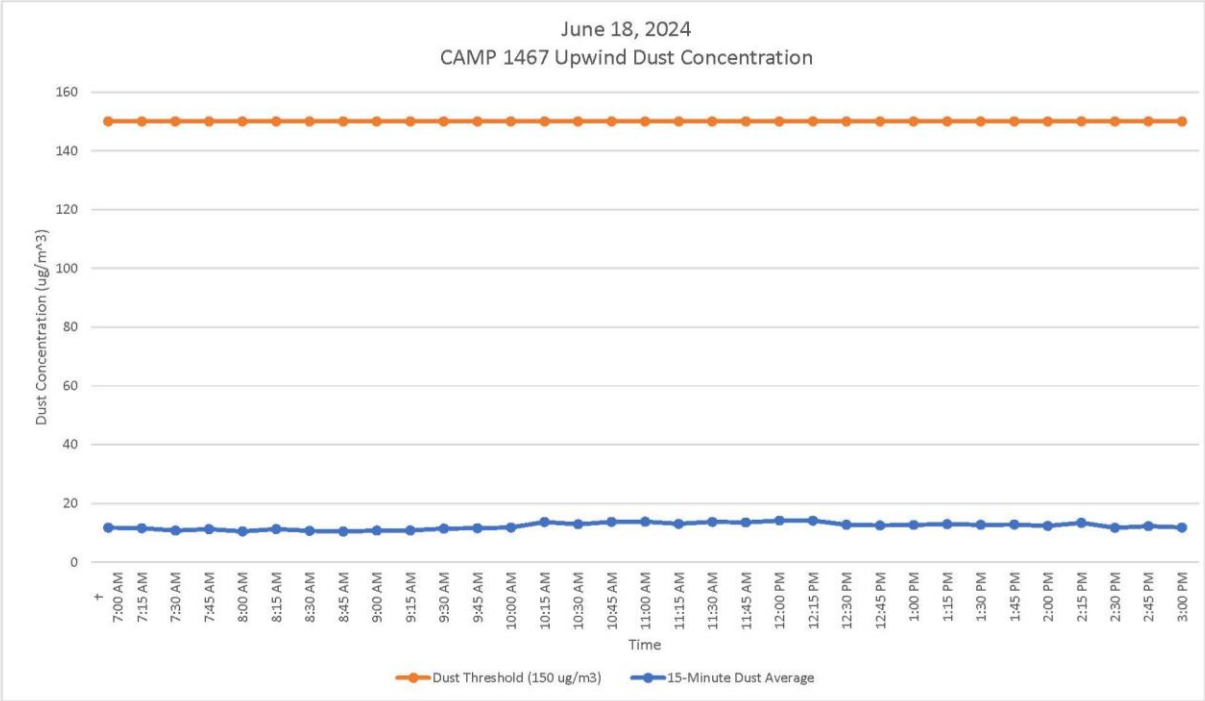
Background Readings:
PID 1: 0.0
PID 2: 0.0

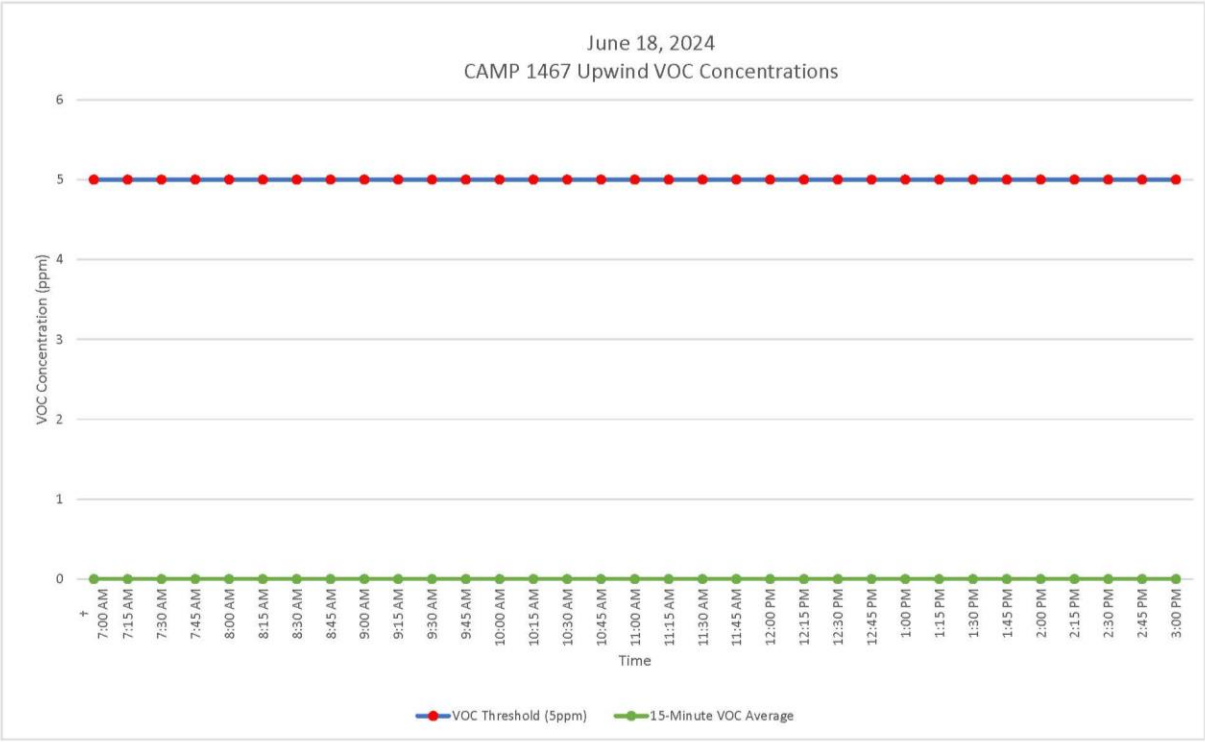
Data Ram 1: 11.75
Data Ram 2: 10.55

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024

FILE NO: 41.0163097.00

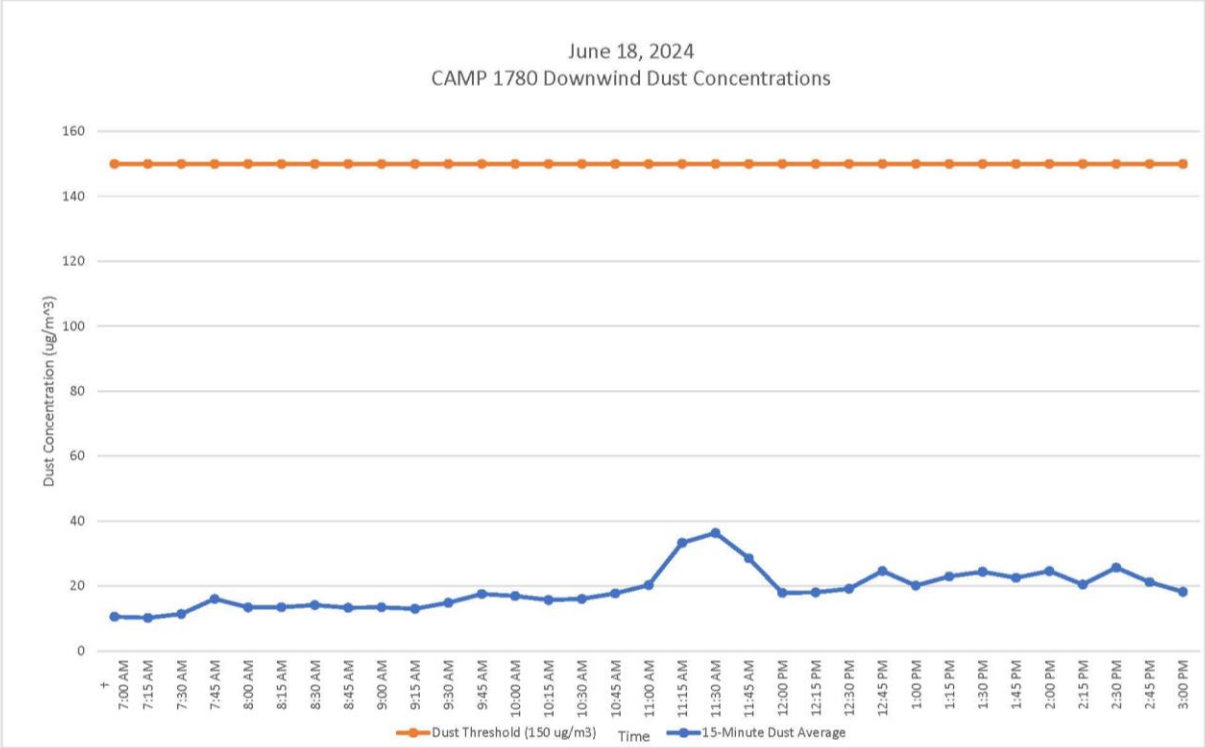


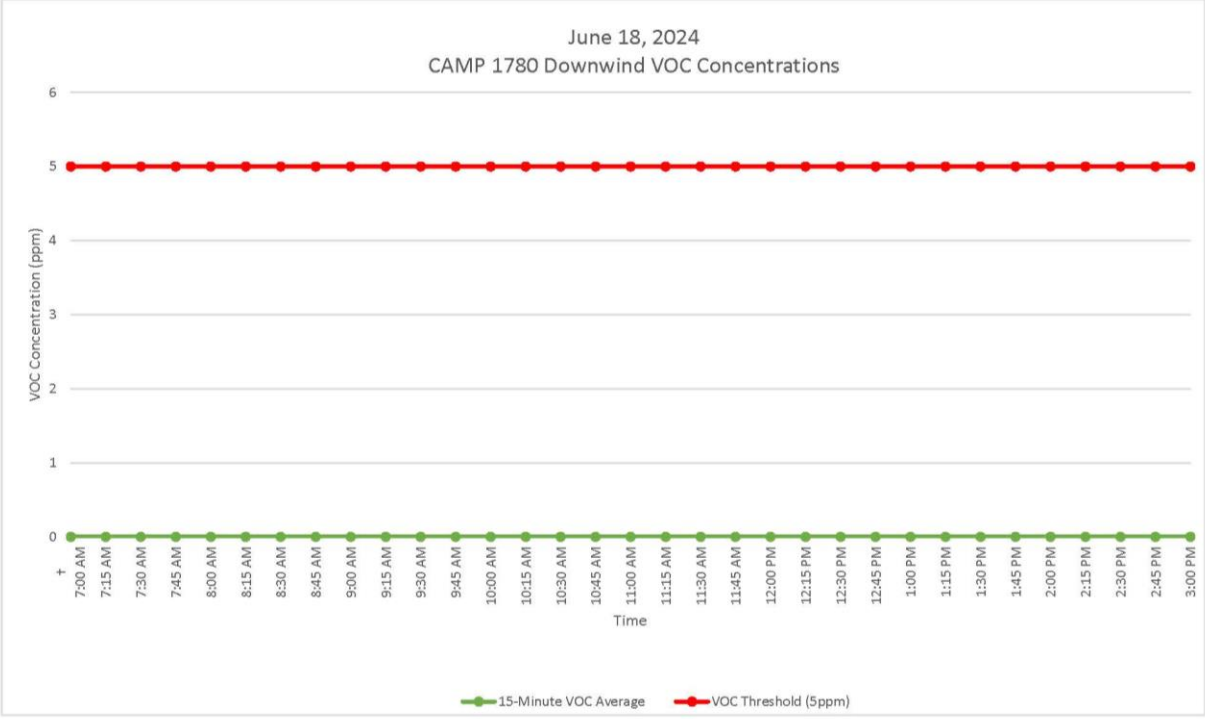


GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 232

DATE: 6/18/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	44	1,140.23	166	3,870.12	94	2,576.69	9	216.41	329	8,217.17
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**166**	**3,870.12**	**94**	**2,576.69**	**9**	**216.41**	**329**	**8,217.17**

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	78.88°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	61.67°F
		MAX WIND SPEED	21 mph from SSE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, June 19, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	
	GZA: Jackson Bogach	
	SOM: Kirsten Youngren	
	DBI Projects: Carlos Talero	

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 6/18/2024

Work Location (Attachment A): Grids A7, B4, B5, B6, C1, C2, C3, C4, D1, D2, D3, D5, and D6.

1. 14 truckloads of pipe sand from NAA - Weeks Marine, Inc., totaling 332.8 tons, were delivered to north of grids C1 and D1. The sand was used to backfill the area outside of the northern foundation wall in grids C1 and D1. An orange snow fence demarcation layer was placed prior to backfilling.
2. J&A place Mirafi non-woven Geotextile in grid A7 and placed clean stone over geotextile.
3. AWS installed SSDS piping in grids C1, C2, C3, D2, and D3.
4. Lyndon/Metro installed steel beams and metal decking in grids B4, B5, B6, C4, D5, and D6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 10.36 ug/m^3
High Conditions – PID: 0.08 ppm, Particulates: 25.79 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- 14 truckloads (332.8 tons) of pipe sand were imported from North American Aggregates – Weeks Marine Inc. of New Jersey.

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

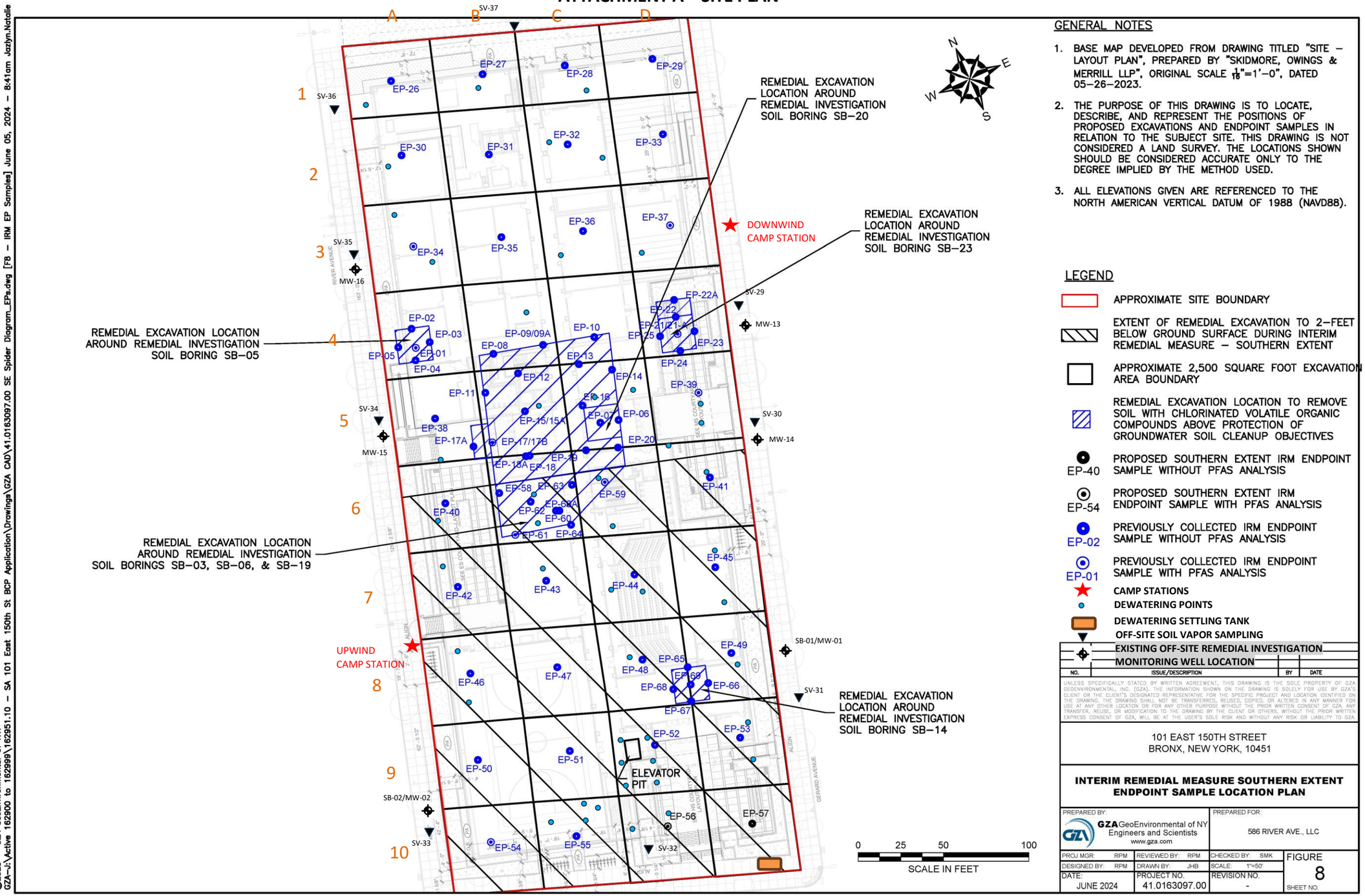
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 233

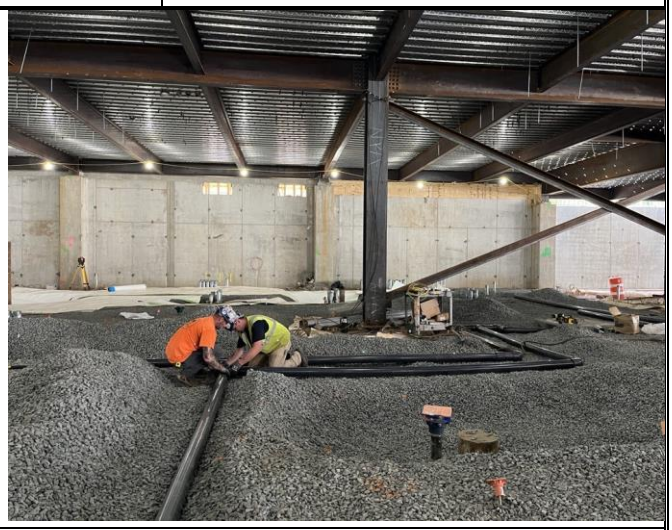
DATE: 6/19/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Northeast	2	East

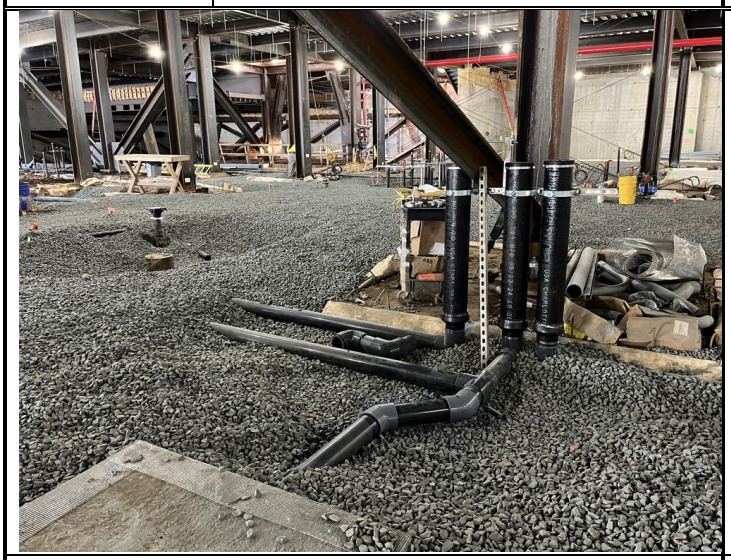


Description: Munoz Trucking Inc. delivering pipe sand from NAA - Weeks Marine, Inc., to the area north of grids C1 and D1.

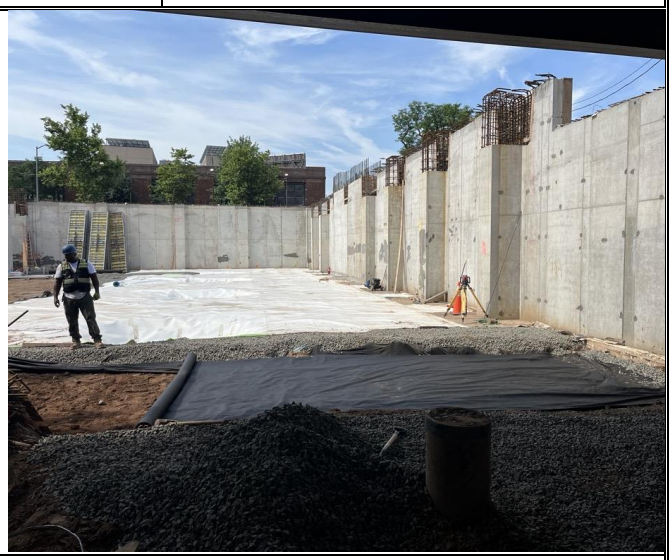


Description: AWS installing SSDS piping in grid C2 and C3.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
3	Northwest	4	Southwest



Description: SSDS risers VR-05, VR-06, and VR-07 installed in grid C3.



Description: Installation of Mirafi non-woven geotextile prior to backfilling with clean stone in grid A7.

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 19, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments:

_____

_____

Data Rams:

1 ☒ Data
2 ☒ Data

_____

_____

Weather Station: ☐ YES

Background Readings:

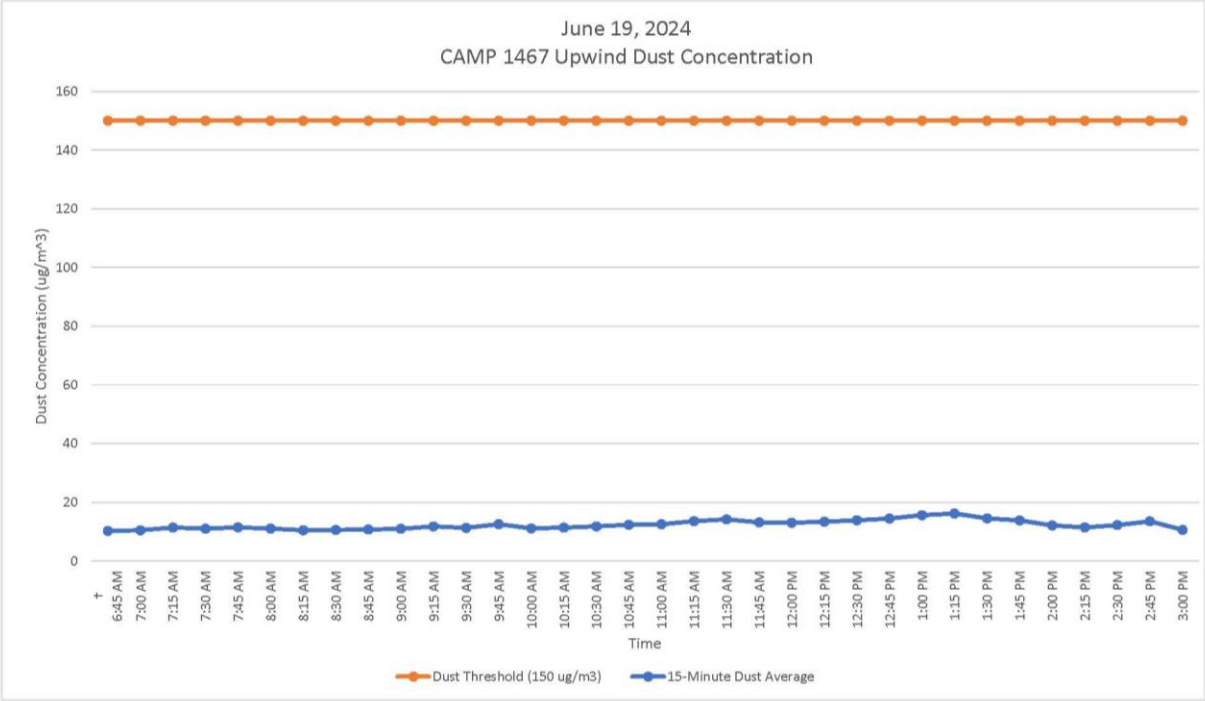
PID 1: 0.0
PID 2: 0.0

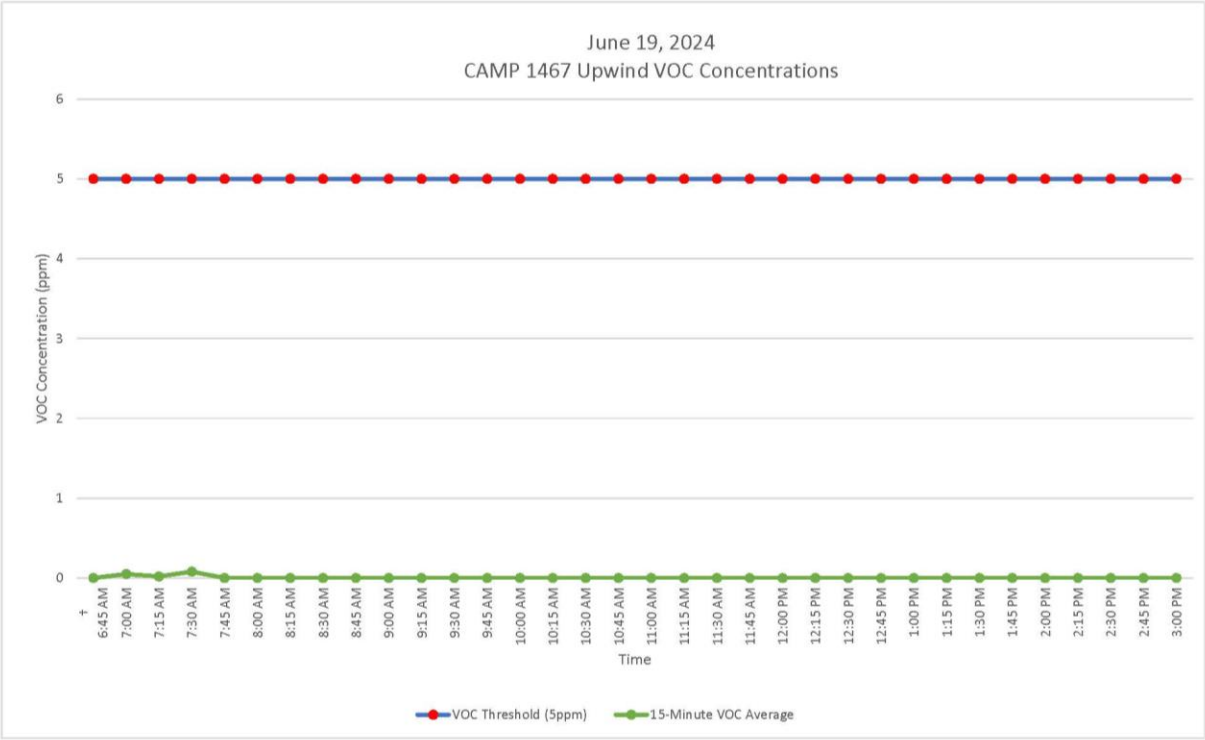
Data Ram 1: 10.29
Data Ram 2: 10.36

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024

FILE NO: 41.0163097.00

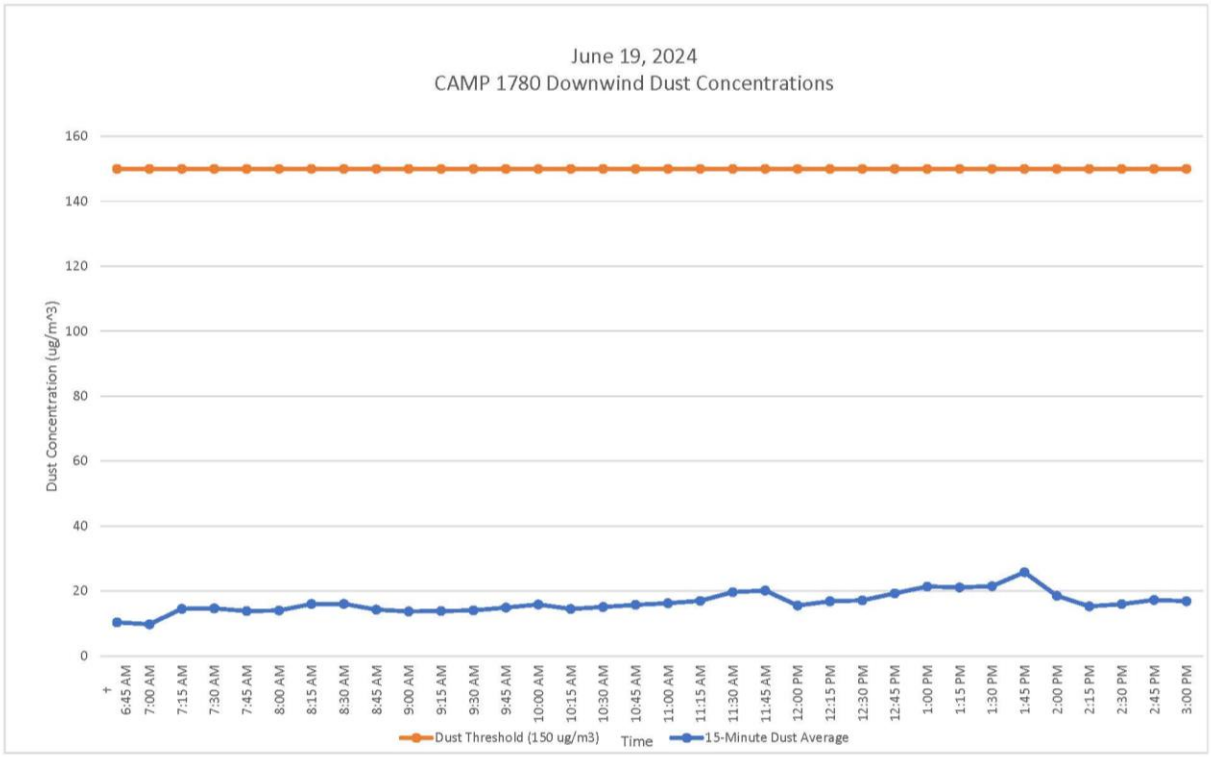


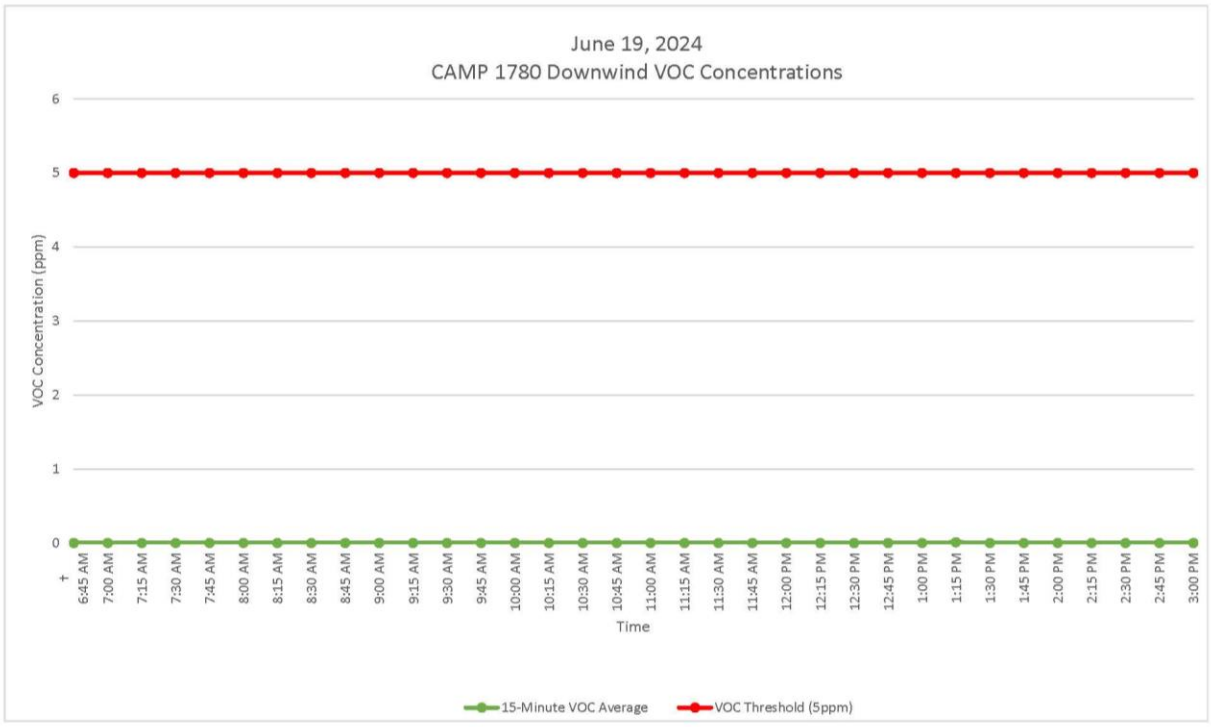


GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 233

DATE: 6/19/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	14	332.8	0	0	0	0	14	332.8
Previous	16	413.72	44	1,140.23	166	3,870.12	94	2,576.69	9	216.41	329	8,217.17
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**180**	**4,202.92**	**94**	**2,576.69**	**9**	**216.41**	**343**	**8,549.97**

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	81.88°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	62.38°F
		MAX WIND SPEED	14 mph from SSE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, June 20, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	
	AEL	

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 6/20/2024

Work Location (Attachment A): Grids A9, A10, B10, C1, C2, C3, C4, C5, C6, D1, D2, D3, D4, D5, and D6.

1. 3 truckloads of pipe sand from NAA - Weeks Marine, Inc., totaling 68.47 tons, were delivered to north of grids C1 and D1. The sand was used to backfill the area outside of the northern foundation wall in grids C1 and D1. An orange snow fence demarcation layer was placed prior to backfilling. J&A graded fill in the area following the delivery.
2. J&A placed Mirafi non-woven Geotextile and placed gas permeable aggregates over geotextile in grid B10.
3. J&A installed rebar over PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids A9 and A10.
4. J&A backfilled over the installed SSDS pipes in grids C1, C2, C3, D2, and D3 with gas permeable aggregates.
5. Lyndon/Metro installed steel beams and metal decking in grids C4, C5, C6, D4, D5, and D6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 11.67 ug/m^3
High Conditions – PID: 0.03 ppm, Particulates: 29.37 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- 3 truckloads (68.47 tons) of pipe sand were imported from North American Aggregates – Weeks Marine Inc. of New Jersey.

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

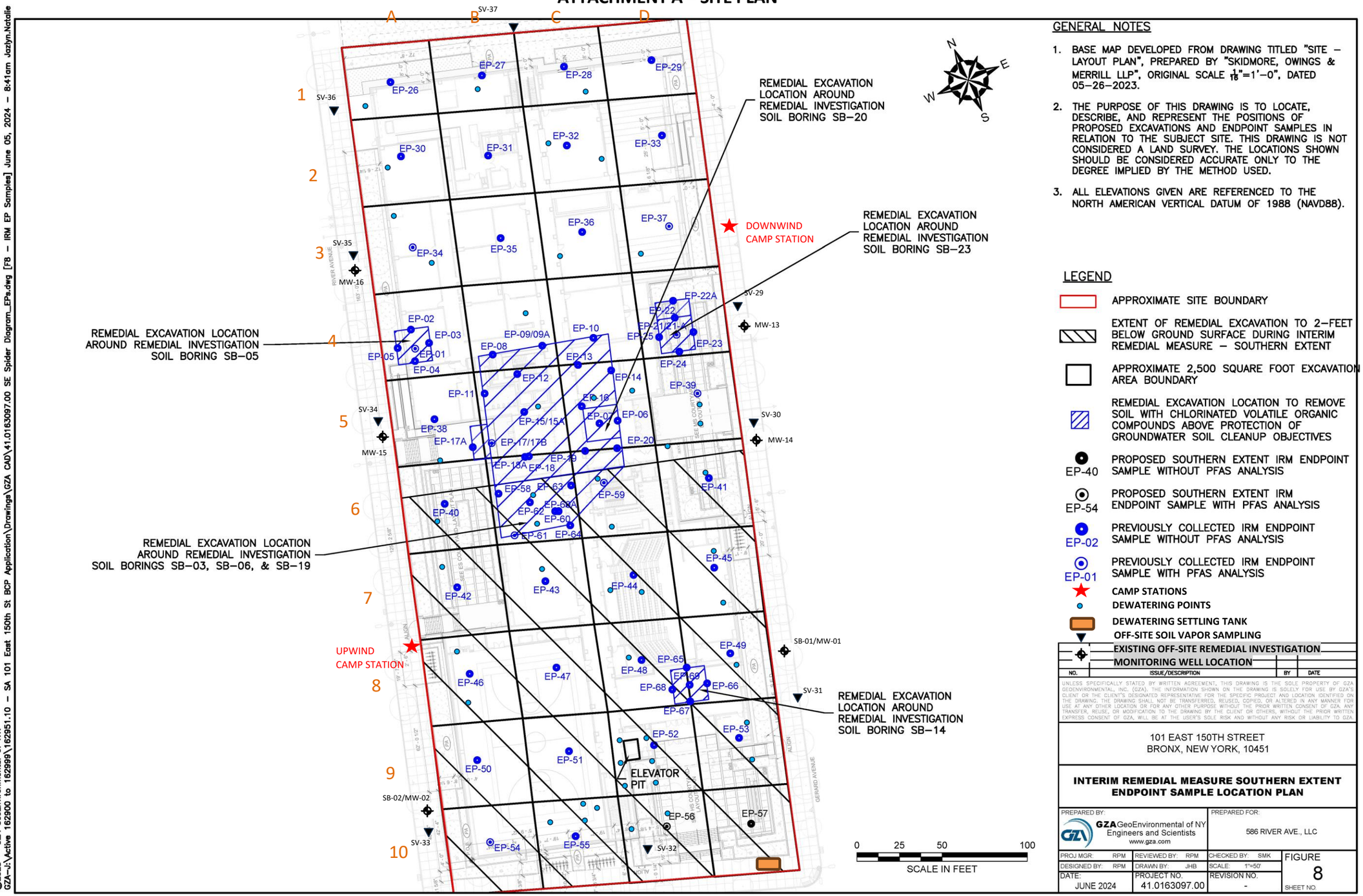
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

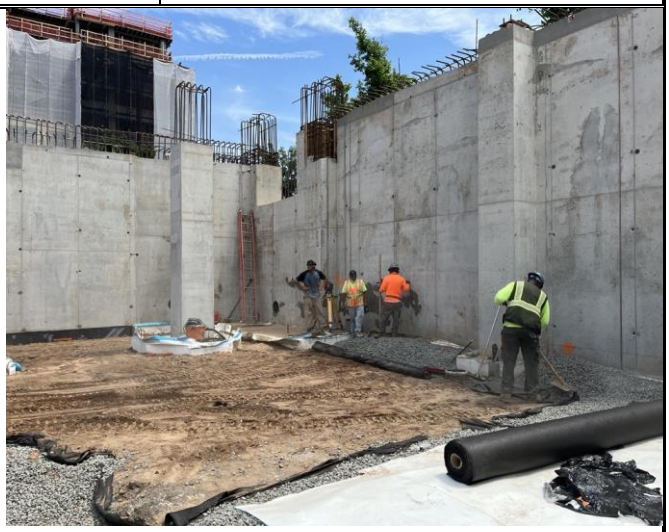
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–I:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Northeast	2	Southeast
			
Description: Munoz Trucking Inc. delivering pipe sand from NAA - Weeks Marine, Inc., to the area north of grids C1 and D1.		**Description:** J&A grading the area north of grids C1 and D1 after backfilling.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken**
3	Southwest	4	Southeast
			
Description: Rebar installed over waterproofing/vapor barrier in grids A9 and A10.		**Description:** Installation of Mirafi non-woven geotextile and backfilling with clean GPA in grid B10.	

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 20, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**
1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm
1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:
1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments:

Data Rams:
1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

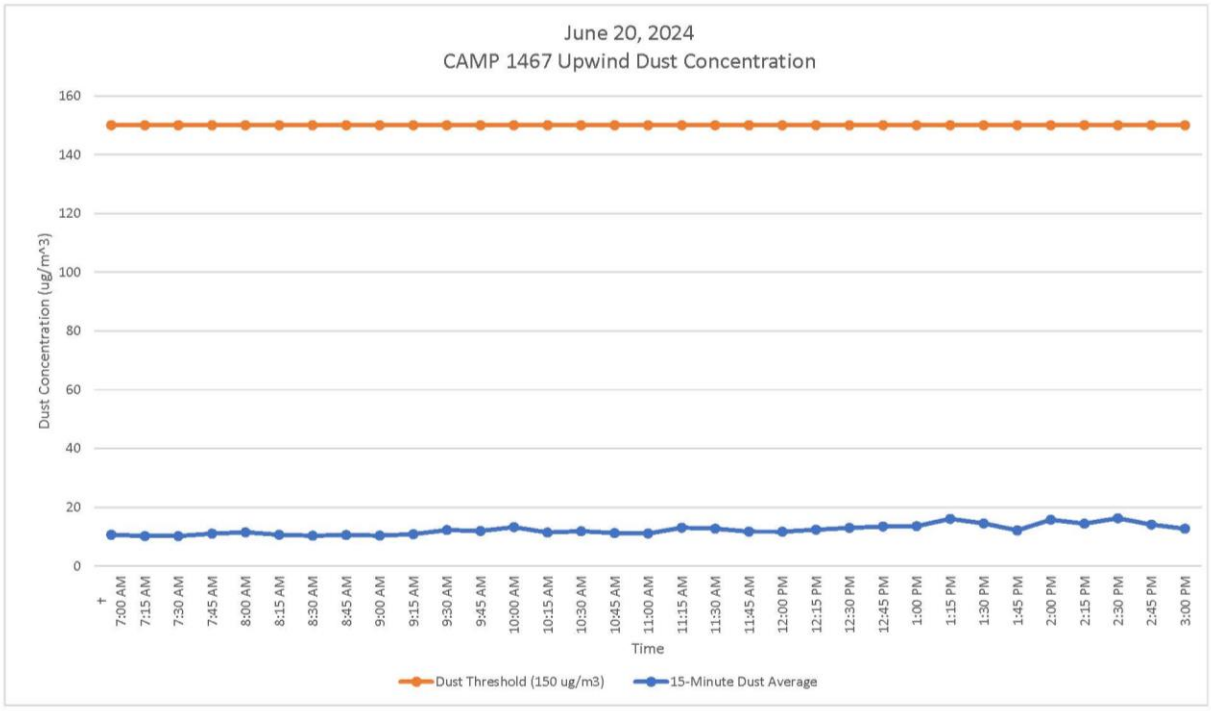
Background Readings:
PID 1: 0.0
PID 2: 0.0

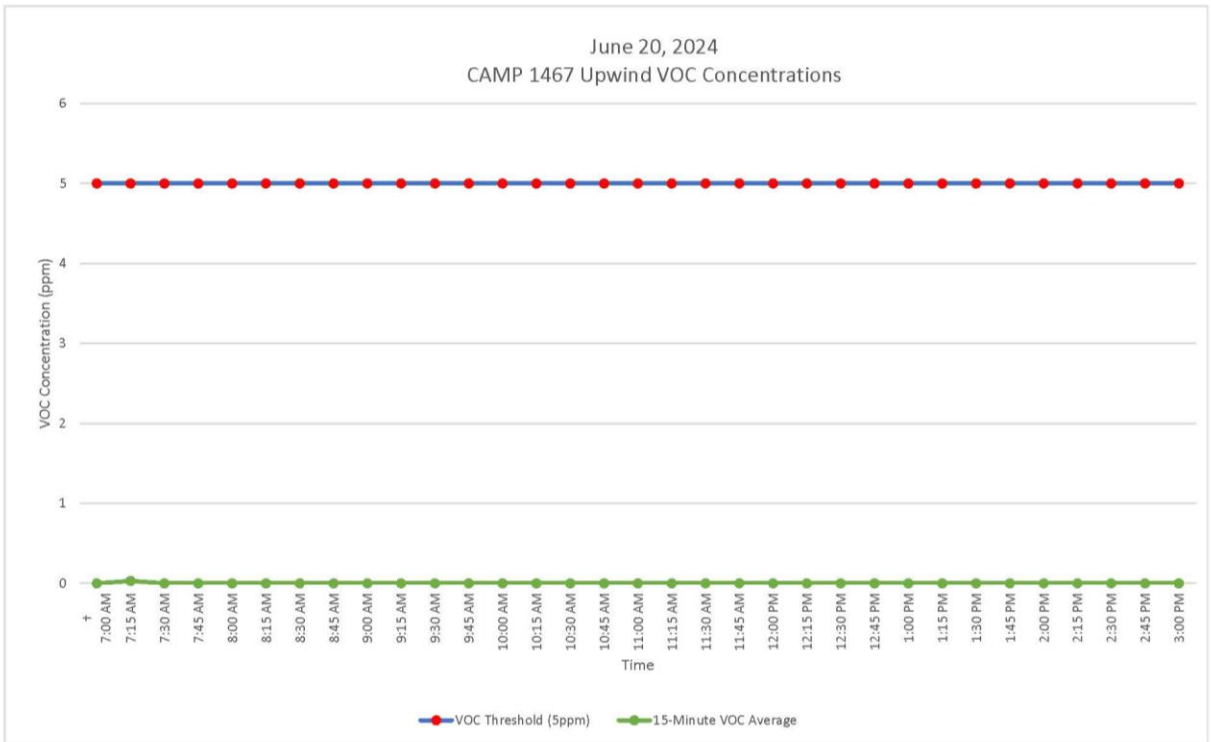
Data Ram 1: 10.66
Data Ram 2: 11.67

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024

FILE NO: 41.0163097.00

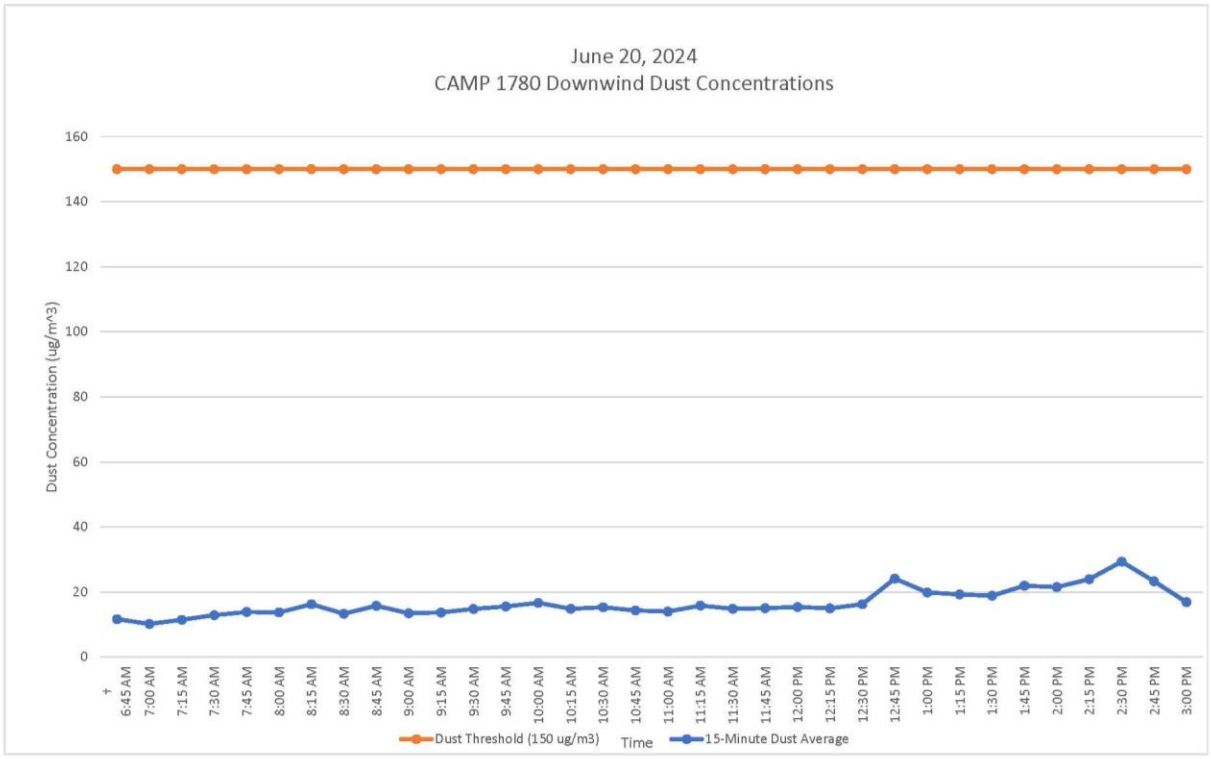


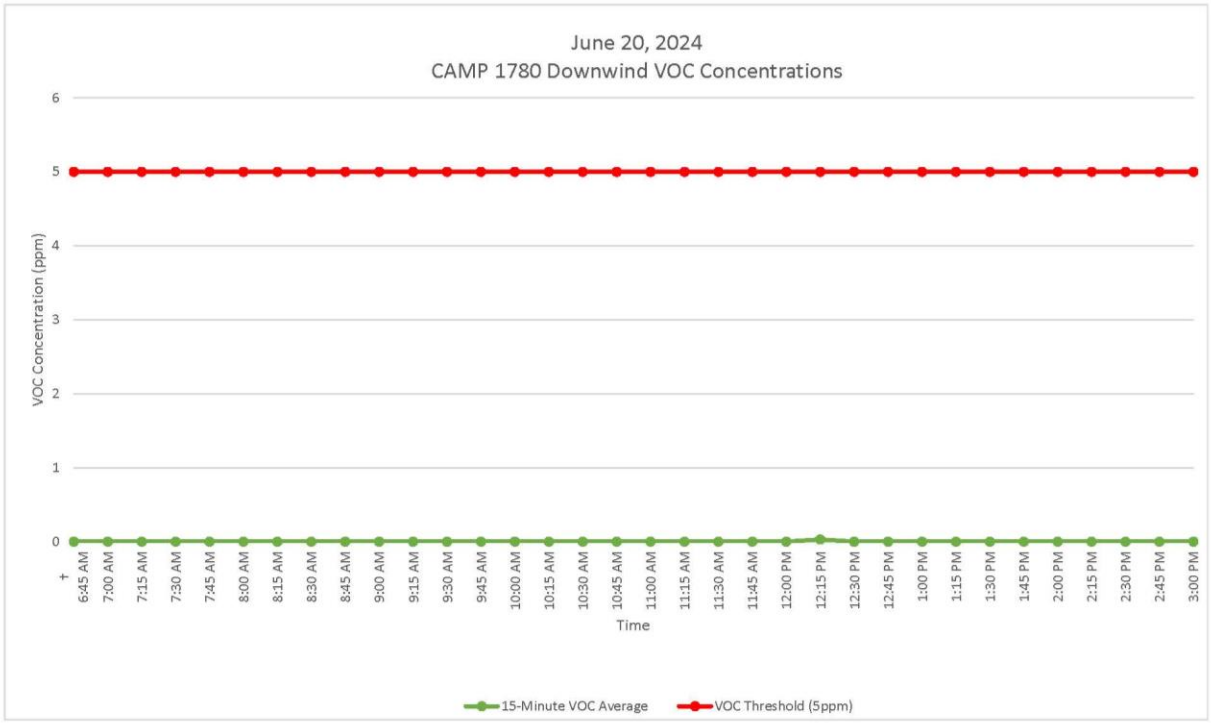


GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 234

DATE: 6/20/2024
FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	3	68.47	0	0	0	0	3	68.47
Previous	16	413.72	44	1,140.23	180	4,202.92	94	2,576.69	9	216.41	343	8,549.97
TOTAL	**16**	**413.72**	**44**	**1,140.23**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**346**	**8,618.44**

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Fair
PREPARED BY:	Mark Frey (GZA)	**AVE. TEMPERATURE**	84.56°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	64.36°F
		MAX WIND SPEED	17 mph from S
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Friday, June 21, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Mark Frey	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	
	AEL	

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Friday – 6/21/2024

Work Location (Attachment A): Grids A1, A2, B1, C1, C2, C3, D1, D2, D3, D4, and D7.

1. 6 truckloads of GPA from Tilcon New York Inc., totaling 156.71 tons, were delivered to grids D7. The GPA was spread in grids C1, C2, C3, D1, D2, and D3 or kept in a stockpile in Grid D7.
2. 3 Truckloads of ¾" RCA Blend from Faztec Industries of Staten Island, NY , totaling 90.0 tons, were delivered.
3. Crown Waterproofing installing the vapor barrier/waterproofing in grids C1, C2, C3, D1, D2, and D3.
4. J&A backfilled over the installed SSDS pipes in grids C1, C2, C3, D2, and D3 with gas permeable aggregates.
5. J&A performed minor excavation under the building construction for electric and plumbing utility lines.
6. J&A poured concrete slab on the 1st floor deck in grid A1 and A2.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 13.04 ug/m^3
High Conditions – PID: 0.06 ppm, Particulates: 25.56 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- 6 truckloads (156.71 tons) of GPA were imported from Tilcon New York, Inc. New York and 3 trucks of ¾ RCA Stone from Faztec Industries, Staten Island, NY.

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

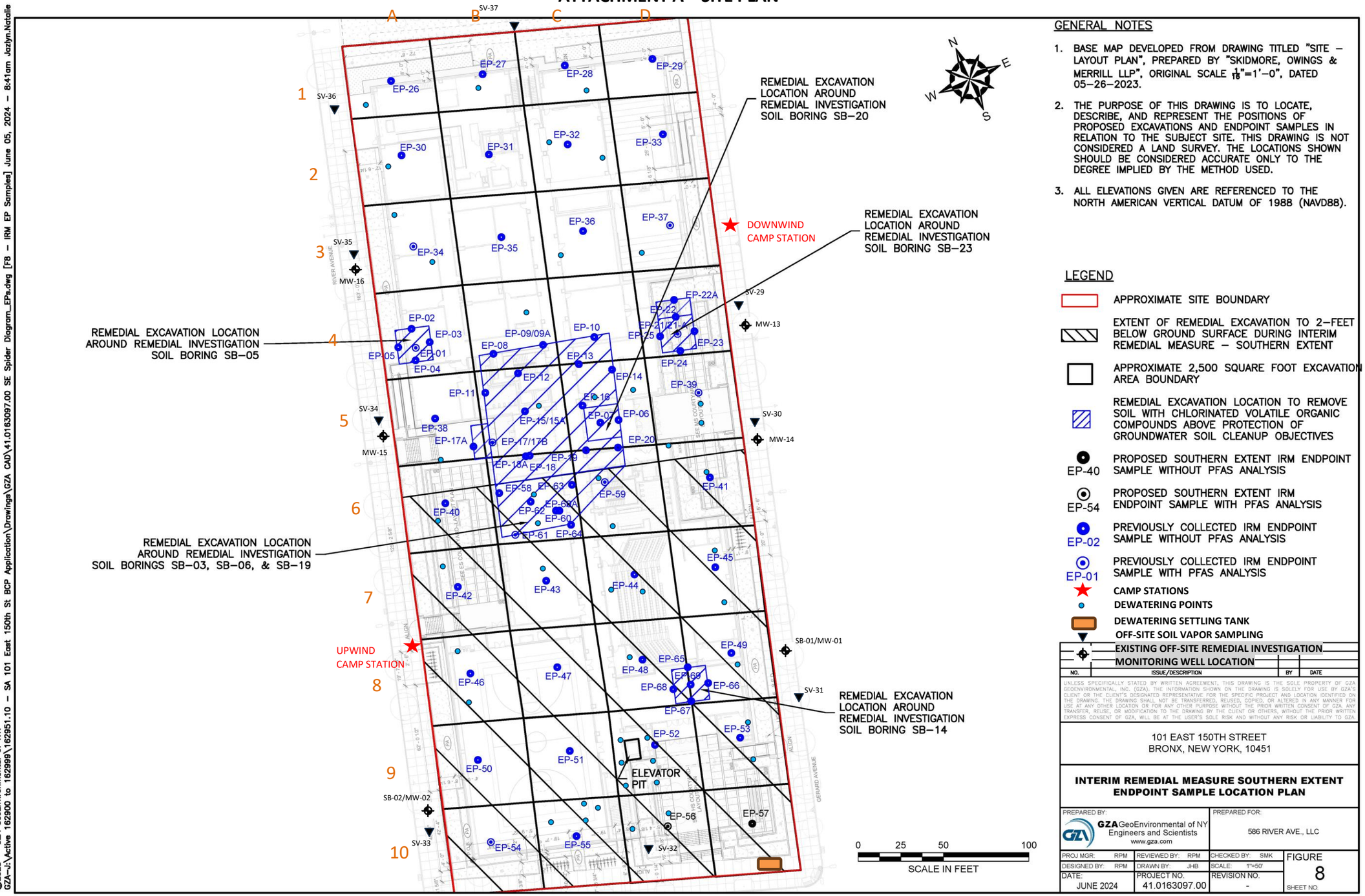
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
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LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

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101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

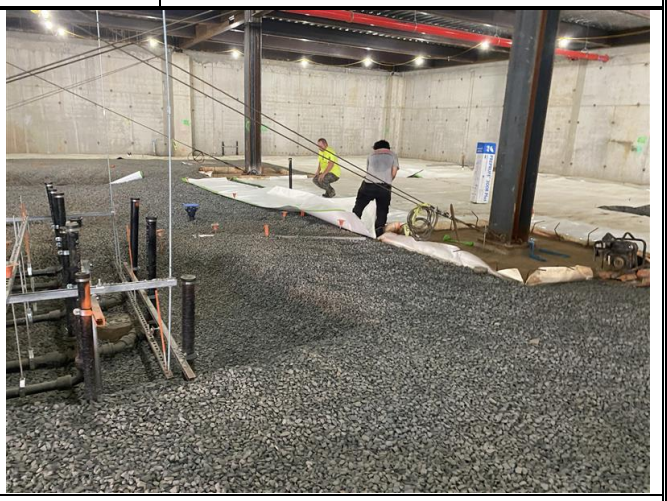
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

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GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: West	Photo No. 2	Direction Photo Taken Northwest
			
Description: Site at the beginning of the day.		**Description:** Crown waterproofing installing the vapor barrier in grids C2 and D2.	
Photo No. 3	**Direction Photo Taken:** South	**Photo No. 4**	**Direction Photo Taken** Southeast
			
Description: J&A excavating in grid C3 for plumbing and electrical utility lines.		**Description:** J&A conducting a concrete slab pour for the deck in grid A1.	

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 21, 2024	Sampling Technician: Mark Frey
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

_____

Data Rams:

1 ☒ Data
2 ☒ Data

_____

_____

Weather Station: ☐ YES

Background Readings:

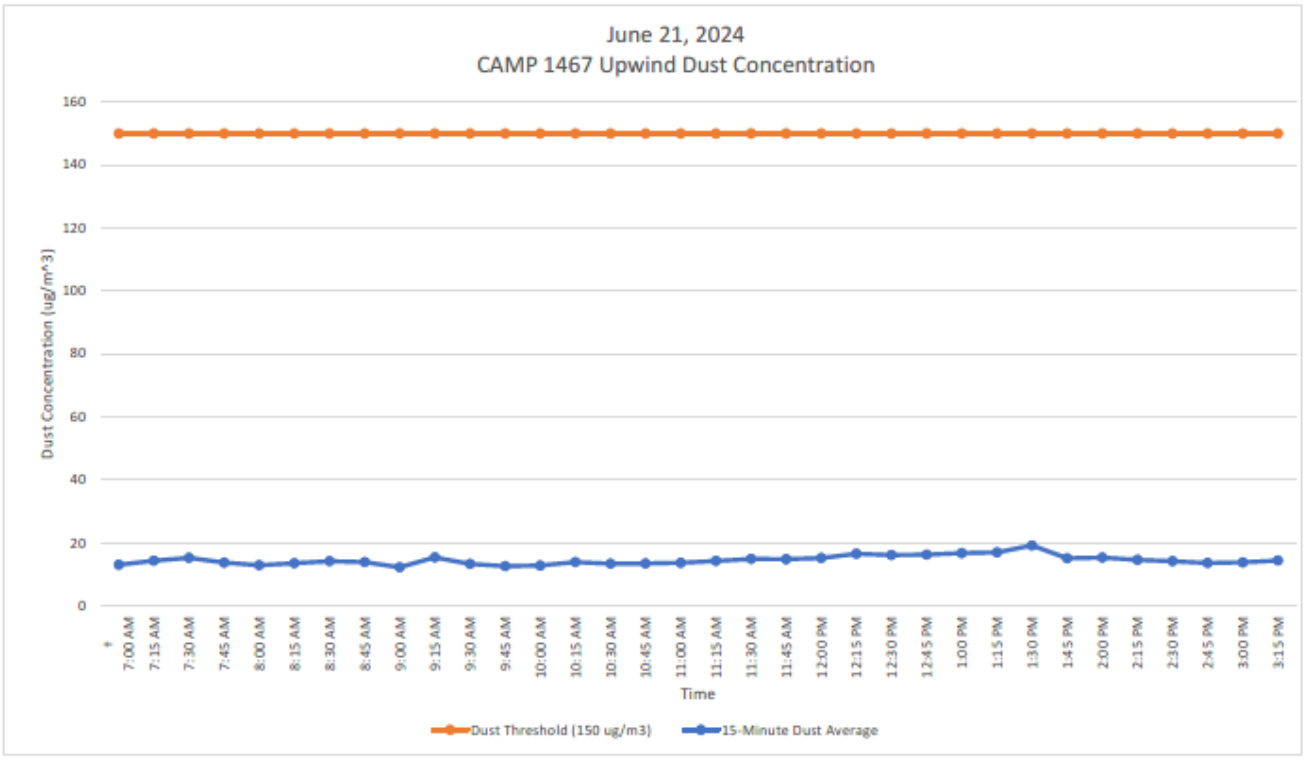
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PID 2: 0.0

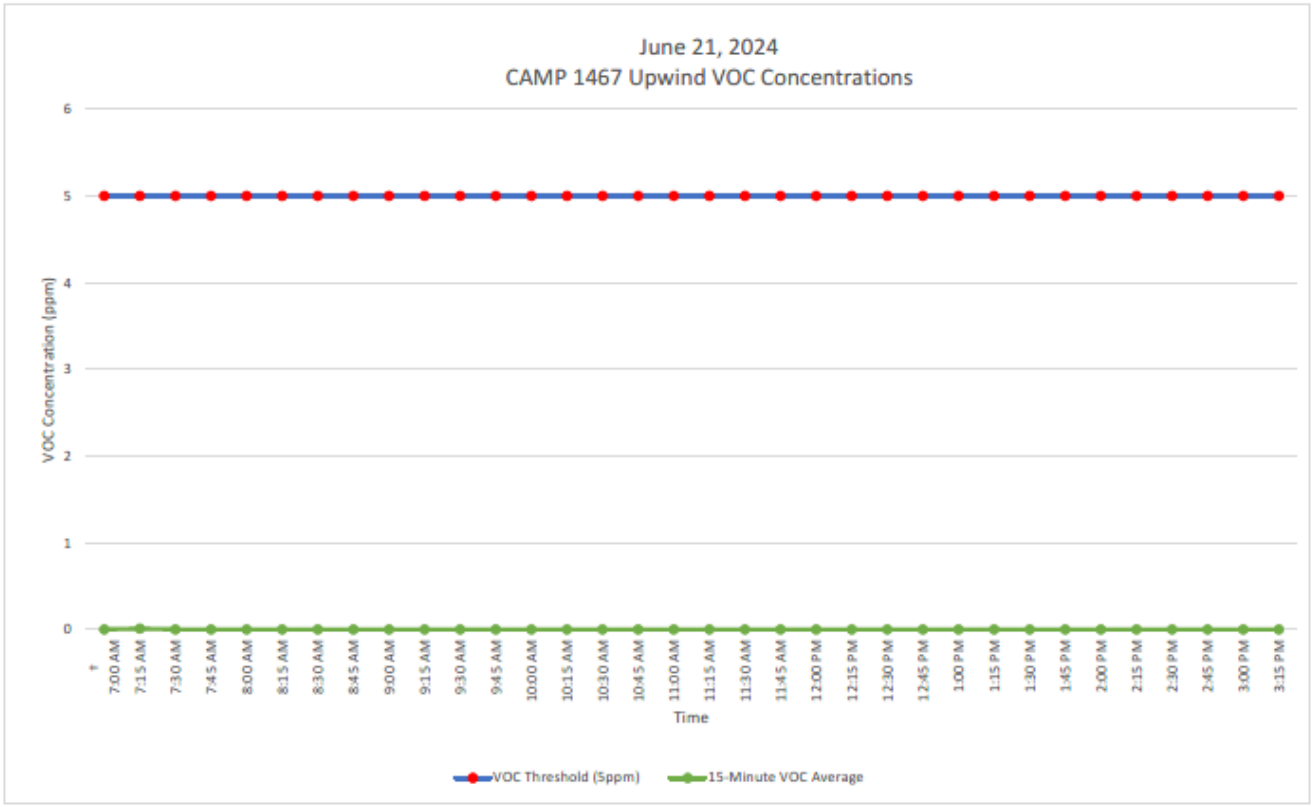
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GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024

FILE NO: 41.0163097.00

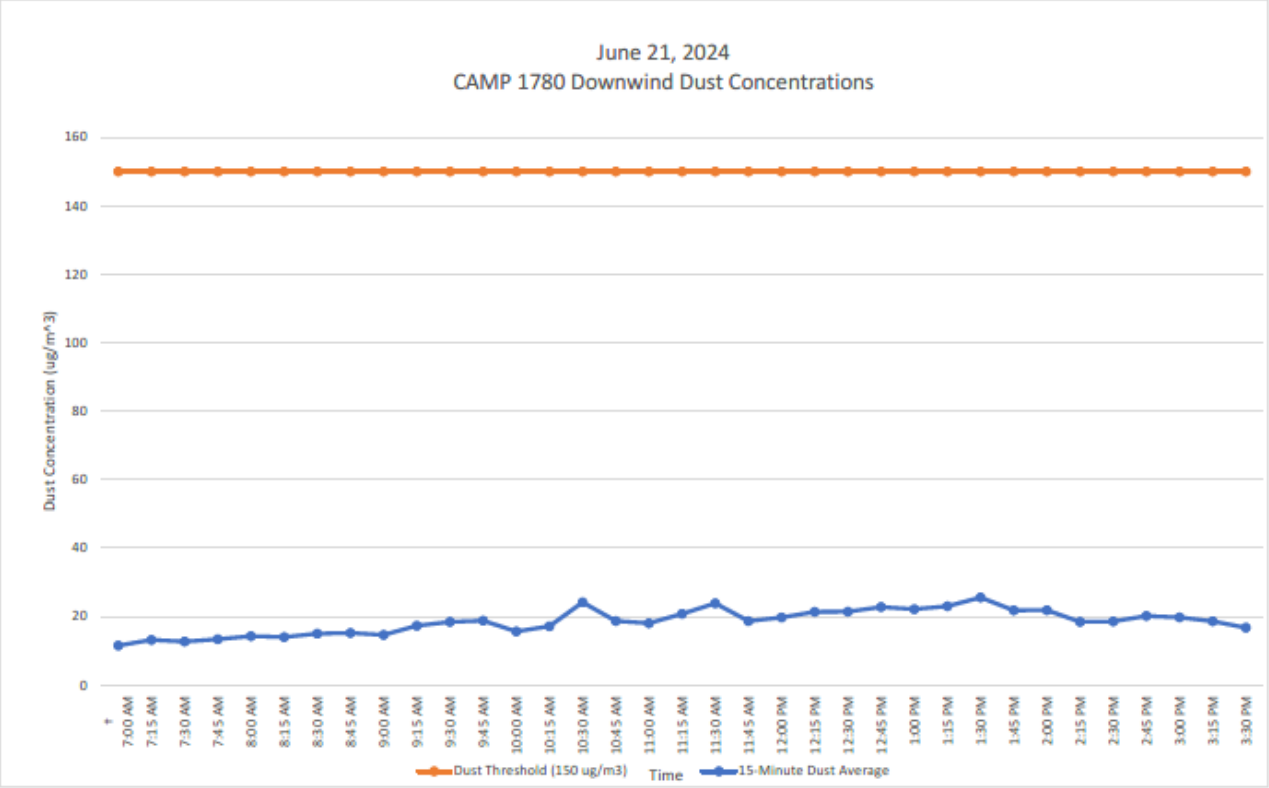


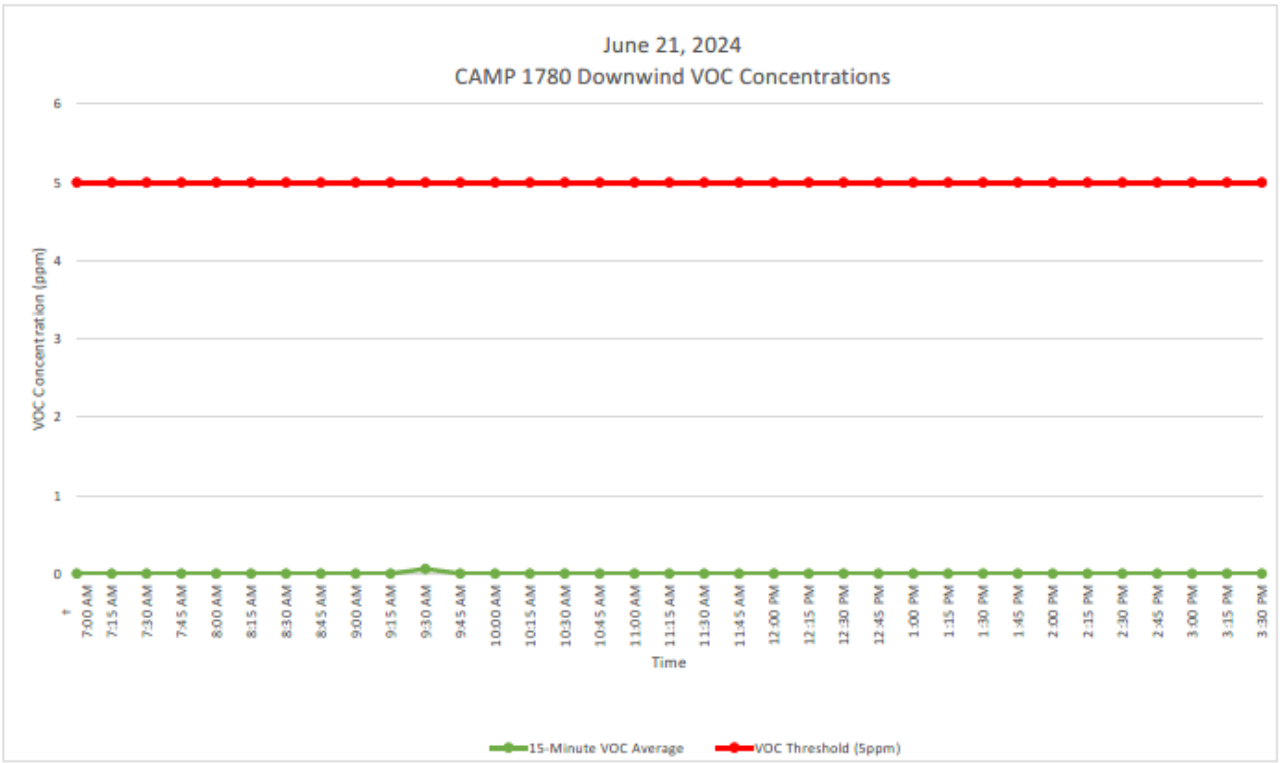


GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 235

DATE: 6/21/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	6	156.71	0	0	0	0	0	0	3	90	9	246.71
Previous	16	413.72	44	1,140.23	183	4,271.39	94	2,576.69	9	216.41	0	0	346	8,618.44
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**3**	**90**	**352**	**8,865.15**

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Fair
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	78.59°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	59.12°F
		MAX WIND SPEED	30 mph from WNW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Monday, June 24, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Monday – 6/24/2024

Work Location (Attachment A): Grids A1, A2, B1, B2, B5, B6, C1, C2, C3, C5, C6, D1, D2, and D3.

1. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C1, C2, C3, D1, D2, and D3. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
2. J&A poured concrete slab on the 5th floor deck in grid A1, A2, B1, and B2.
3. Lyndon/Metro installed steel beams and metal decking in grids B5, B6, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 9.56 ug/m^3
High Conditions – PID: 2.34 ppm, Particulates: 15.00 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

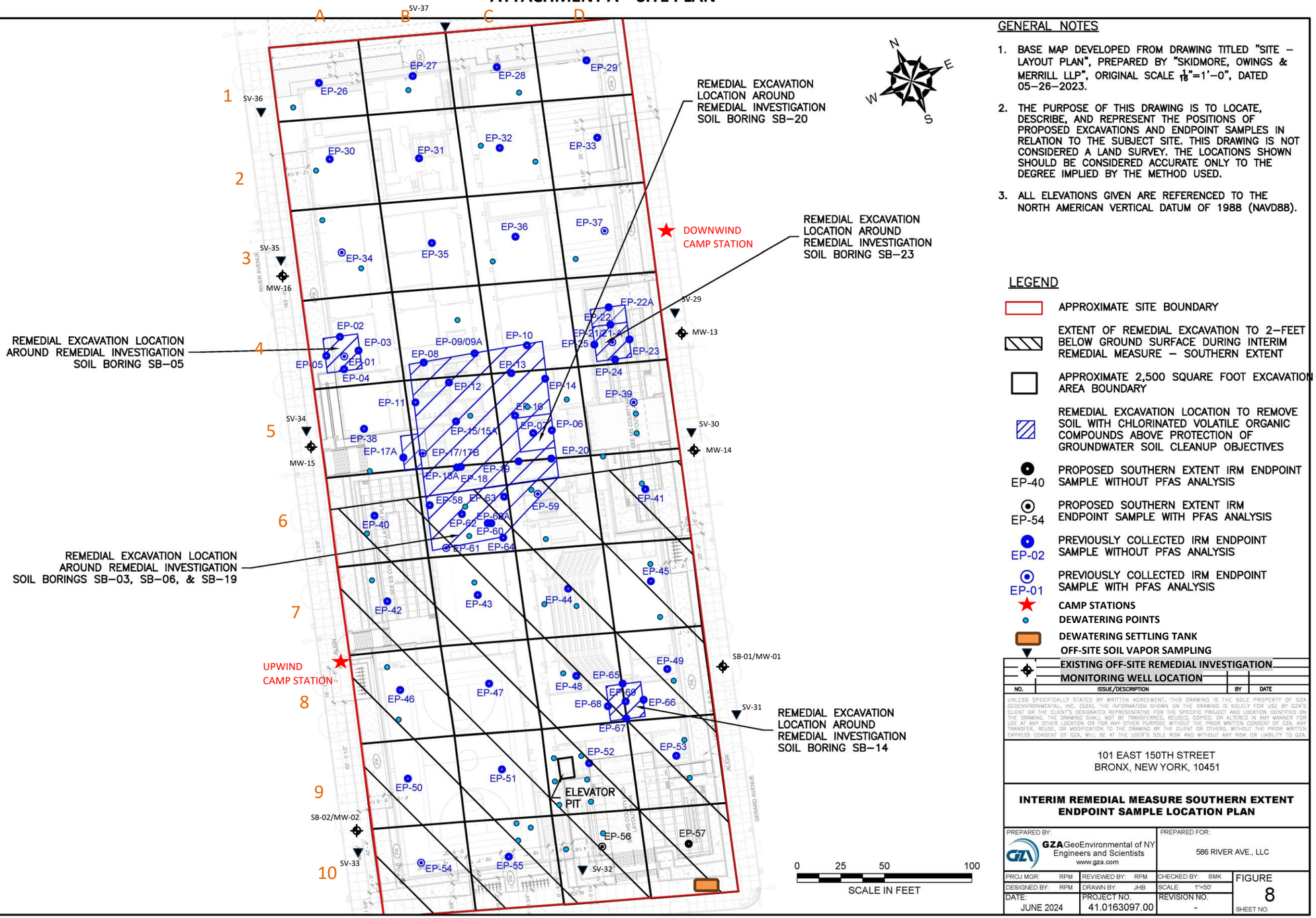
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	West	2	Southwest
			
Description: J&A pouring concrete slab on the 5th floor deck in grid A1, A2, B1, and B2.		**Description:** PREPRUFE 300R Plus waterproofing/vapor barrier installed at the slab-on-grade locations in grids C1, C2, C3, D1, D2, and D3.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken**
3	Northeast	4	South
			
Description: Waterproofing/vapor barrier sealing detail around SSDS risers.		**Description:** Waterproofing/vapor barrier sealing detail over SSDS pit SSD-13.	

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 24, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1

Station 2

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

			Repair Needed: **Gas - 100 ppm**	
1	☐ YES	☐ NO	1 ☐ YES	☒ NO
2	☐ YES	☐ NO	2 ☐ YES	☒ NO
Hand Held	☒ YES	☐ NO	Hand Held ☒ YES	☐ NO

Data Rams: **Zero**

1	☐ YES	☒ NO
2	☐ YES	☒ NO
Hand Held	☒ YES	☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument: Results/Comments:

1	☒ Data	☒ Avg	☐ Summary	
2	☒ Data	☒ Avg	☐ Summary	

Data Rams:

1 ☒ Data
2 ☒ Data

Weather Station: ☐ YES

Background Readings:

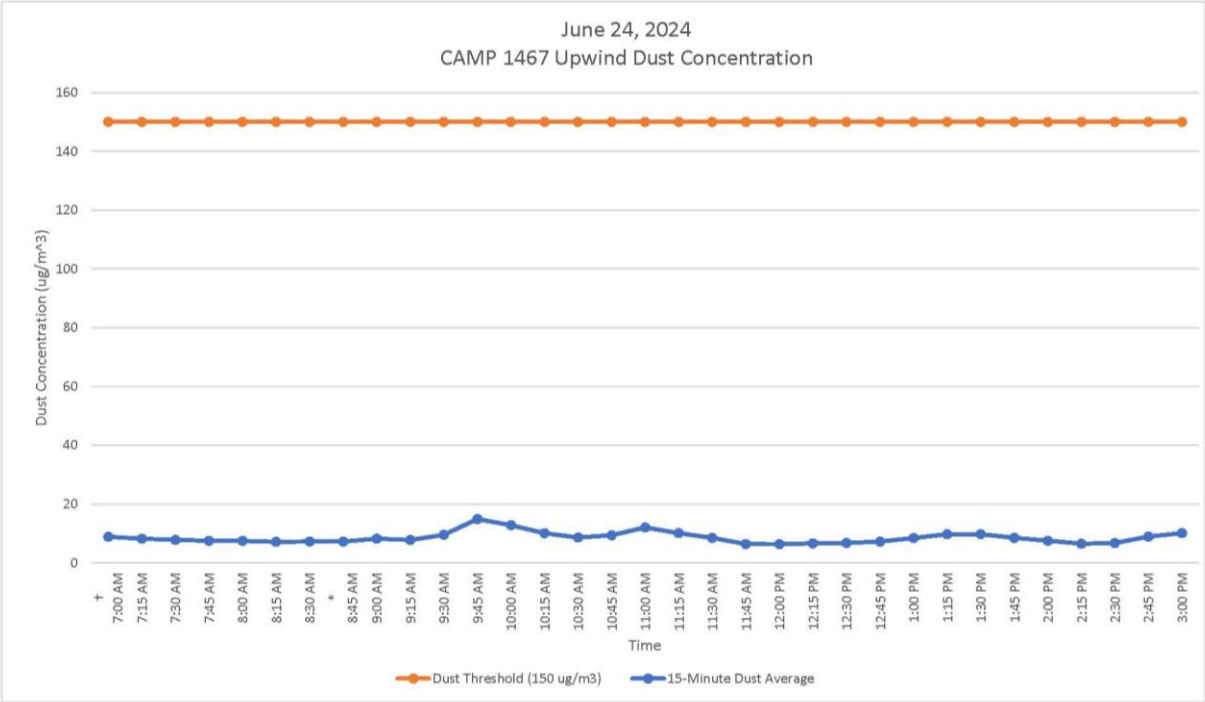
PID 1: 0.0
PID 2: 0.0

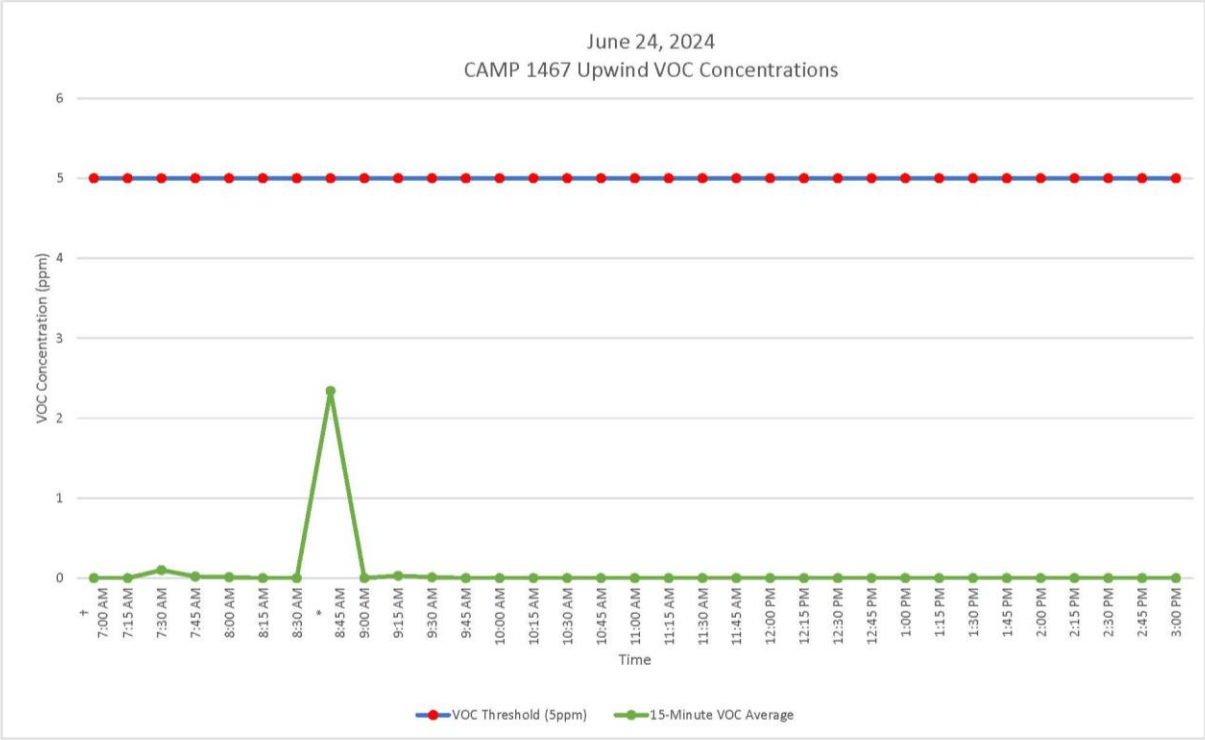
Data Ram 1: 8.88
Data Ram 2: 9.56

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024

FILE NO: 41.0163097.00

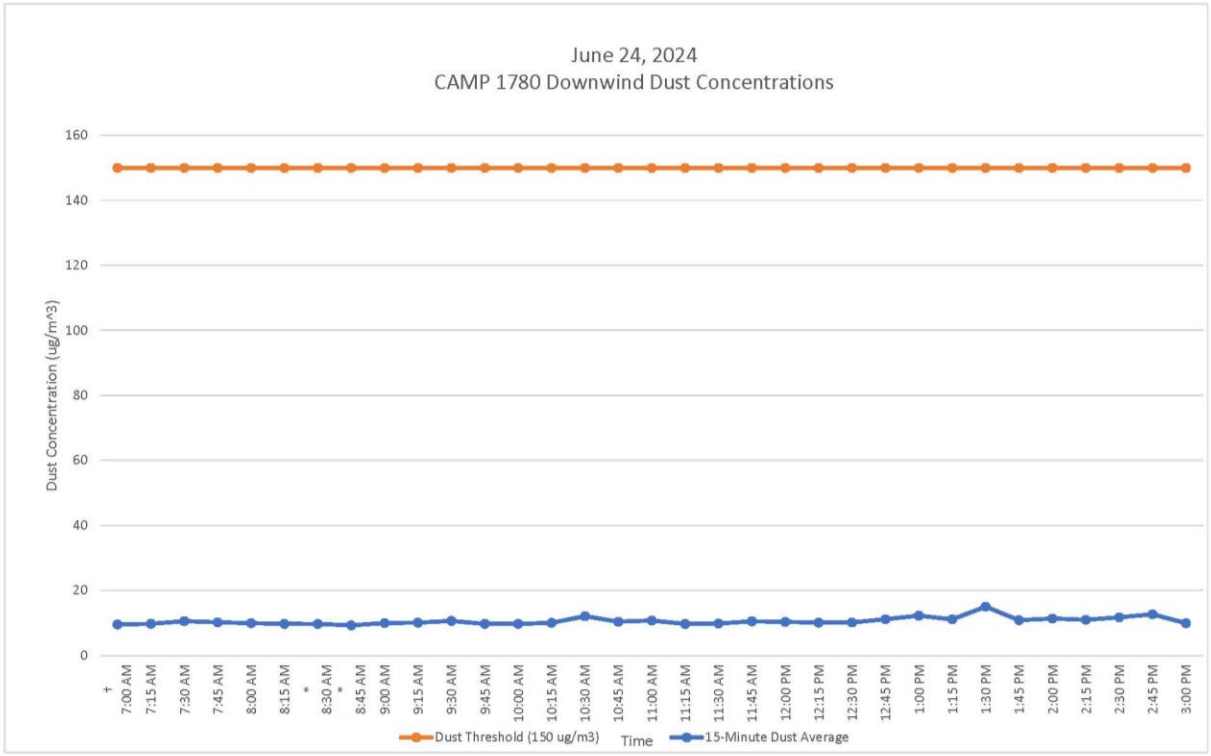


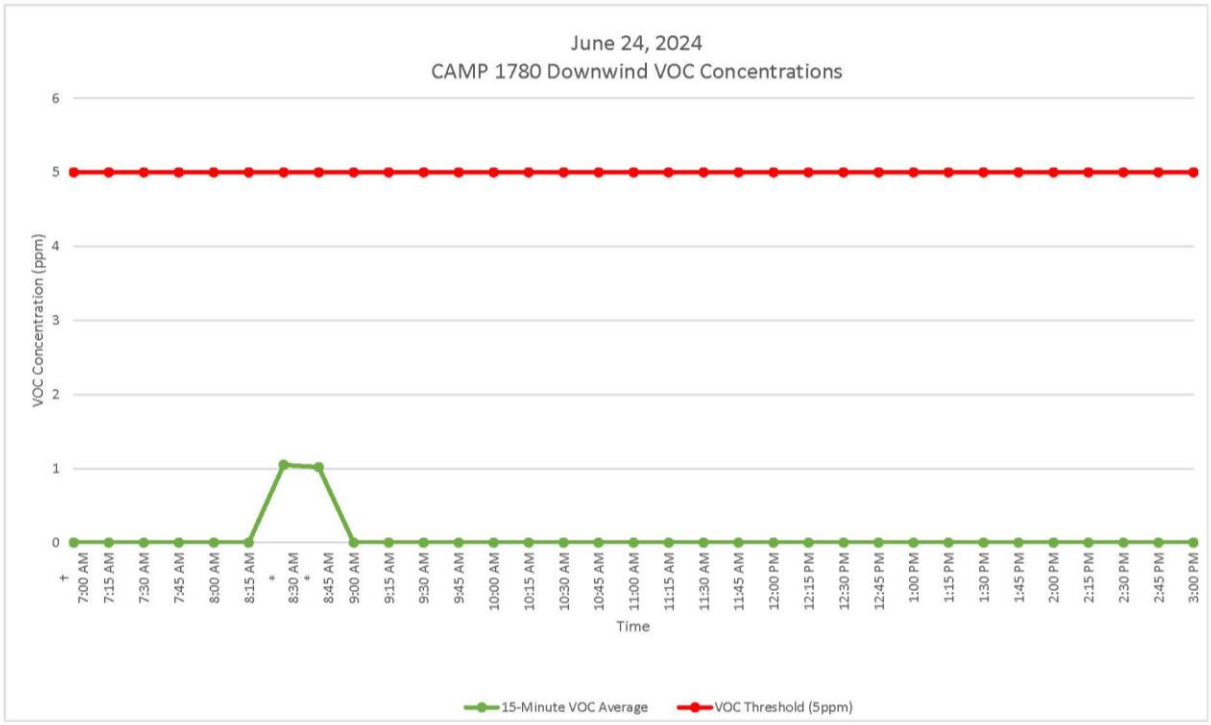


GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 236

DATE: 6/24/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	183	4,271.39	94	2,576.69	9	216.41	3	90	352	8,865.15
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**3**	**90**	**352**	**8,865.15**

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	80.67°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	50.04°F
		MAX WIND SPEED	17 mph from W
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, June 25, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Drew Langer	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	
	MRCE	

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 6/25/2024

Work Location (Attachment A): Grids B2, B5, B6, B9, C2, C3, C4, C5, and C6.

1. J&A placed Mirafi non-woven Geotextile in grid C3, spread clean stone over geotextile, and installed the pit for SSD-14.
2. J&A poured concrete over electrical conduits in grids B2, C2, C3 and C4.
3. J&A performed minor excavation around pile in grid B9.
4. Lyndon/Metro installed steel beams and metal decking in grids B5, B6, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 10.23 ug/m^3
High Conditions – PID: 0.04 ppm, Particulates: 41.80 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

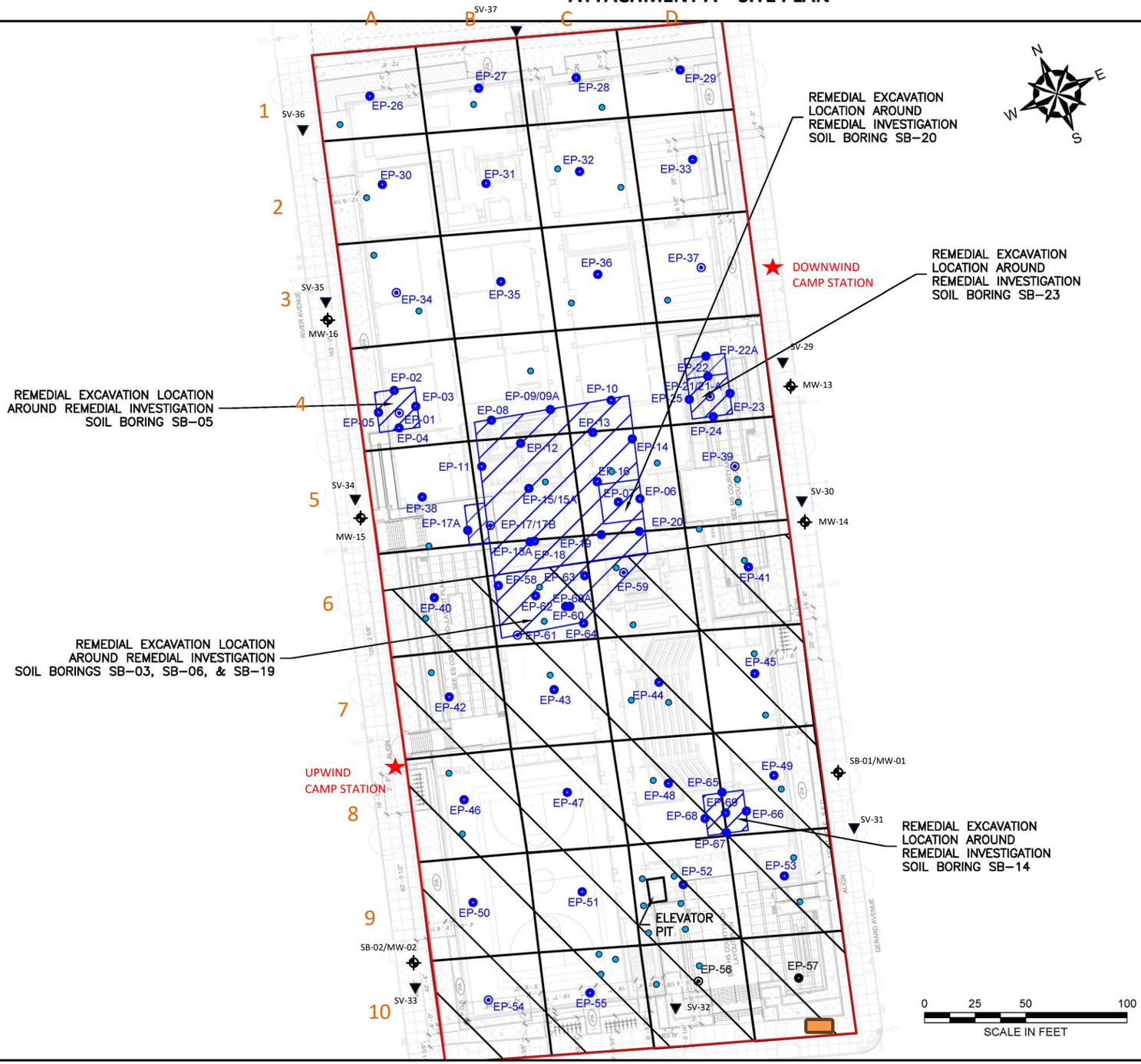
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
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- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

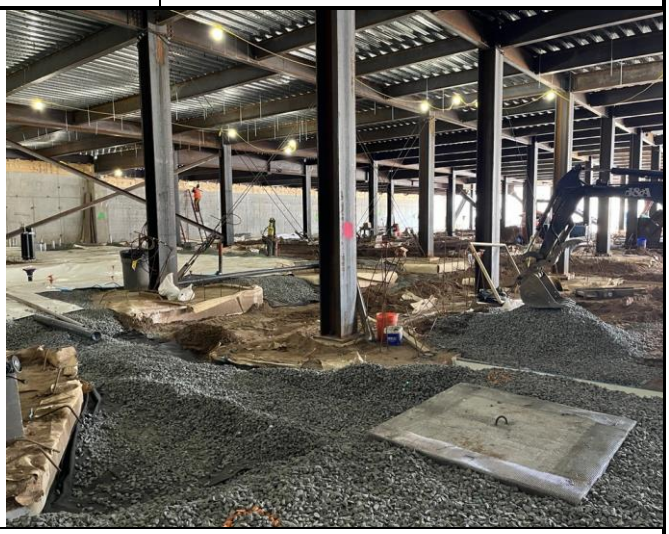
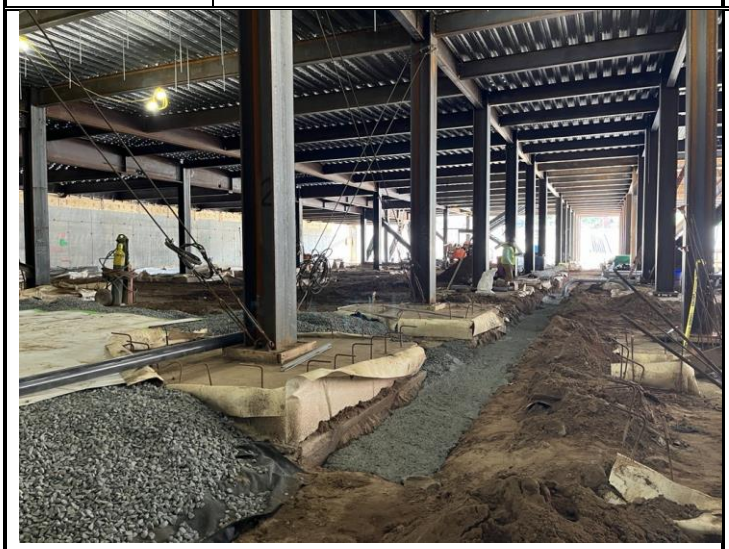
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

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GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Southeast	Photo No. 2	Direction Photo Taken Southeast
			
Description: Pit for SSD-14 installed in grid C3.		**Description:** The work area in grid C3 at the end of the day.	
Photo No. 3	**Direction Photo Taken:** Southeast	**Photo No. 4**	**Direction Photo Taken** Southwest
			
Description: Concrete poured over electrical conduits in grids C3 and C4.		**Description:** Minor excavation around pile in grid B9.	

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 25, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

_____

Data Rams:

1 ☒ Data
2 ☒ Data

_____

_____

Weather Station: ☐ YES

Background Readings:

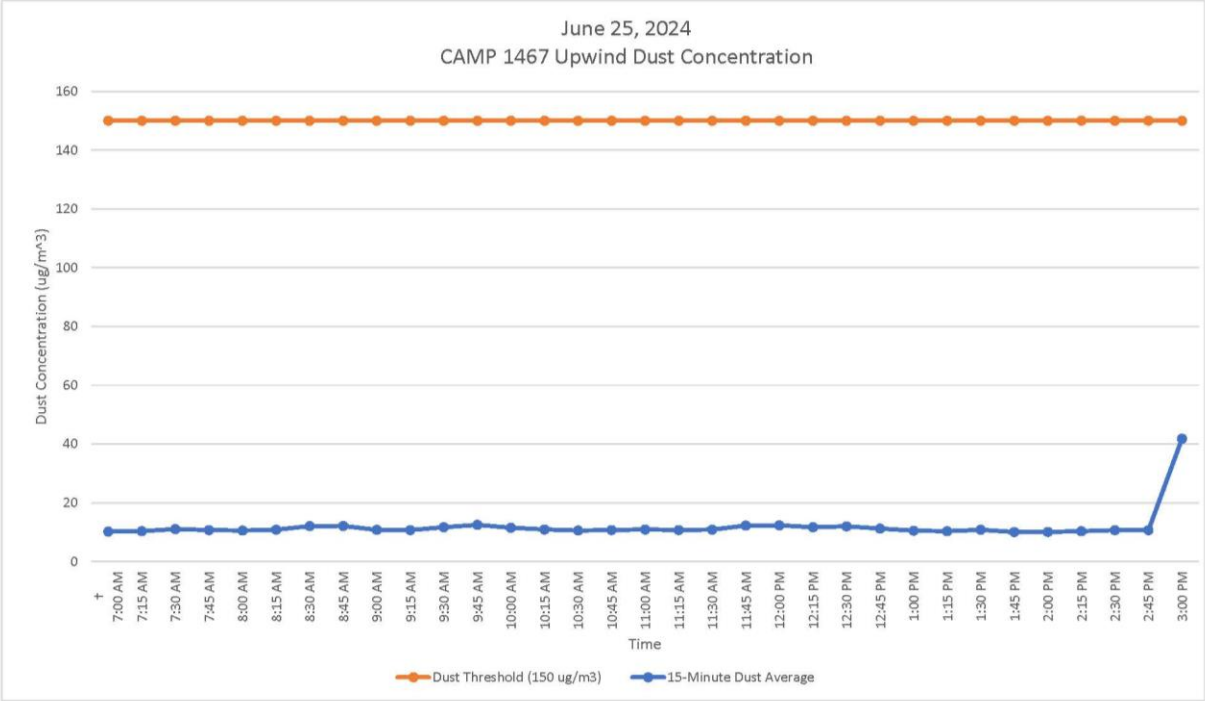
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PID 2: 0.0

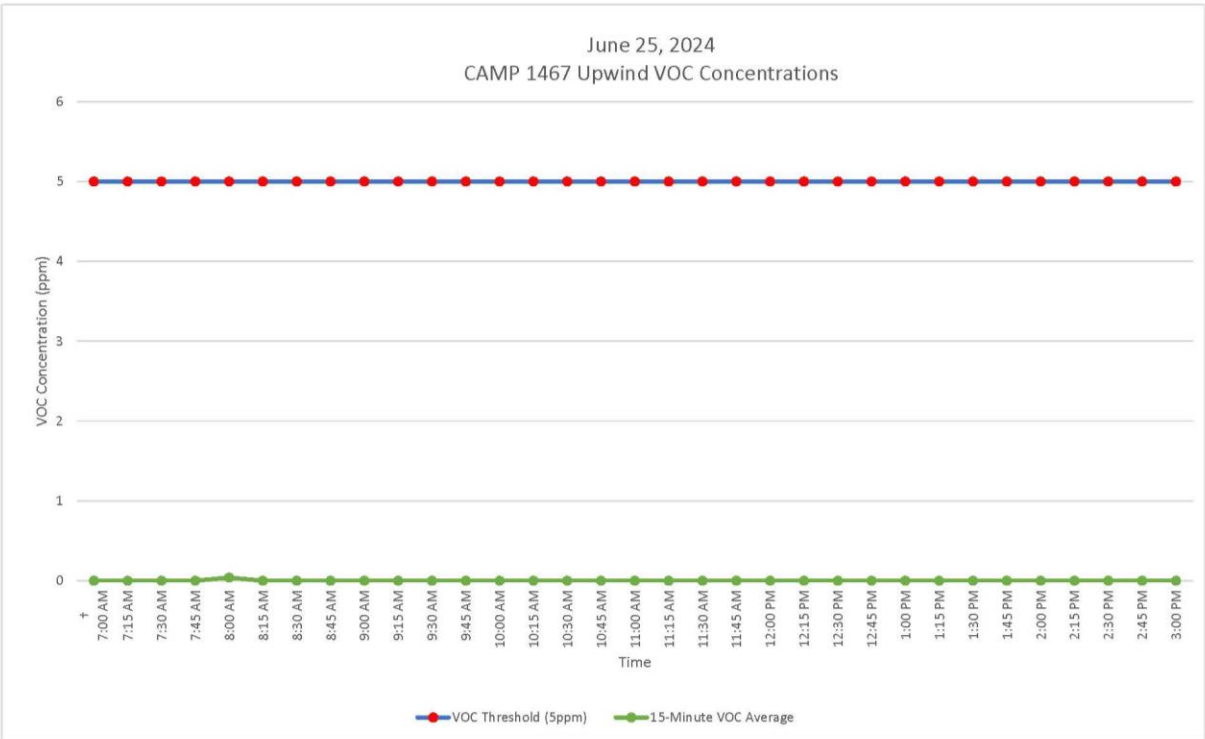
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Data Ram 2: 9.82

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024

FILE NO: 41.0163097.00

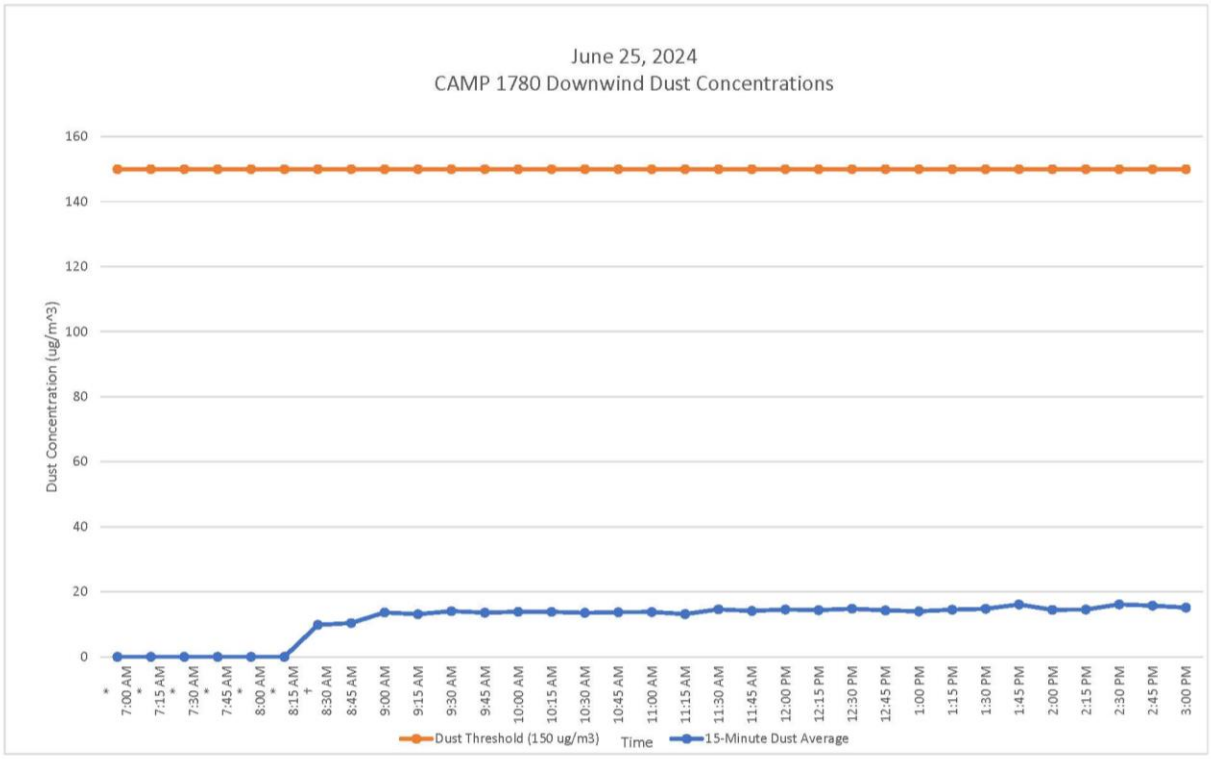


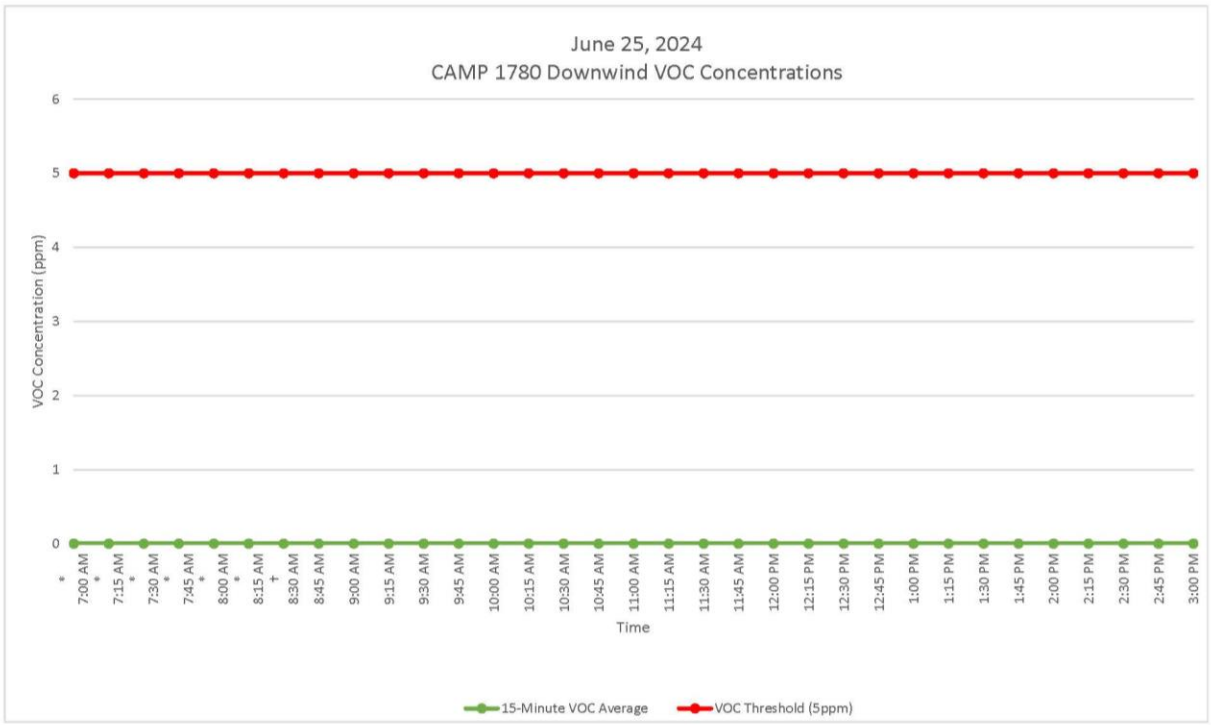


GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 237

DATE: 6/25/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	183	4,271.39	94	2,576.69	9	216.41	3	90	352	8,865.15
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**3**	**90**	**352**	**8,865.15**

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	81.73°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	59.93°F
		MAX WIND SPEED	16 mph from SSW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, June 26, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Drew Langer	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
	Crown Waterproofing	
SITE VISITORS:	**LERA**	
	MRCE	

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 6/26/2024

Work Location (Attachment A): Grids A1, A2, A8, A9, A10, B1, B2, B5, B6, B9, C2, C3, C4, C5, C6, D2, D3, D4, D5.

1. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C2, C3, D2, and D3. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
2. J&A installed rebar over PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids A8, A9, and A10.
3. J&A placed Mirafi non-woven Geotextile in grid B9 and spread clean stone over geotextile.
4. J&A performed minor backfilling and grading over buried electrical conduits in grids C3 and C4.
5. J&A performed trench excavation for utility conduits in grids D4 and D5.
6. J&A poured concrete slab on the 4th floor deck in grid A1, A2, B1, and B2.
7. Lyndon/Metro installed steel beams and metal decking in grids B5, B6, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 16.24 ug/m^3
High Conditions – PID: 0.03 ppm, Particulates: 18.65 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

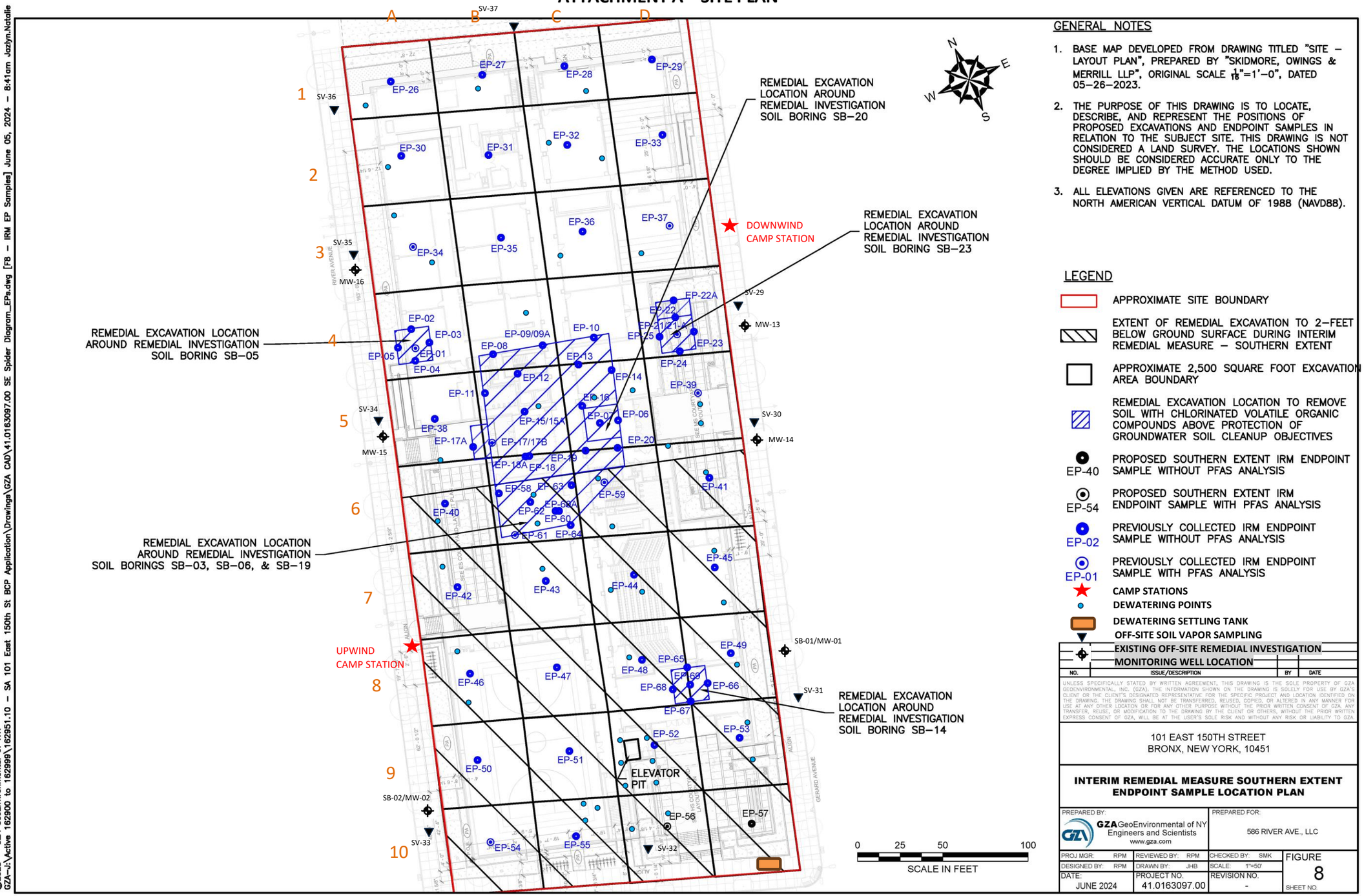
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

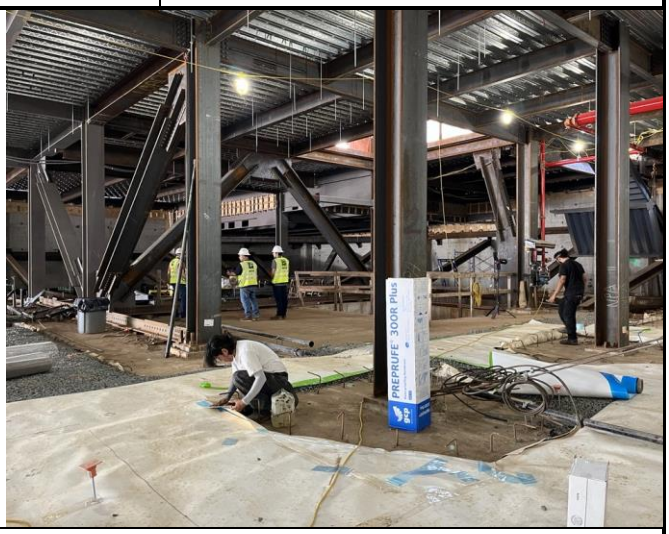
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 8
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: West	Photo No. 2	Direction Photo Taken Northwest
			
Description: J&A pouring concrete slab on the 4th floor deck in grid A1, A2, B1, and B2.		**Description:** Crown installing PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C2 and C3.	
Photo No. 3	**Direction Photo Taken:** Southwest	**Photo No. 4**	**Direction Photo Taken** Southeast
			
Description: Rebar installed at the slab-on-grade locations in grids A8, A9, and A10.		**Description:** Excavation for utility conduits in grid A4.	

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 26, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

_____

Data Rams:

1 ☒ Data
2 ☒ Data

_____

_____

Weather Station: ☐ YES

Background Readings:

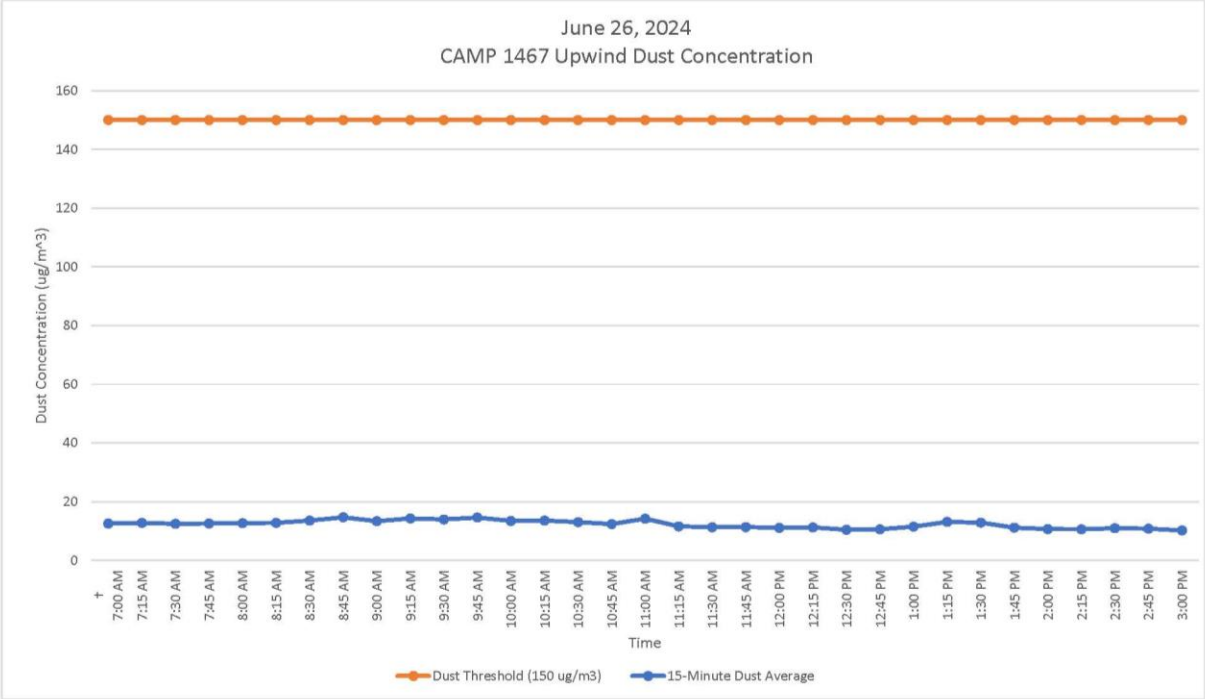
PID 1: 0.0
PID 2: 0.0

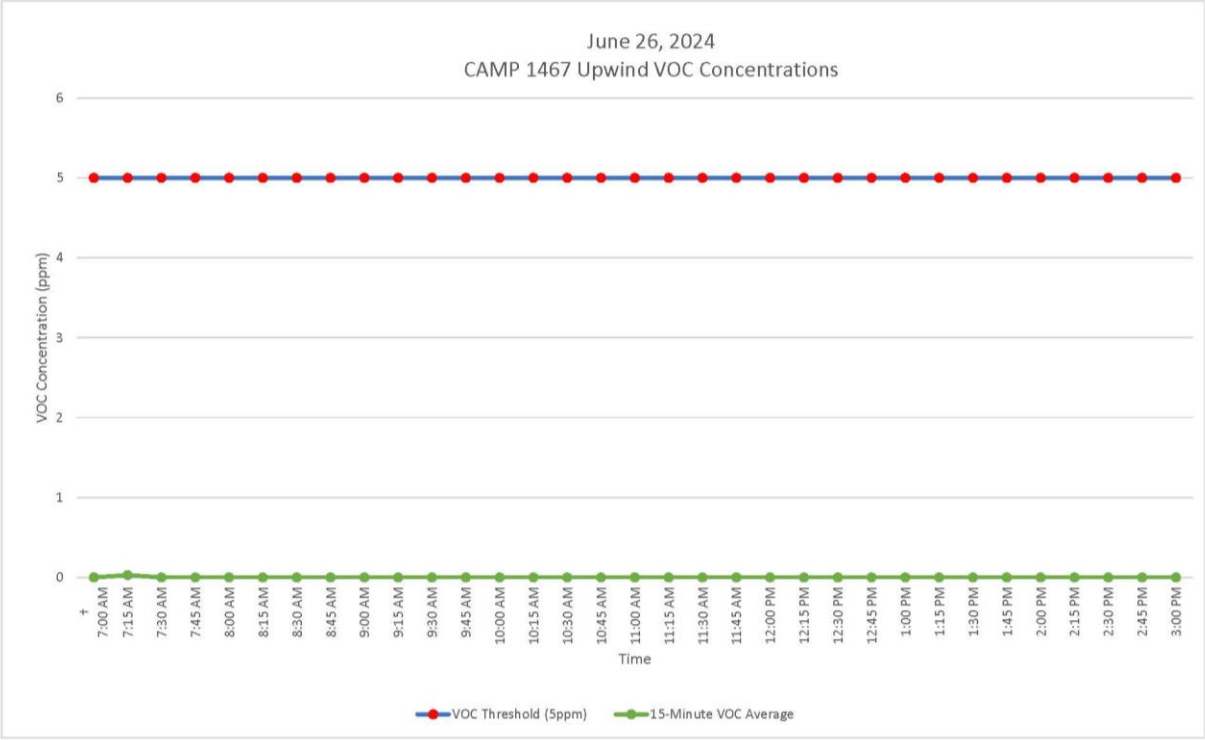
Data Ram 1: 12.56
Data Ram 2: 16.24

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024

FILE NO: 41.0163097.00

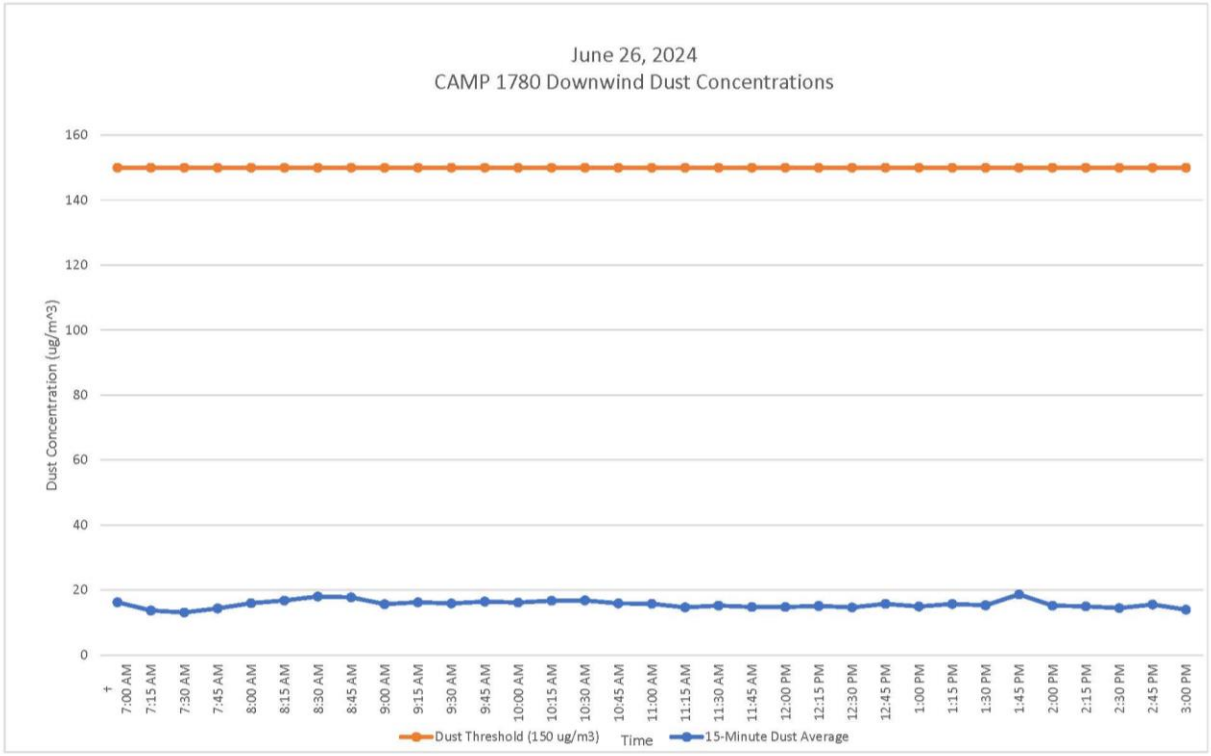


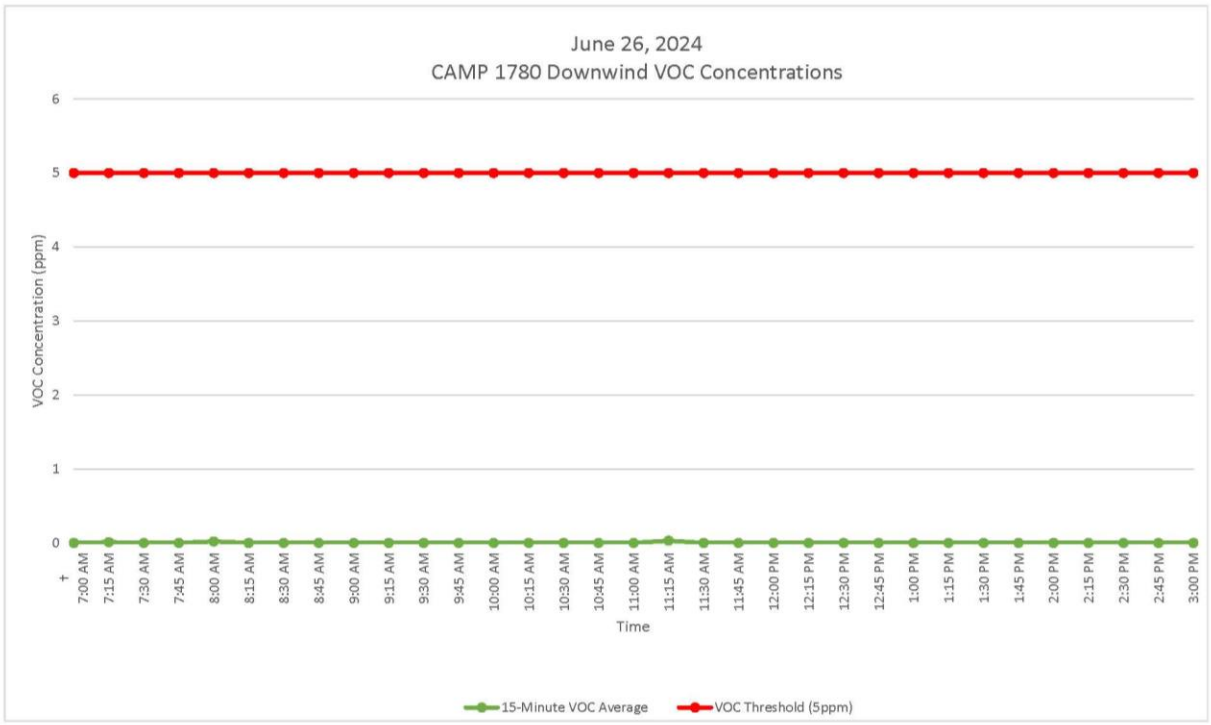


GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 238

DATE: 6/26/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	183	4,271.39	94	2,576.69	9	216.41	3	90	352	8,865.15
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**3**	**90**	**352**	**8,865.15**

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	75.00°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	58.31°F
		MAX WIND SPEED	22 mph from NNW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.44 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, June 27, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 6/27/2024

Work Location (Attachment A): Grids B1, B2, B3, B5, B6, C1, C2, C3, C5, C6, D1, D2, and D3.

1. AWS installed SSDS piping in grid B3.
2. J&A placed Mirafi non-woven Geotextile in grids B1 and B2 and spread clean stone over geotextile.
3. J&A installed rebar over PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C1, C2, C3, D1, D2, and D3.
4. Lyndon/Metro installed steel beams and metal decking in grids B5, B6, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 8.54 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 14.19 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

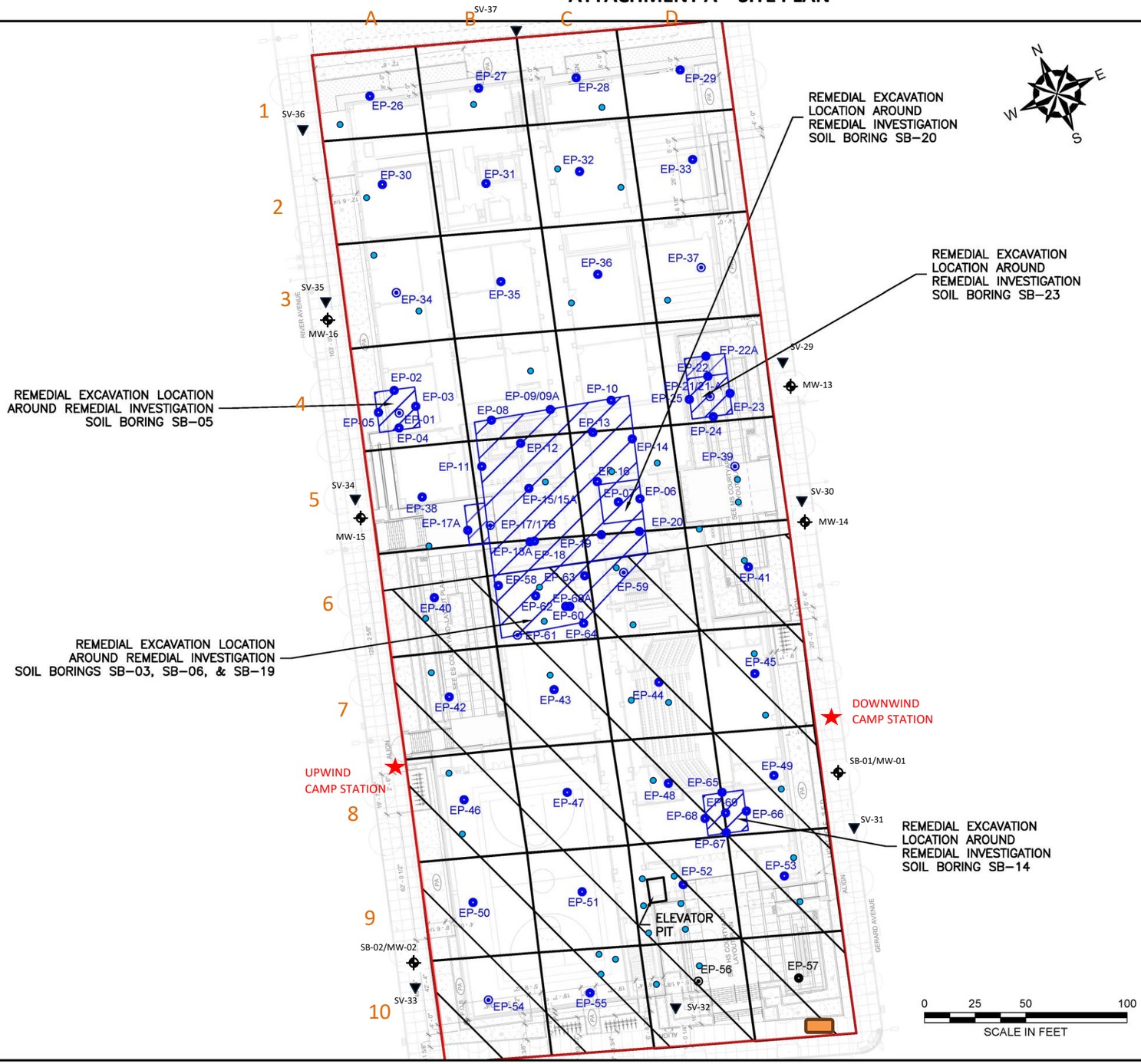
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

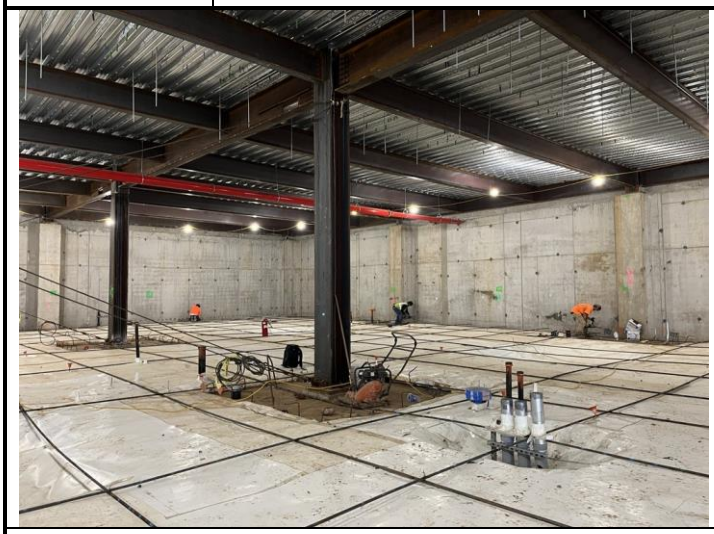
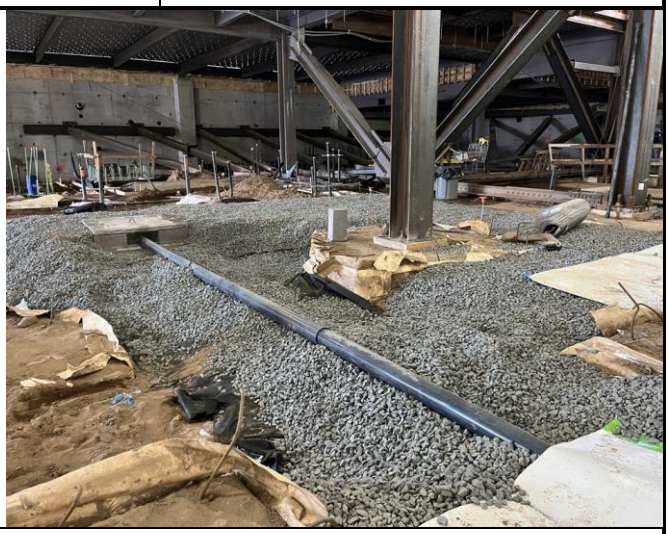
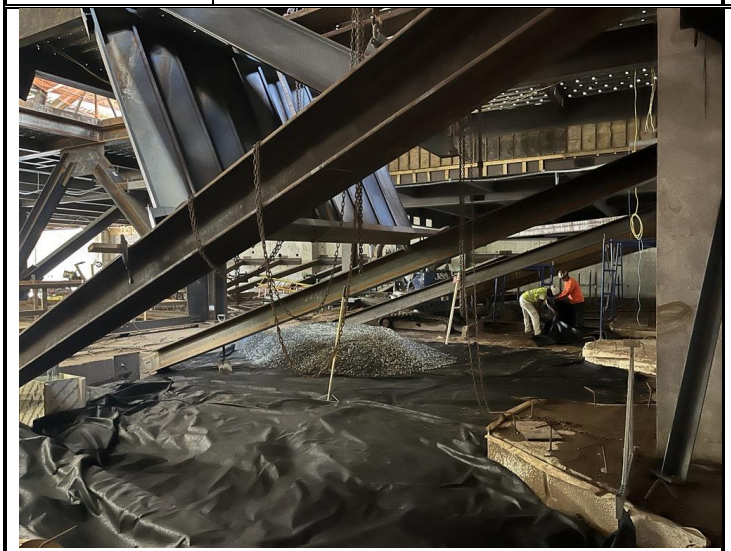
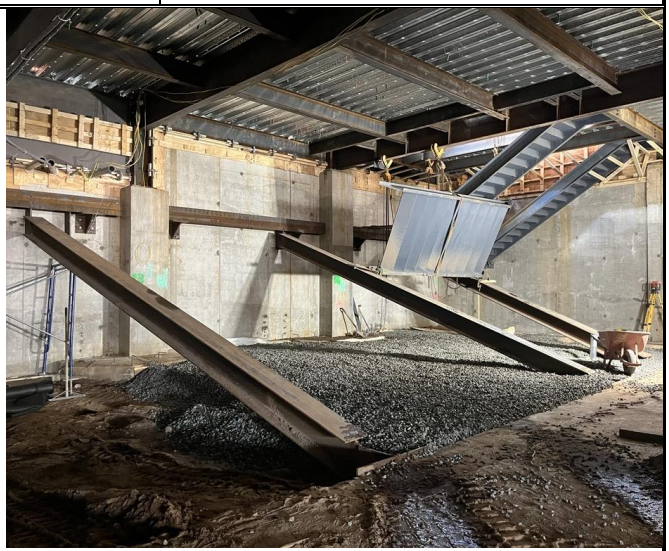
PREPARED BY:		PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	8
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Northeast	2	Northwest
			
Description: Rebar installed at the slab-on-grade locations in grids C1, C2, C3, D1, D2, and D3.		**Description:** SSDS piping installed in grid B3.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken**
3	West	4	Northeast
			
Description: J&A placing Mirafi non-woven Geotextile in grids B1 and B2 and spreading clean stone over geotextile.		**Description:** The backfilled area in grids B1 and B2 at the end of the day.	

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 27, 2024	Sampling Technician: Jazlyn Natalie
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____

_____

Data Rams:

1 ☒ Data
2 ☒ Data

_____

_____

Weather Station: ☐ YES

Background Readings:

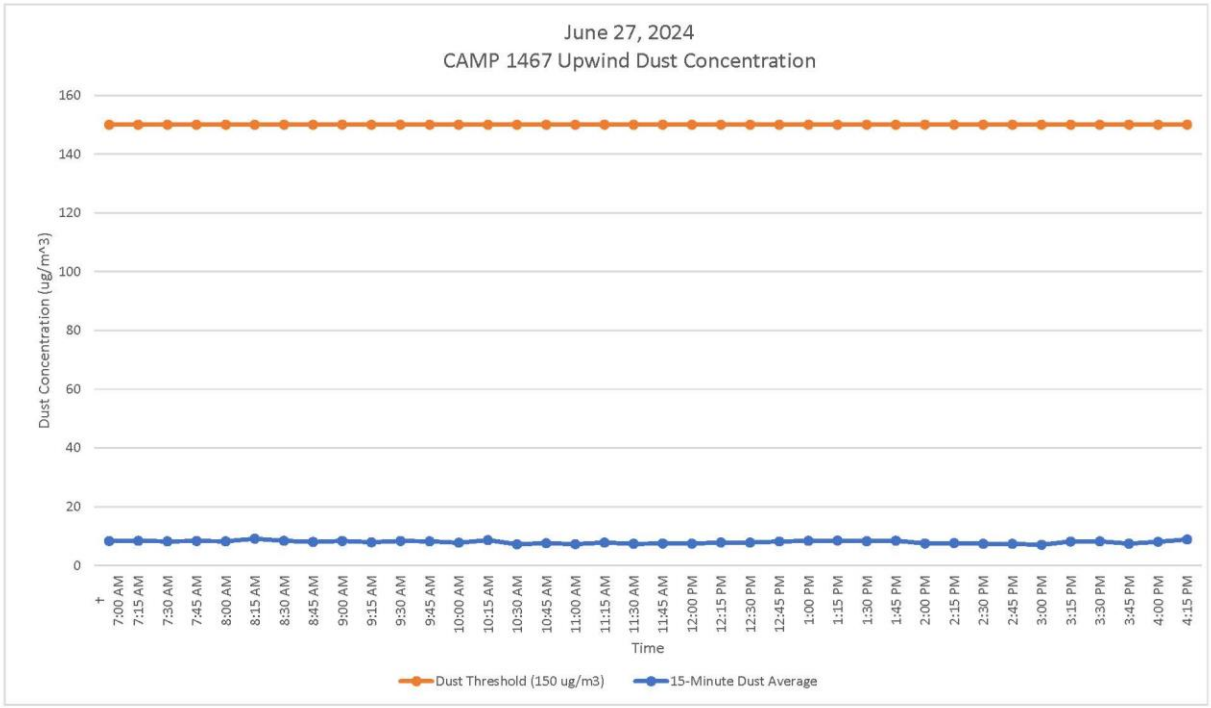
PID 1: 0.0
PID 2: 0.0

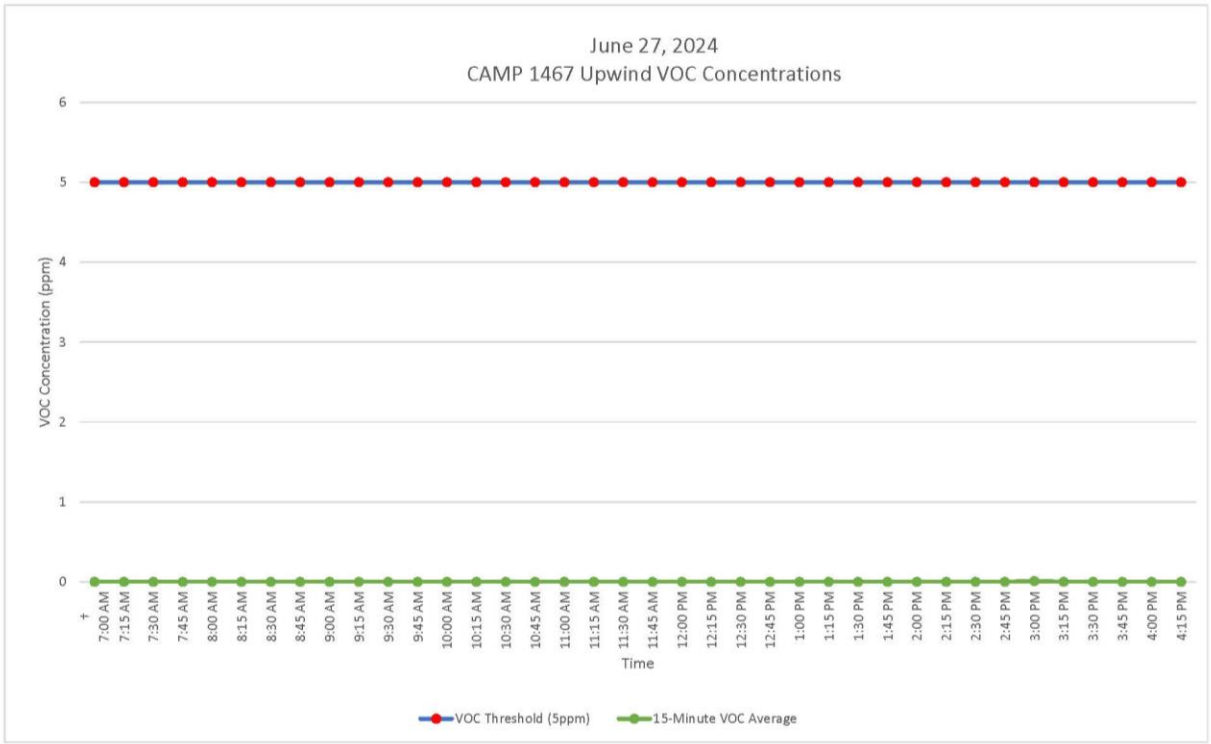
Data Ram 1: 8.37
Data Ram 2: 8.54

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024

FILE NO: 41.0163097.00

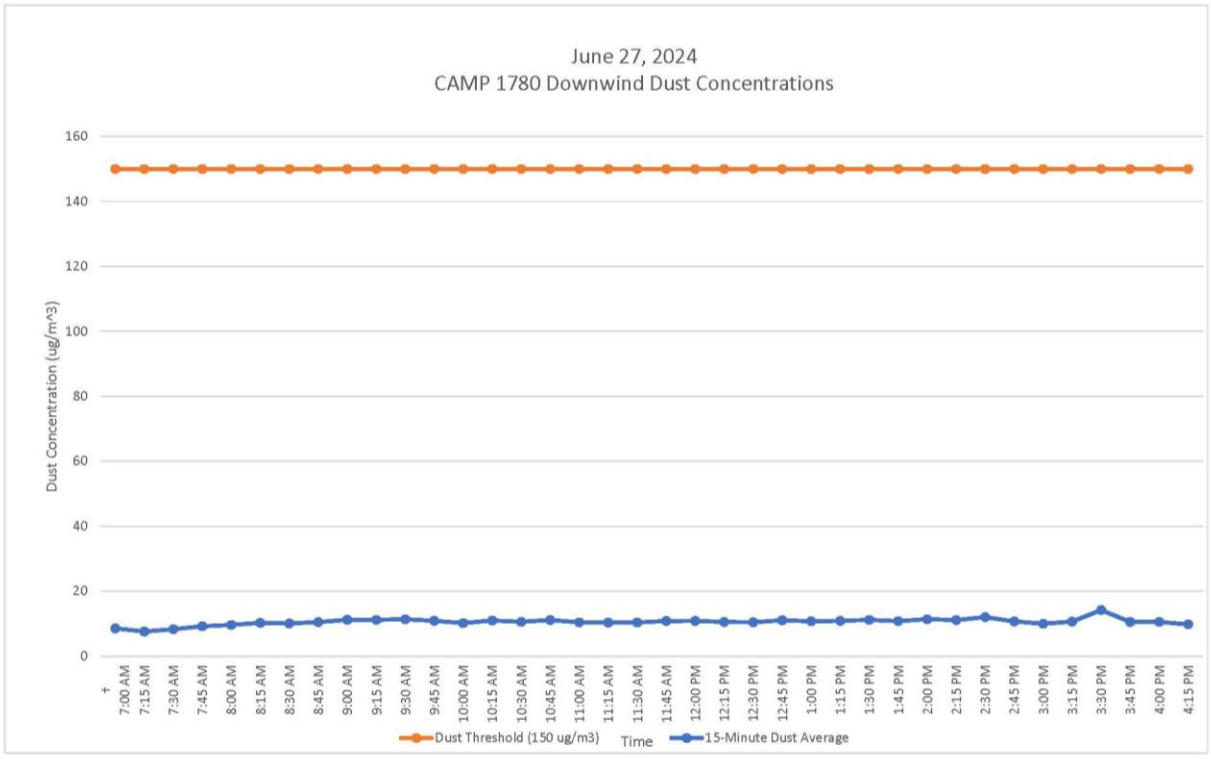


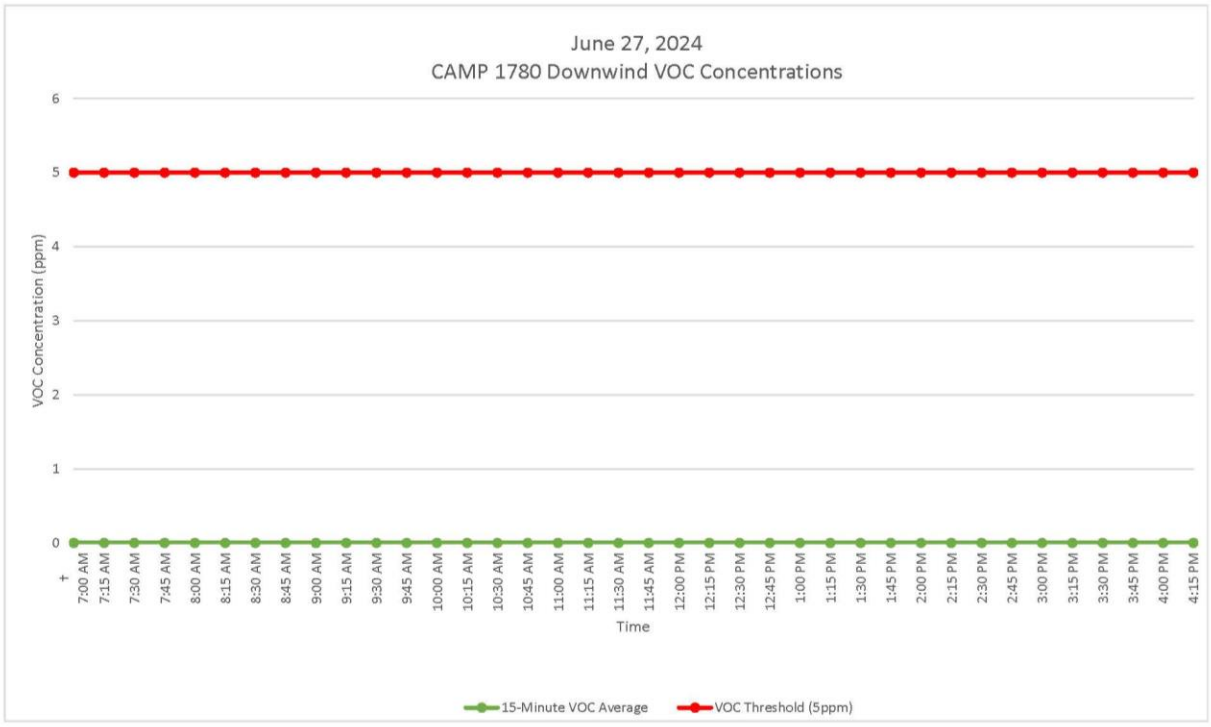


GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 239

DATE: 6/27/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	183	4,271.39	94	2,576.69	9	216.41	3	90	352	8,865.15
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**3**	**90**	**352**	**8,865.15**

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Mostly Cloudy
PREPARED BY:	Nolan Quinn (GZA)	**AVE. TEMPERATURE**	81.73°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	59.93°F
		MAX WIND SPEED	16 mph from SSW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Daily Calibration and Air Monitoring Logs		
	D – Excavated Material Disposal Log		
	E – Imported Materials Log		

SUMMARY

The following report summarizes the daily activities performed under the Interim Remedial Measure (IRM) Work Plan at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The IRM Work Plan was established with the NYSDEC to protect public health and the environment during the planned parking lot removal work and excavation work that would occur during the IRM phase. The IRM Work Plan is designed to address the potential for exposure to hazardous substances during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Friday, June 28, 2024	
	PERSONNEL	
QEP:	**GZA**	
	Nolan Quinn	
CONTRACTORS:	**J&A Concrete**	
	Americo Marques	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Lyndon/Metro Iron**	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**LERA**	

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Friday – 6/28/2024

Work Location (Attachment A): Grids A1, A2, A8, A9, A10, B1, B2, B5, B6, B9, C2, C3, C4, C5, C6, D2, D3, D4, D5.

1. Crown installed PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C2, C3, D2, and D3. Seams and penetrations were sealed with PREPRUFE Tape LT and/or BITUTHENE® Liquid Membrane.
2. J&A installed rebar over PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids A8, A9, and A10.
3. J&A placed Mirafi non-woven Geotextile in grid B9 and spread clean stone over geotextile.
4. J&A performed minor backfilling and grading over buried electrical conduits in grids C3 and C4.
5. J&A performed trench excavation for utility conduits in grids D4 and D5.
6. J&A poured concrete slab on the 4th floor deck in grid A1, A2, B1, and B2.
7. Lyndon/Metro installed steel beams and metal decking in grids B5, B6, C5, and C6.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Air Logics Community Air Monitoring Program Stations (1467–Upwind, 1780– Downwind) with remote telemetry system
- Volvo EC220E Excavator, Volve ECR145E Excavator

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS:

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 10.18 ug/m^3
High Conditions – PID: 0.03 ppm, Particulates: 18.65 ug/m^3

µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

TOTAL EXCAVATED MATERIALS TRANSPORTED (Attachment D)

- No material was transported off-site during this monitoring period.

TOTAL CLEAN FILL IMPORTED (Attachment E)

- No material was imported to the Site during this monitoring period.

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

TOTAL VOLUME OF WATER DISCHARGED DURING DEWATERING

- Dewatering system pumping discharge to sewer along Gerard Avenue under NYCDEP Permit No. C002746487.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**4,156,942**

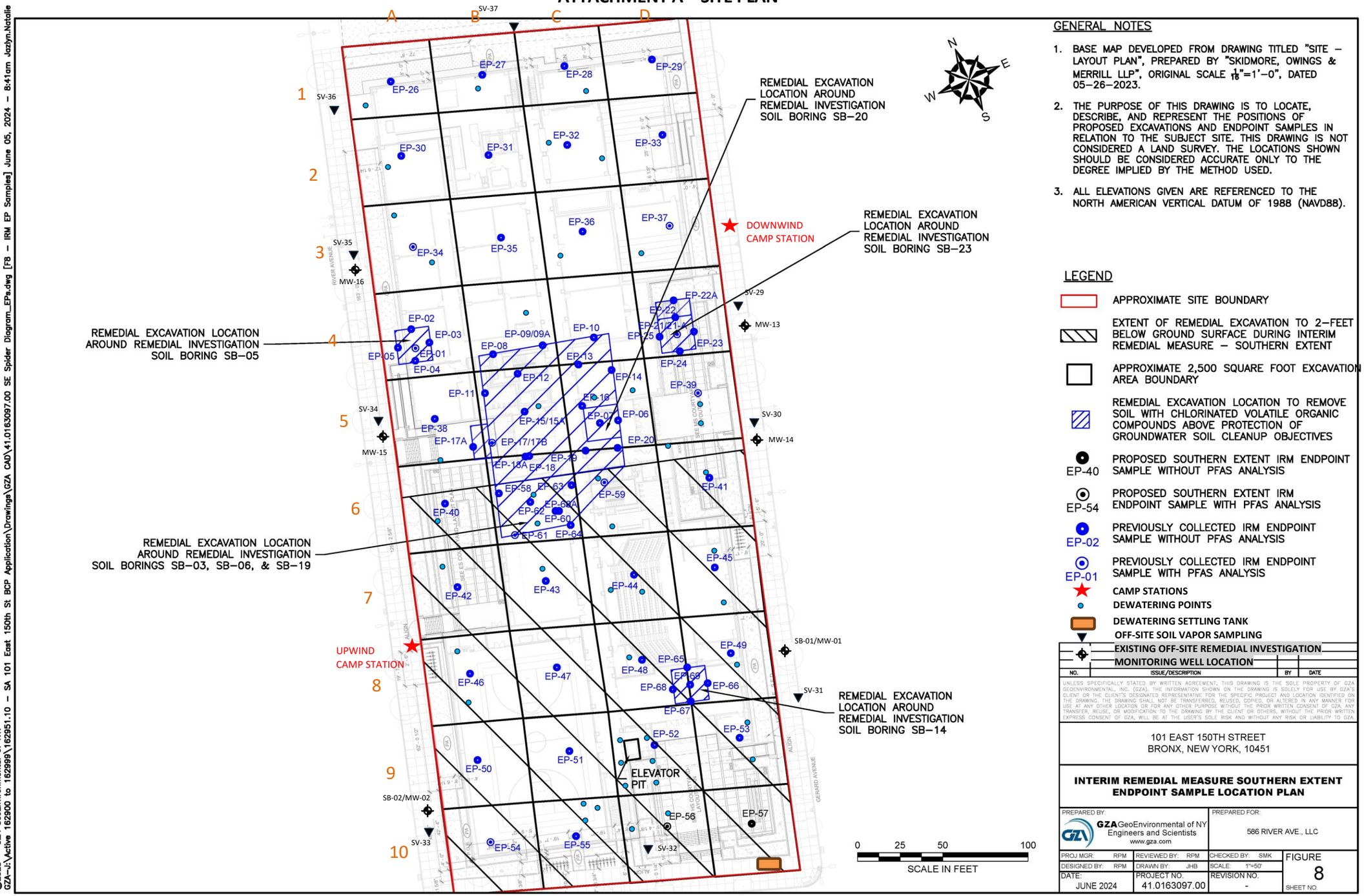
- Dewatering system pumping discharge to sewer along River Avenue under NYCDEP Permit No. C002407284.

	DEWATERING VOLUME PROJECT TOTALS (Gallons)
Total	**2,116,828**

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING TITLED "SITE – LAYOUT PLAN", PREPARED BY "SKIDMORE, OWINGS & MERRILL LLP", ORIGINAL SCALE $\frac{1}{16}$"=1'–0", DATED 05–26–2023.
2. THE PURPOSE OF THIS DRAWING IS TO LOCATE, DESCRIBE, AND REPRESENT THE POSITIONS OF PROPOSED EXCAVATIONS AND ENDPOINT SAMPLES IN RELATION TO THE SUBJECT SITE. THIS DRAWING IS NOT CONSIDERED A LAND SURVEY. THE LOCATIONS SHOWN SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
3. ALL ELEVATIONS GIVEN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

LEGEND

- APPROXIMATE SITE BOUNDARY
- EXTENT OF REMEDIAL EXCAVATION TO 2–FEET BELOW GROUND SURFACE DURING INTERIM REMEDIAL MEASURE – SOUTHERN EXTENT
- APPROXIMATE 2,500 SQUARE FOOT EXCAVATION AREA BOUNDARY
- REMEDIAL EXCAVATION LOCATION TO REMOVE SOIL WITH CHLORINATED VOLATILE ORGANIC COMPOUNDS ABOVE PROTECTION OF GROUNDWATER SOIL CLEANUP OBJECTIVES
- EP-40 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-54 PROPOSED SOUTHERN EXTENT IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- EP-02 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITHOUT PFAS ANALYSIS
- EP-01 PREVIOUSLY COLLECTED IRM ENDPOINT SAMPLE WITH PFAS ANALYSIS
- CAMP STATIONS
- DEWATERING POINTS
- DEWATERING SETTLING TANK
- OFF-SITE SOIL VAPOR SAMPLING
- EXISTING OFF-SITE REMEDIAL INVESTIGATION MONITORING WELL LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THE DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THE DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION TO THE DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, WILL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

INTERIM REMEDIAL MEASURE SOUTHERN EXTENT ENDPOINT SAMPLE LOCATION PLAN

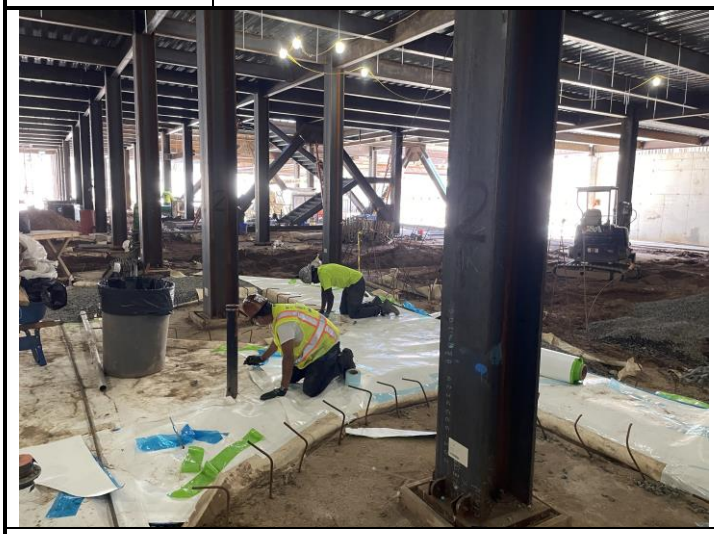
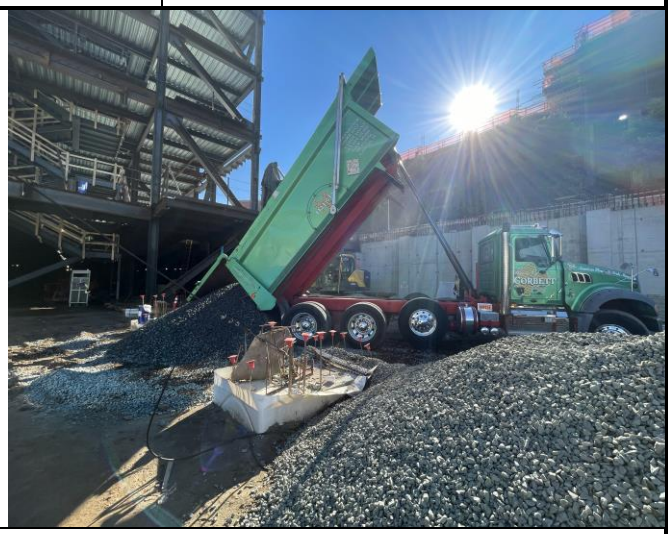
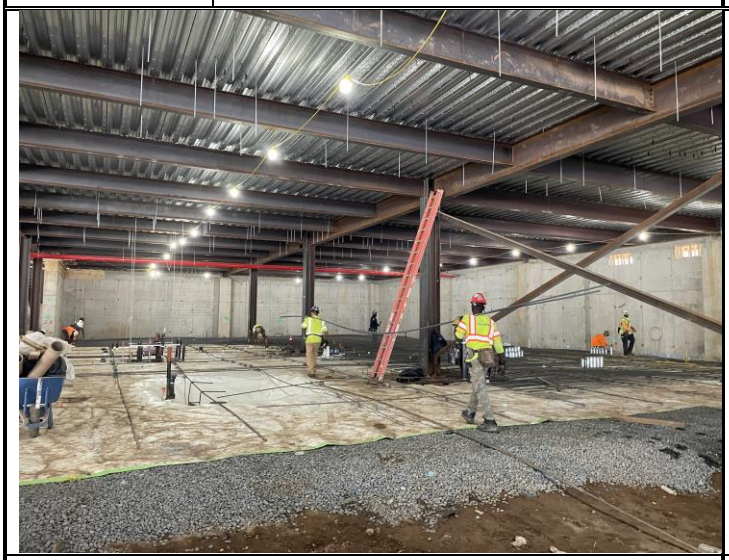
PREPARED BY: GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		PREPARED FOR: 586 RIVER AVE., LLC	
PROJ MGR: RPM	REVIEWED BY: RPM	CHECKED BY: SMK	FIGURE 8
DESIGNED BY: RPM	DRAWN BY: JHB	SCALE: 1"=50'	
DATE: JUNE 2024	PROJECT NO. 41.0163097.00	REVISION NO. -	SHEET NO.

©2023 – GZA GeoEnvironmental of NY.
GZA–J:\Active 162900 to 162999\162951.10 – SA 101 East 150th St BCP Application\Drawings\GZA CAD\41.0163097.00 SE Spider Diagram_EPs.dwg [F8 – IRM EP Samples] June 05, 2024 – 8:41am Jazlyn.Natalie

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	South	2	North
			
Description: Crown installing PREPRUFE 300R Plus waterproofing/vapor barrier at the slab-on-grade locations in grids C2 and C3.		**Description:** J&A receiving delivery of stone.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken**
3	North	4	East
			
Description: Rebar installed at the slab-on-grade locations in grids A8, A9, and A10.		**Description:** J&A backfilling in grids 10A, 10B, 9A, 9B.	

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING

Daily Instrument Calibration Log

Date: June 28, 2024	Sampling Technician: Nolan Quinn
Project #: 41.0163097.00	Project Name: SA 101 E 150th St

Instruments Used:

Station 1 _____ _____

_____ _____

Station 2 _____ _____

_____ _____

Hand Held PID Model 580 SN: 592-602879
SidePak SN: 5202136003

Pre-Calibration/Standardization:

PIDs: **Zero**

1 ☐ YES ☐ NO
2 ☐ YES ☐ NO

Hand Held ☒ YES ☐ NO

Data Rams: **Zero**

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Repair Needed:

Gas - 100 ppm

1 ☐ YES ☒ NO
2 ☐ YES ☒ NO

Hand Held ☒ YES ☐ NO

Hand Held ☒ YES ☐ NO

Post-Shift Download:

PIDs: Instrument:

1 ☒ Data ☒ Avg ☐ Summary
2 ☒ Data ☒ Avg ☐ Summary

Results/Comments: _____ _____

Data Rams:

1 ☒ Data
2 ☒ Data

_____ _____

Weather Station: ☐ YES

Background Readings:

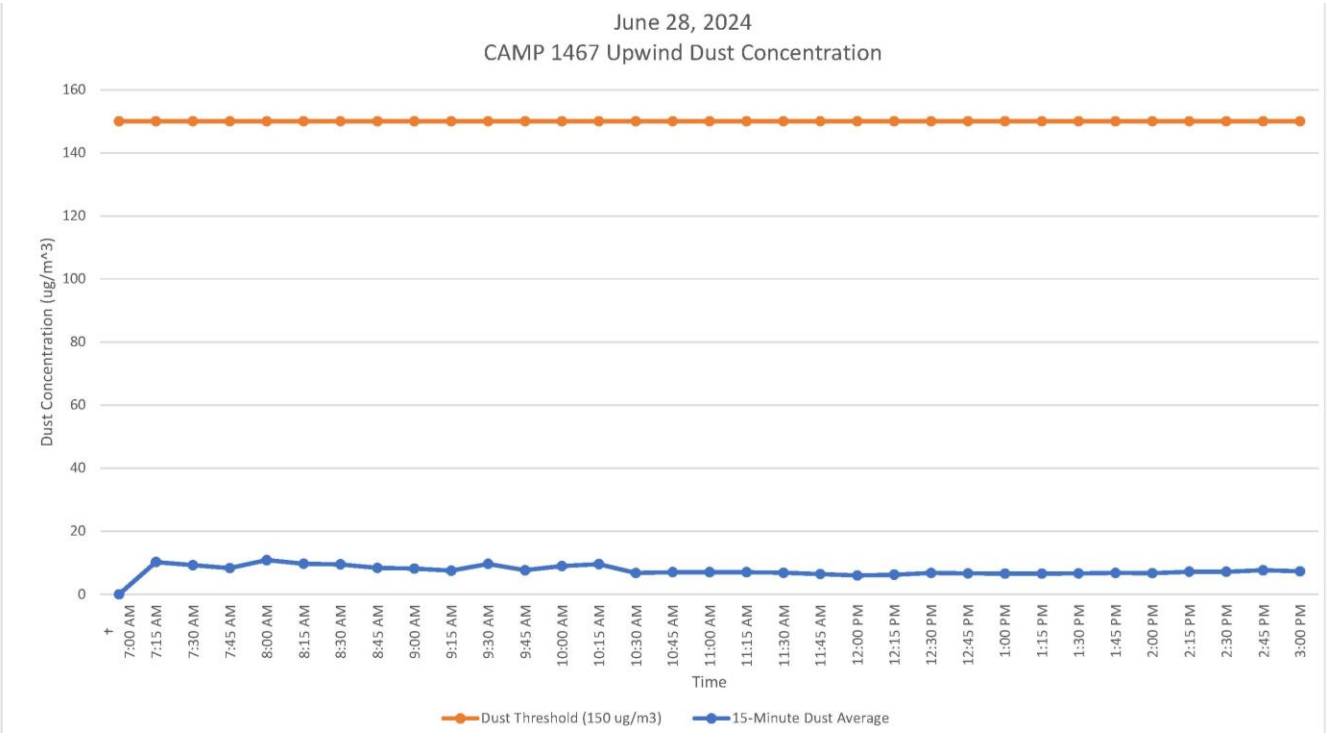
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PID 2: 0.0

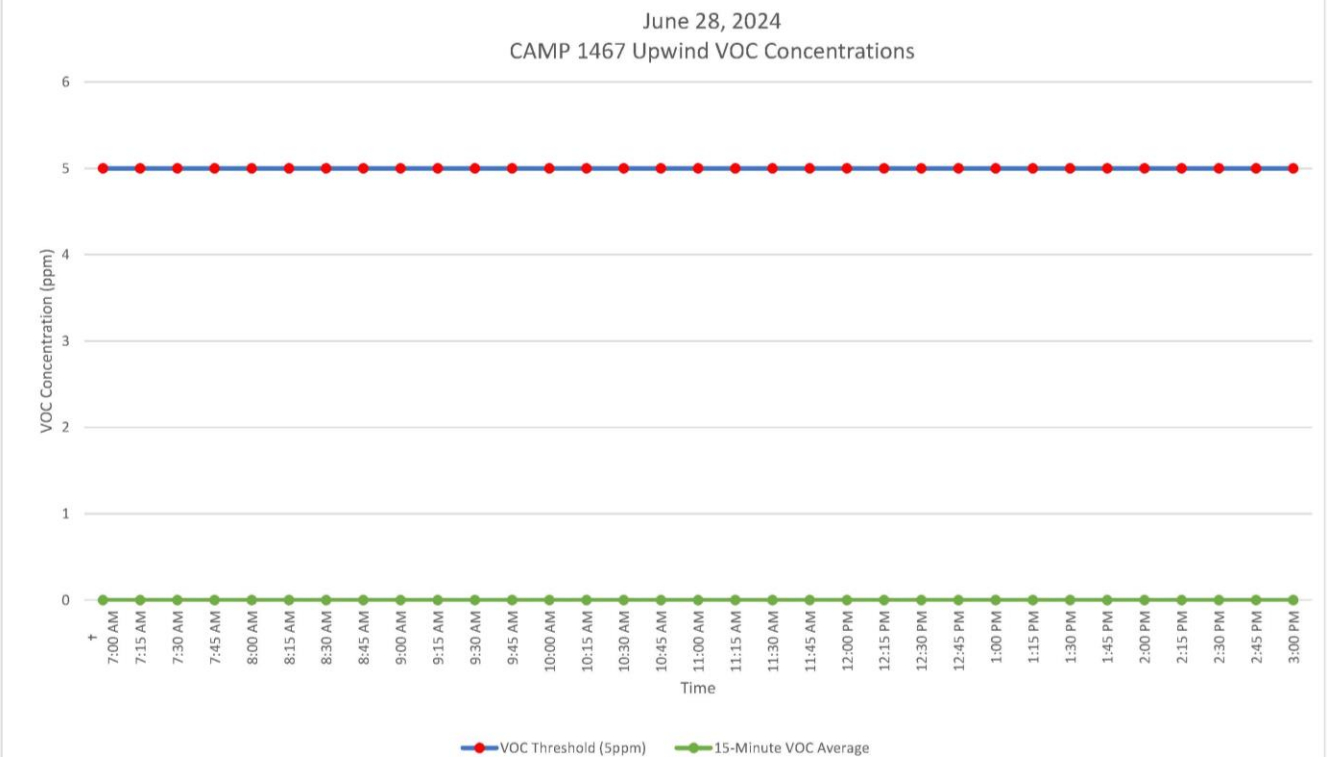
Data Ram 1: 10.18
Data Ram 2: 6.28

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024

FILE NO: 41.0163097.00

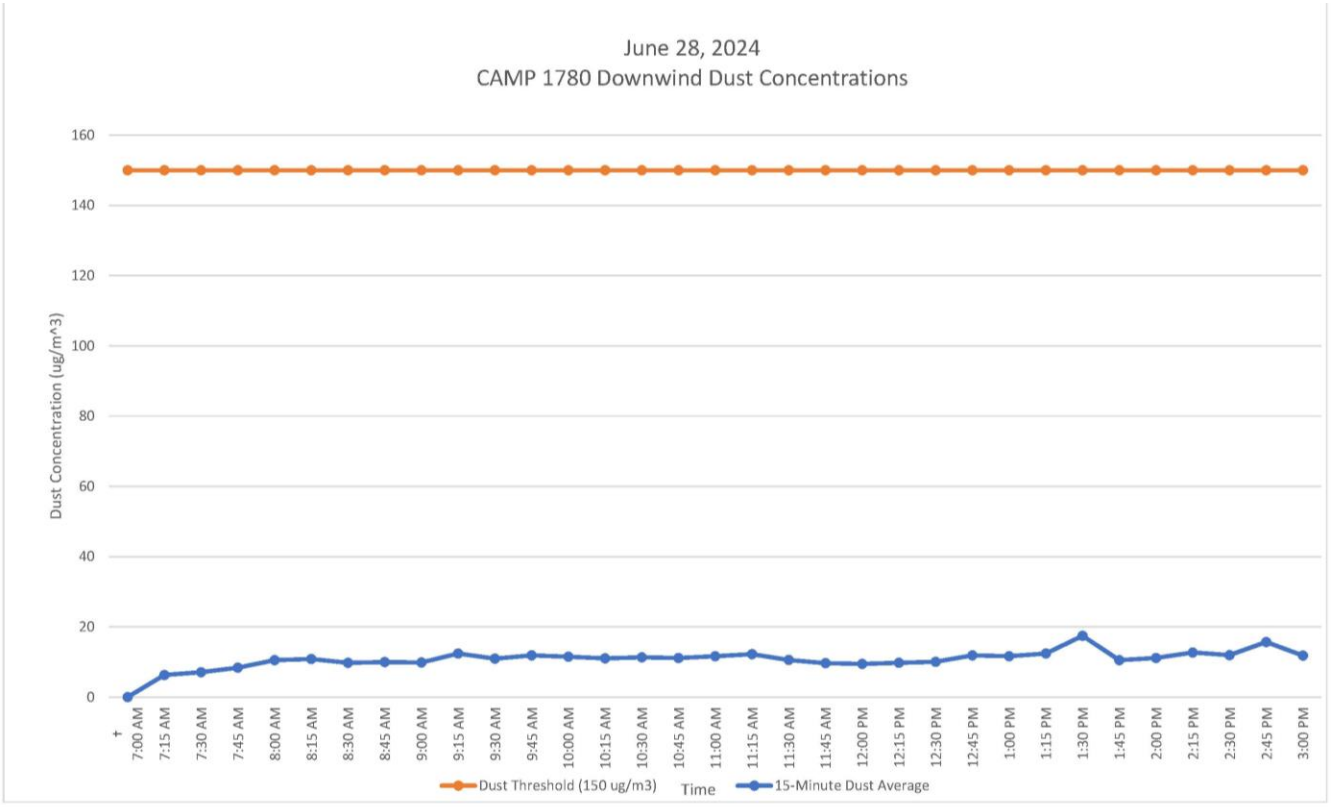


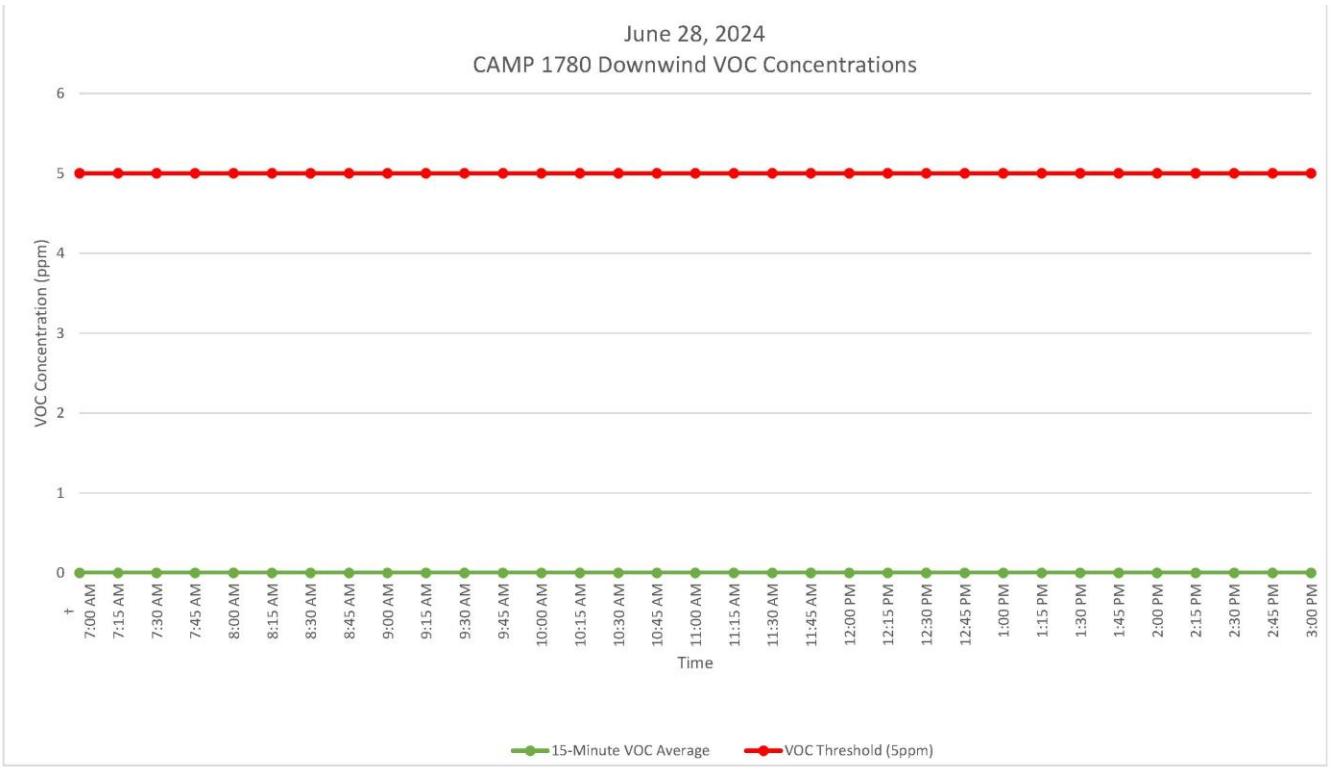


GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024

FILE NO: 41.0163097.00





GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024
FILE NO: 41.0163097.00

ATTACHMENT D – EXCAVATED MATERIAL DISPOSAL LOG

Facility # Name/ Location	**PPark – Prospect Park, NJ**		**Clean Earth – Carteret, NJ**		**Clean Earth – North Jersey, NJ**		**PROJECT TOTALS**	
(Trucks, Cubic Yards)	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	Estimated CY	Trucks	CY
Today	0	0	0	0	0	0	0	0
Previous	166	3,320	459	9,180	1	20	626	12,520
TOTAL	**166**	**3,320**	**459**	**9,180**	**1**	**20**	**626**	**12,520**

GZA DAILY FIELD SUMMARY 239

DATE: 6/28/2024

FILE NO: 41.0163097.00

ATTACHMENT E – IMPORT MATERIAL LOG

Facility # Name/ Location	Stavola Construction Materials, Inc., New Jersey (ASTM #2 [2 ½"] Gravel)		Tilcon New York, Inc., New York (Gas Permeable Aggregates [GPA])		North American Aggregates - Weeks Marine, Inc., New Jersey (Pipe Sand)		ECM - Wantage Stone Quary, NJ (ASTM #8 [3/4"] Stone / GPA)		PPark of Prospect Park, NJ RCA ¾" Concrete Aggregates		Faztec Industries RCA ¾" Blend Concrete Aggregates		PROJECT TOTALS	
(Trucks, Tons)	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons	Trucks	Tons
Today	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Previous	16	413.72	50	1,296.94	183	4,271.39	94	2,576.69	9	216.41	3	90	352	8,865.15
TOTAL	**16**	**413.72**	**50**	**1,296.94**	**183**	**4,271.39**	**94**	**2,576.69**	**9**	**216.41**	**3**	**90**	**352**	**8,865.15**

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Light Rain
PREPARED BY:	Jazlyn Natalie (GZA)	**AVE. TEMPERATURE**	67.48°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	59.68 °F
		MAX WIND SPEED	Gusts 20 mph from ENE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, August 20, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Jazlyn Natalie	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:	**SACS** – Richard Gladstone	
	DBI – Margot Dirks	
	SOM – Sabrina Shen	

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 8/20/2025

Work Activities

1. 12 truckloads of Tilcon gas permeable aggregates (GPA), totaling 295.32 tons, were delivered to the northern portion of the Site. DEM backfilled and graded the clean fill north of the foundation wall for a stable subgrade.
2. Bancker completed the installation of sanitary connection to Gerard Avenue on the eastern portion of the Site, removed the shoring system, and backfilled the trench excavation.
3. SVE/SSDS Fan delivery and riser pipes labeling.
4. Façade and Interior work on the building.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 38.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 87.00 ug/m^3

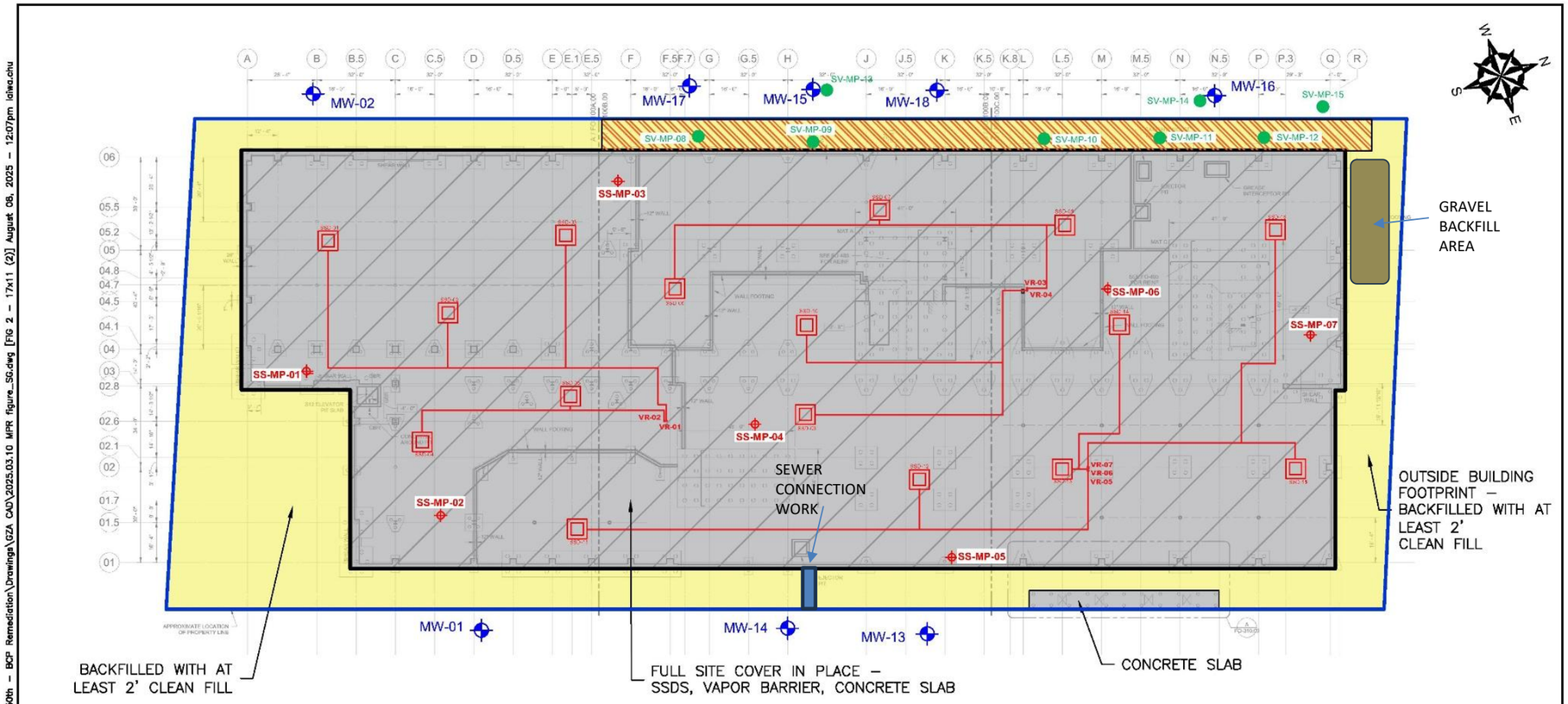
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{16}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

NO.	ISSUE/DESCRIPTION	BY	DATE

UNLESS SPECIFICALLY STATED BY WRITTEN AGREEMENT, THIS DRAWING IS THE SOLE PROPERTY OF GZA GEOENVIRONMENTAL, INC. (GZA). THE INFORMATION SHOWN ON THIS DRAWING IS SOLELY FOR USE BY GZA'S CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED ON THE DRAWING. THIS DRAWING SHALL NOT BE TRANSFERRED, REUSED, COPIED, OR ALTERED IN ANY MANNER FOR USE AT ANY OTHER LOCATION OR FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF GZA. ANY TRANSFER, REUSE, OR MODIFICATION OF THIS DRAWING BY THE CLIENT OR OTHERS, WITHOUT THE PRIOR WRITTEN EXPRESS CONSENT OF GZA, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT ANY RISK OR LIABILITY TO GZA.

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

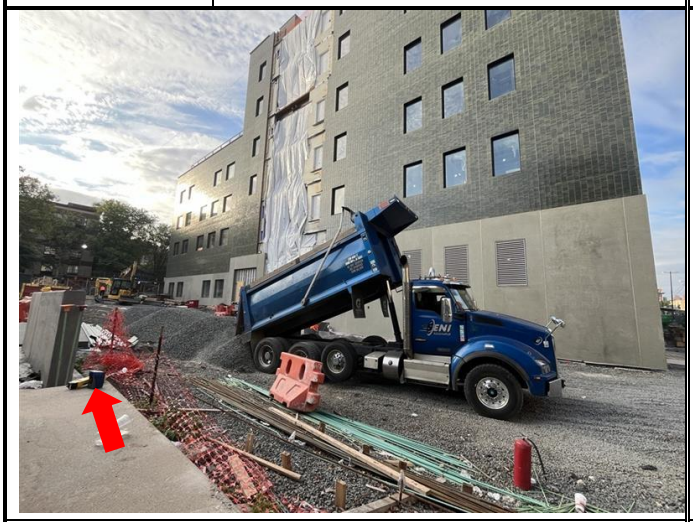
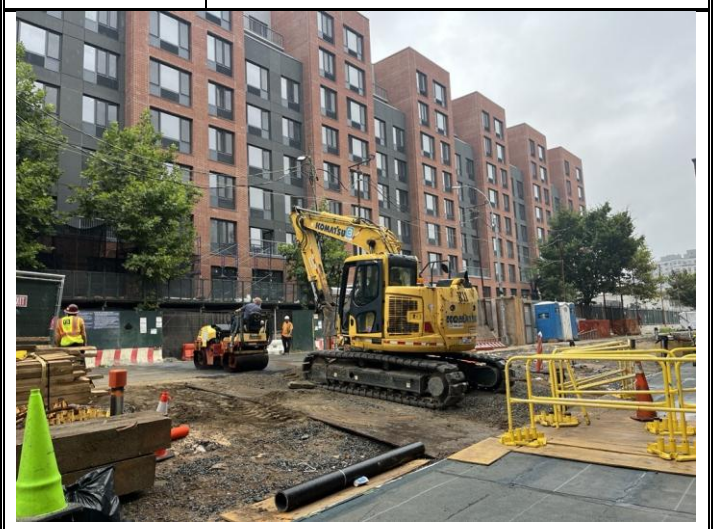
PREPARED BY:	PREPARED FOR:	
GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com	586 RIVER AVE., LLC	
PROJ MGR: KM / REVIEWED BY: KM / CHECKED BY: SK		FIGURE 1
DESIGNED BY: JB / DRAWN BY: LWC / SCALE: 1"=40'		
DATE: AUGEST 2025 / PROJECT NO. 41.0163097.00 / REVISION NO. -		SHEET NO. 1 of 1

©2025 – GZA GeoEnvironmental of NY.
GZA–J:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11 (2)] August 06, 2025 – 12:07pm ialwa.chu

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: South	Photo No. 2	Direction Photo Taken East
			
Description: Delivery of Tilcon GPA to the northern portion of the Site. Air monitoring performed using handheld equipment during delivery and backfilling.		**Description:** DEM backfilling north of the foundation wall with GPA for a stable subgrade.	
Photo No. 3	**Direction Photo Taken:** East	**Photo No. 4**	**Direction Photo Taken:** Southeast
			
Description: Bancker installing sanitary pipe connection to Gerard Avenue on the eastern portion of the Site.		**Description:** View of trench excavation area for sanitary connection after backfilling at the end of the day.	

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

Photo No.	Location Photo Taken:
5	6th Floor Interior



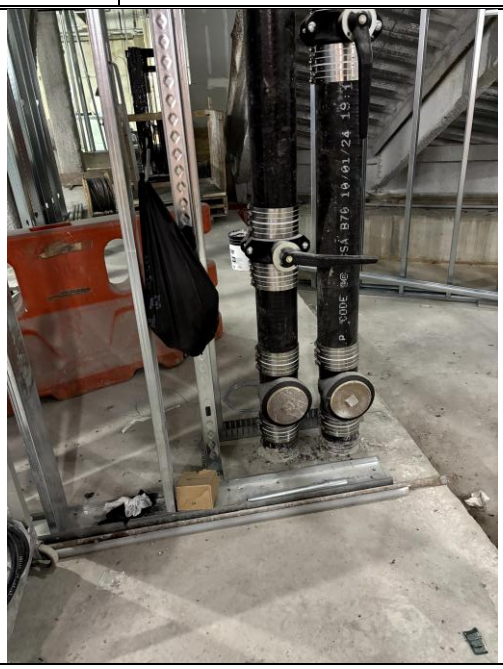
Description: SSDS and SVE System vertical risers

Photo No.	Location Photo Taken
6	Cellar



Description: Monitoring Point SS MP-05

Photo No.	Location Photo Taken:
7	Cellar



Description: SSDS Vertical riser showing cleanouts

Photo No.	Location Photo Taken:
8	1st Floor Interior



Description: SSDS and SVE System risers

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/20/2025	Sampling Technician:	Jazlyn Natalie
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:	Inspection Notes:
Station 1	
Station 2	
Station 3	
Handheld RAE Systems MiniRAE 3000+ PID TSI SidePak™ AM520	SN: 592-928274 SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

Gas - 100 ppm	
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs: Instrument:			
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

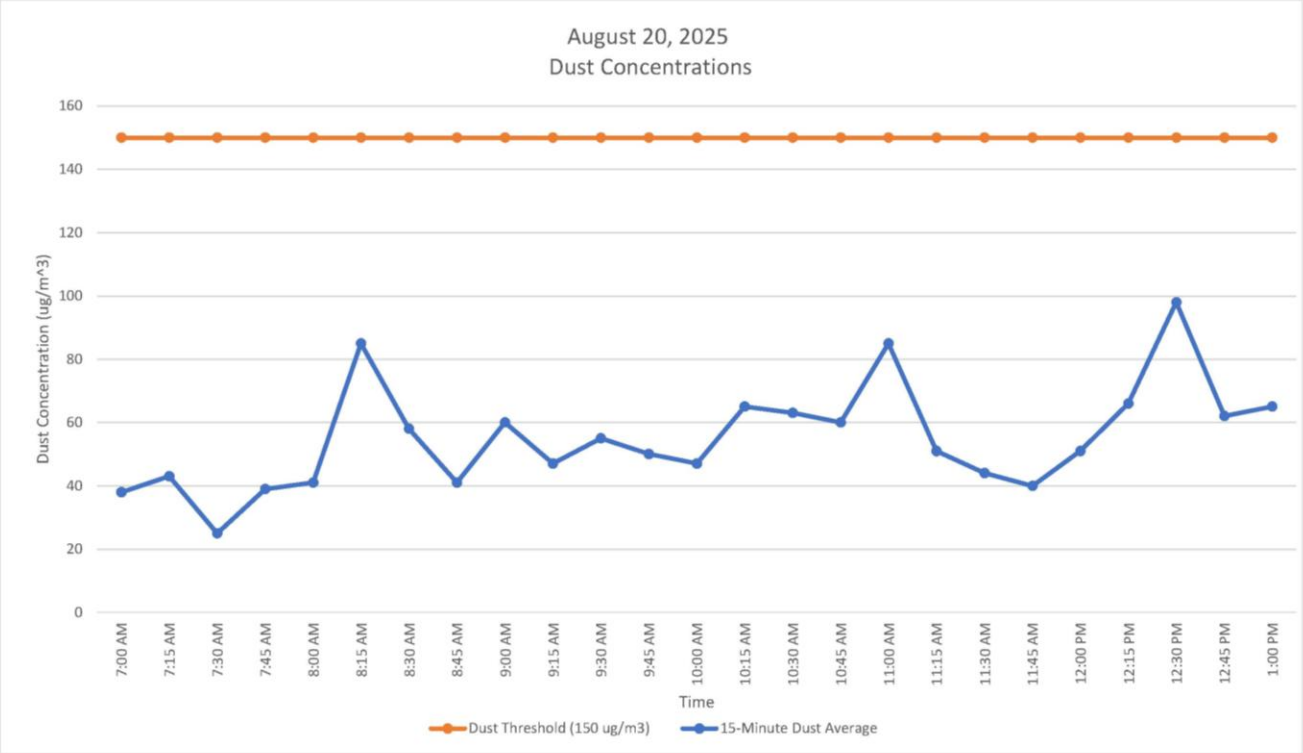
Background Readings:

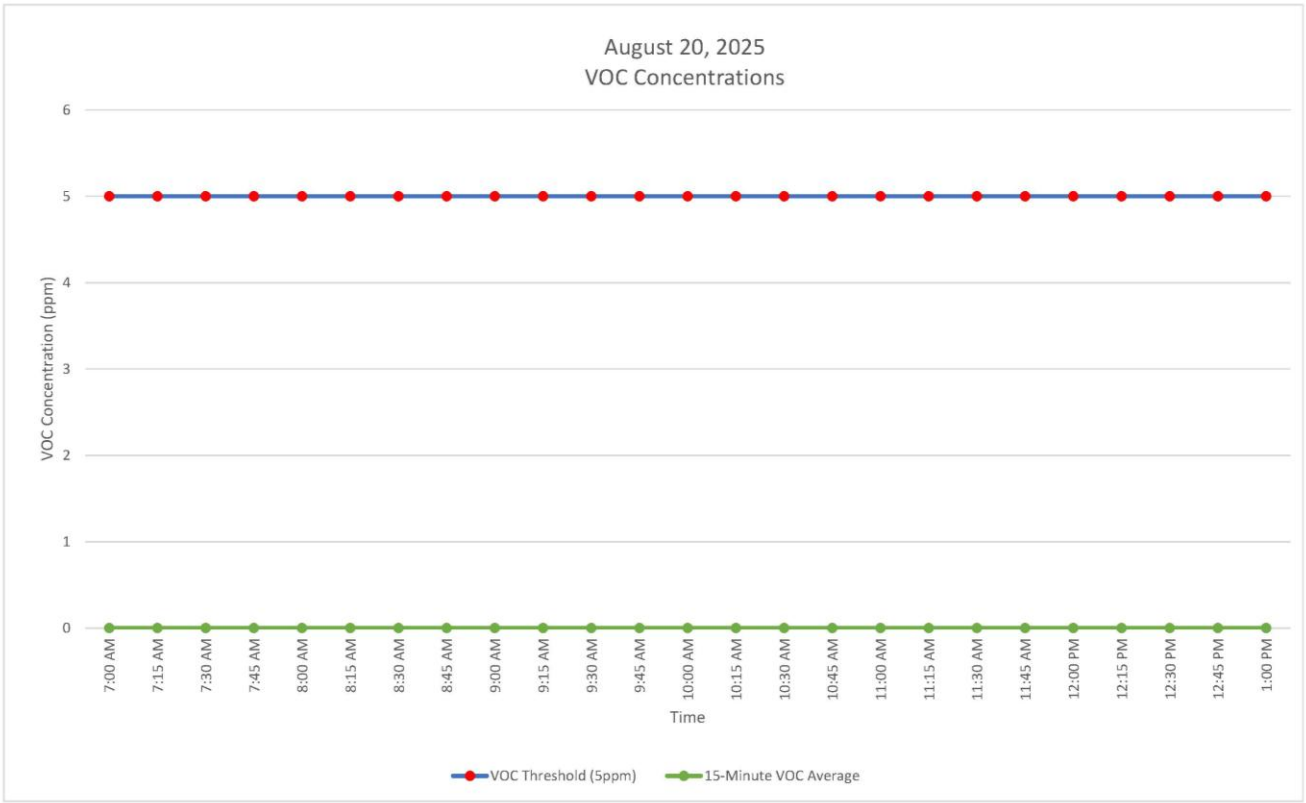
PID 1:	0.0	Data Ram 1:	38.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 318

DATE: 8/20/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 318

DATE: 8/20/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 20, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	38.000	0.00
7:15 AM	†	43.000	0.00
7:30 AM	†	25.000	0.00
7:45 AM	†	39.000	0.00
8:00 AM	†	41.000	0.00
8:15 AM	†	22.000	0.00
8:30 AM	†	50.000	0.00
8:45 AM	†	46.000	0.00
9:00 AM	†	37.000	0.00
9:15 AM	†	29.000	0.00
9:30 AM	†	21.000	0.00
9:45 AM	†	28.000	0.00
10:00 AM	†	87.000	0.00
10:15 AM	†	20.000	0.00
10:30 AM	†	31.000	0.00
10:45 AM	†	62.000	0.00
11:00 AM	†	41.000	0.00
11:15 AM	†	21.000	0.00
11:30 AM	†	33.000	0.00
11:45 AM	†	35.000	0.00
12:00 PM	†	40.000	0.00
12:15 PM	†	44.000	0.00
12:30 PM	†	36.000	0.00
12:45 PM	†	41.000	0.00
1:00 PM	†	26.000	0.00

NOTE

†: Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Overcast, Rain
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	64.71°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	56.39°F
		MAX WIND SPEED	Gusts 32 mph from NE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.53 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, August 21, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 8/21/2025

Work Activities

1. 6 truckloads of Tilcon gas permeable aggregates (GPA), totaling 148.23 tons, were delivered to the northern portion of the Site. DEM backfilled and graded the clean fill north of the foundation wall for a stable subgrade.
2. Façade and Interior work on the building.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 24.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 67.00 ug/m^3

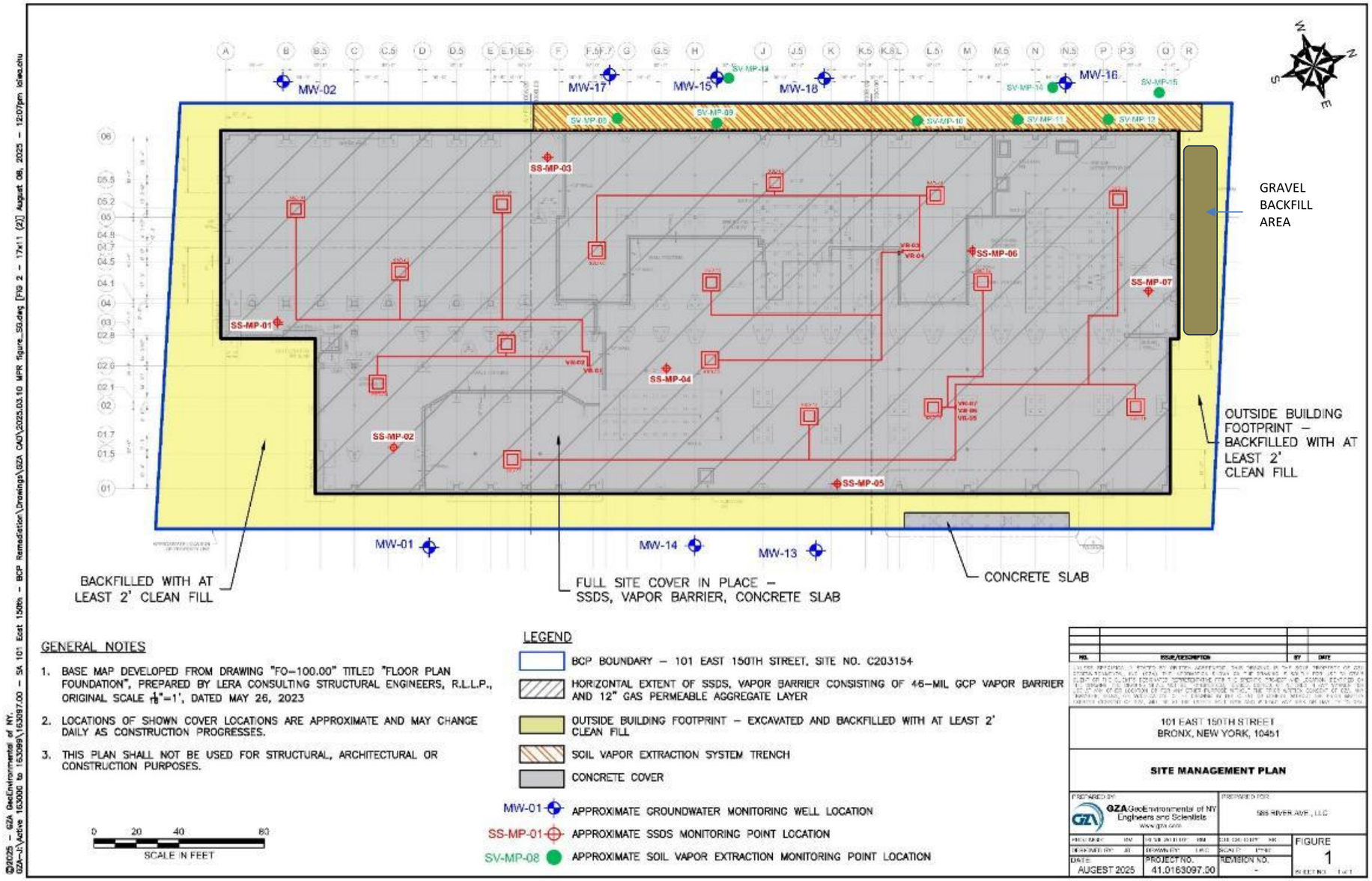
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 46–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGEST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY
G:\Active 163000 to 163999\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm ldeluzio

GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: South	Photo No. 2	Direction Photo Taken South
			
Description: Delivery of Tilcon GPA to the northern portion of the Site.		**Description:** DEM backfilling north of the foundation wall with GPA for a stable subgrade.	
Photo No. 3	**Direction Photo Taken:** East	**Photo No. 4**	**Direction Photo Taken:** West
			
Description: Northern portion of the Site after the GPA backfill was completed.		**Description:** Additional view of northern portion of Site after GPA backfill complete.	

GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/21/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID	SN: 592-928274
	TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

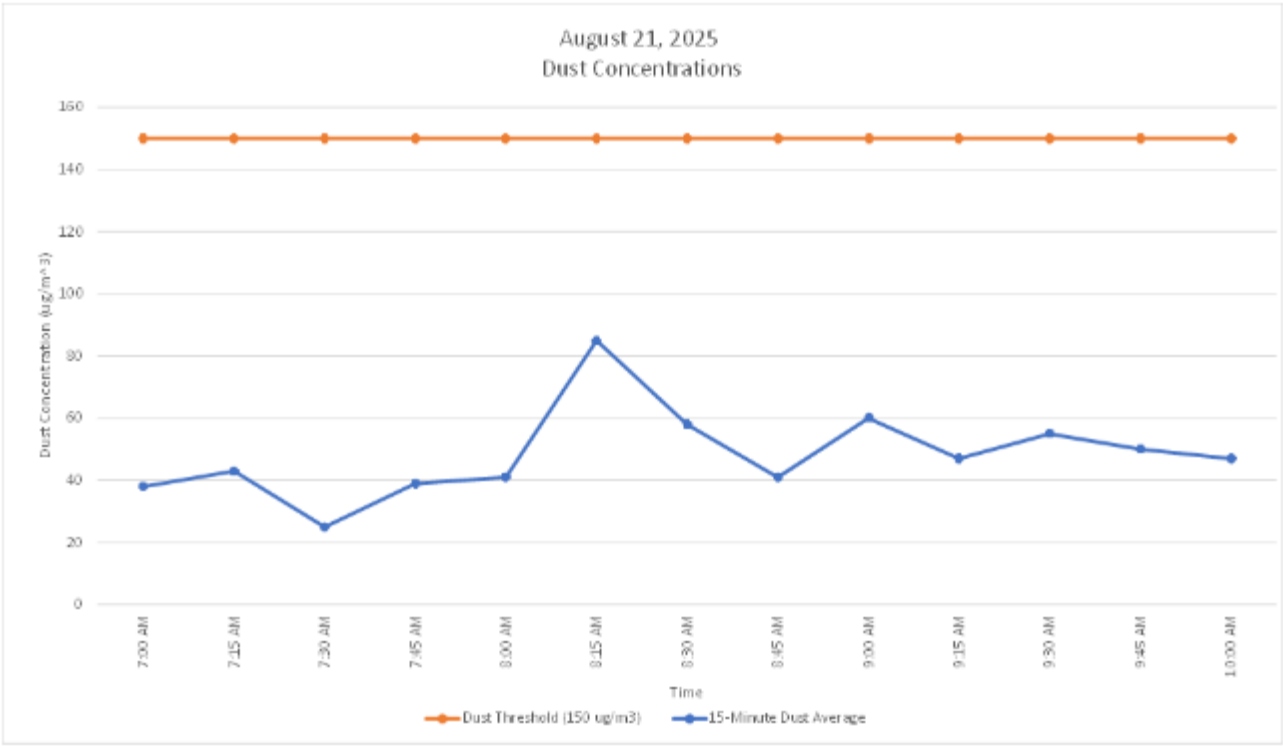
Weather Station: ☐ No

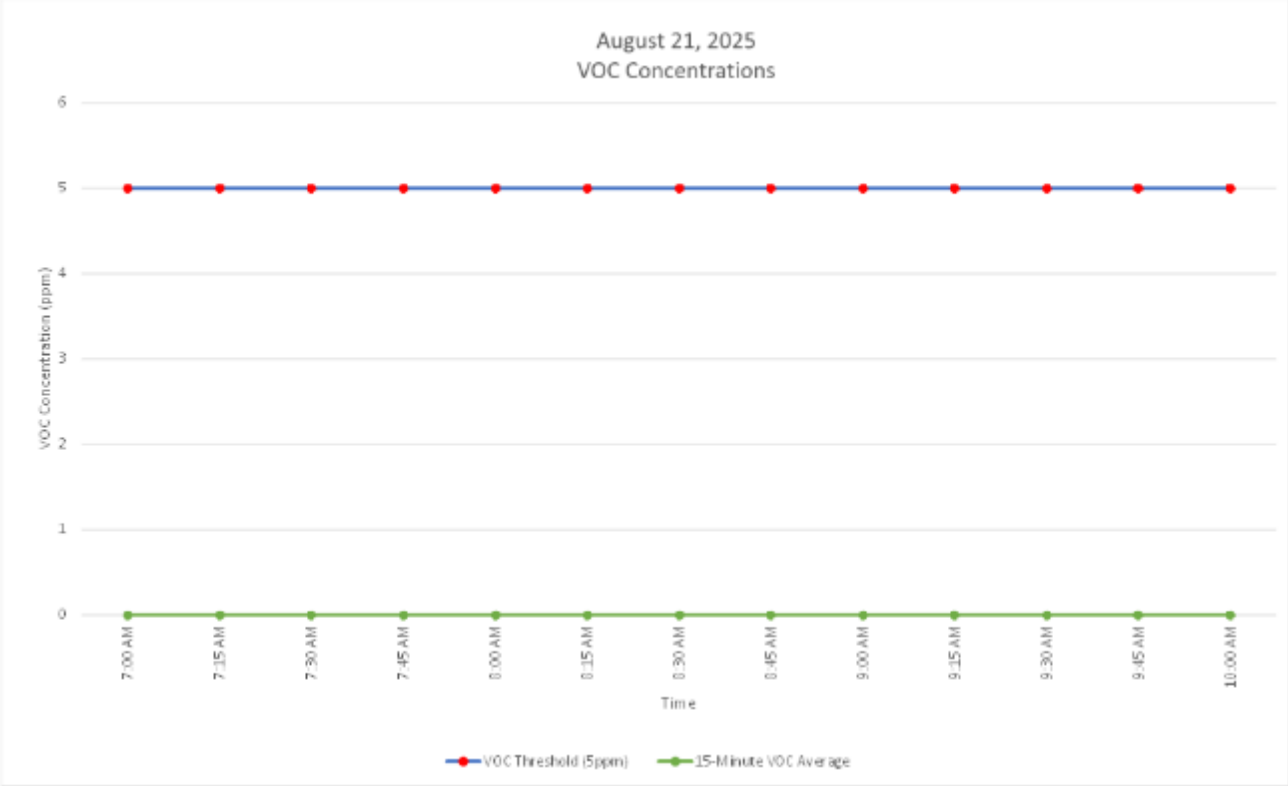
Background Readings:

PID 1:	0.0	Data Ram 1:	27.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 319

DATE: 8/21/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 21, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	27.000	0.00
7:15 AM	†	33.000	0.00
7:30 AM	†	26.000	0.00
7:45 AM	†	44.000	0.00
8:00 AM	†	67.000	0.00
8:15 AM	†	52.000	0.00
8:30 AM	†	44.000	0.00
8:45 AM	†	46.000	0.00
9:00 AM	†	35.000	0.00
9:15 AM	†	31.000	0.00
9:30 AM	†	38.000	0.00
9:45 AM	†	46.000	0.00
10:00 AM	†	59.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 320

DATE: 8/25/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	77.50°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	55.92°F
		MAX WIND SPEED	Gusts 24 mph from W
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Monday, August 25, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 320

DATE: 8/25/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Monday – 8/25/2025

Work Activities

1. Bancker Construction excavated off-site (i.e. a trench adjacent to the northwestern portion of the Site) beneath River Avenue. The off-site excavation was performed to install a sewer pipe connection from the building to the sanitary line beneath River Avenue.
2. At the end of the day the trench was covered and protected with a metal plate.

Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 20.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 59.00 ug/m^3

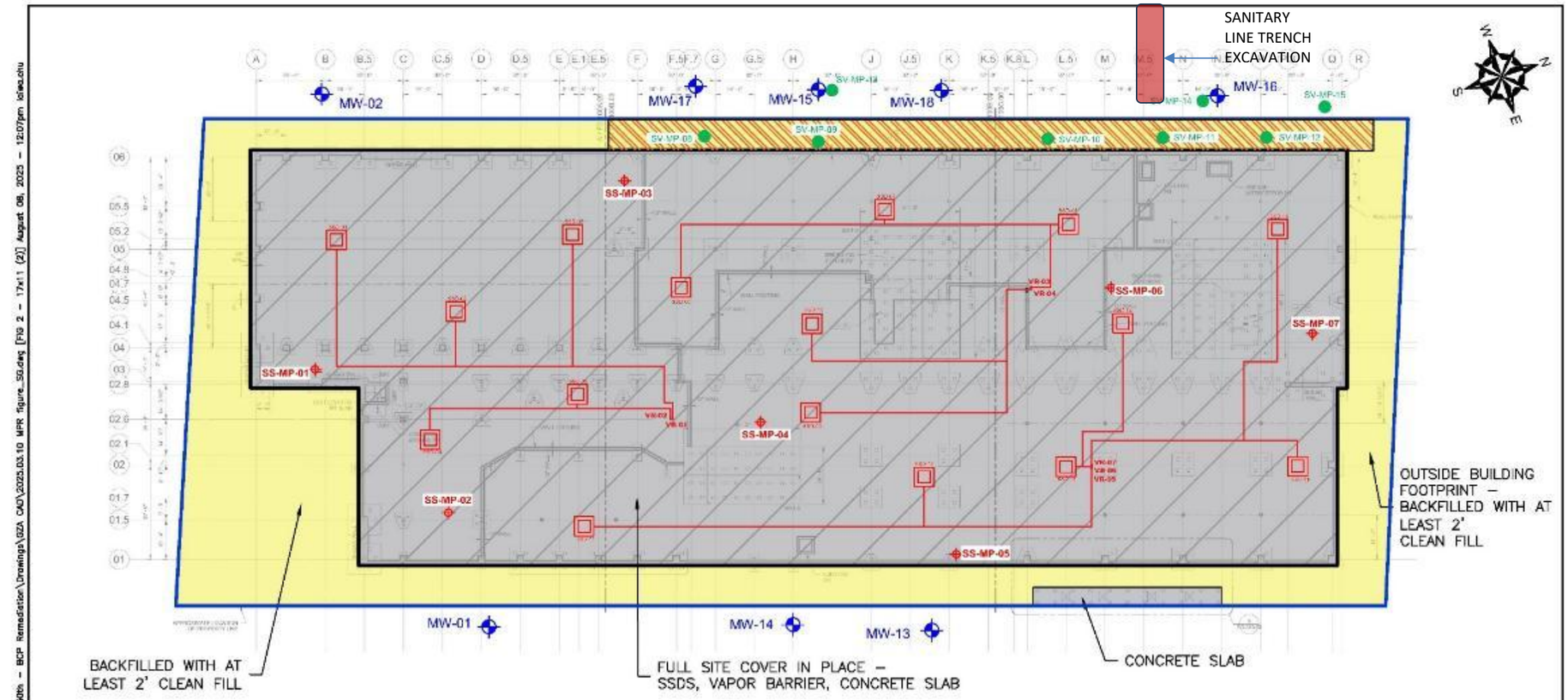
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 320

DATE: 8/25/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC
DATE: AUGUST 2025
PROJECT NO.: 41.0163097.00
REVISION NO.: -
FIGURE 1

8/25/25 – GZA GeoEnvironmental of NY, G:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 320

DATE: 8/25/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Northeast	Photo No. 2	Direction Photo Taken East
			
Description: Bancker using excavator to remove material from off-site trench on River Avenue.		**Description:** Bancker hand excavating around piping in trench.	
Photo No. 3	**Direction Photo Taken:** West	**Photo No. 4**	**Direction Photo Taken:** South
			
Description: Bancker continues hand excavation in trench.		**Description:** View of on-site area where excavation will continue.	

GZA DAILY FIELD REPORT 320

DATE: 8/25/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/25/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID	SN: 592-928274
	TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

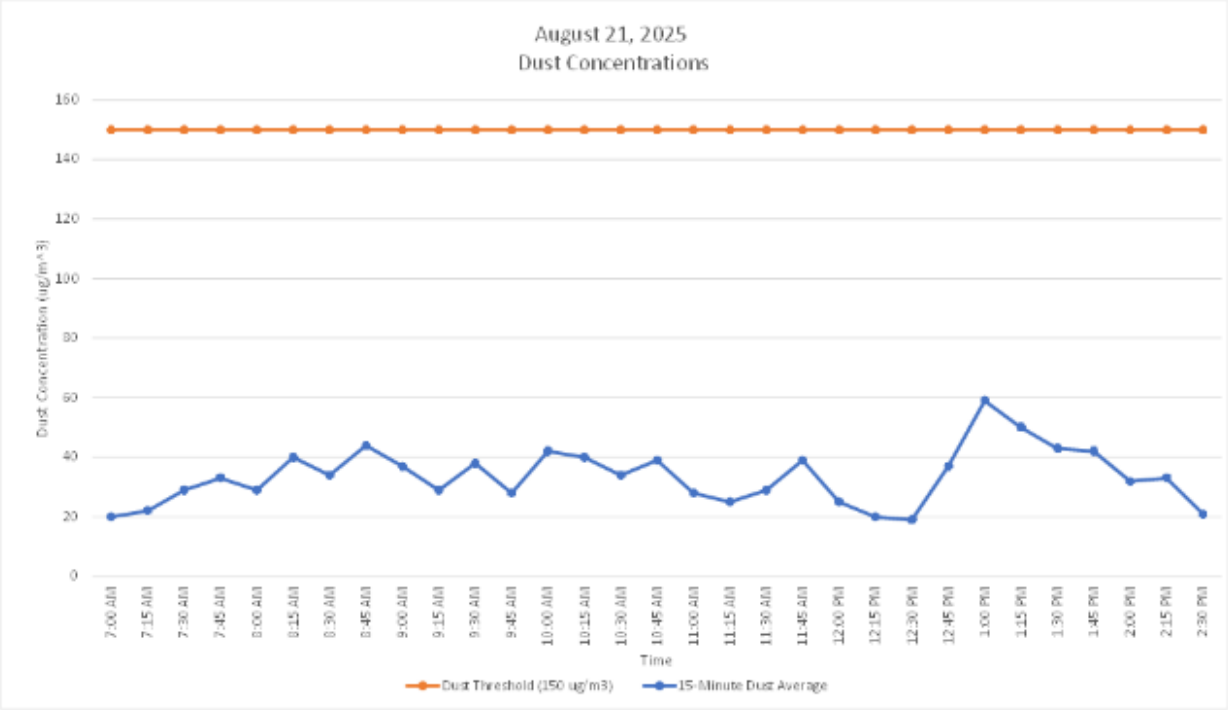
Background Readings:

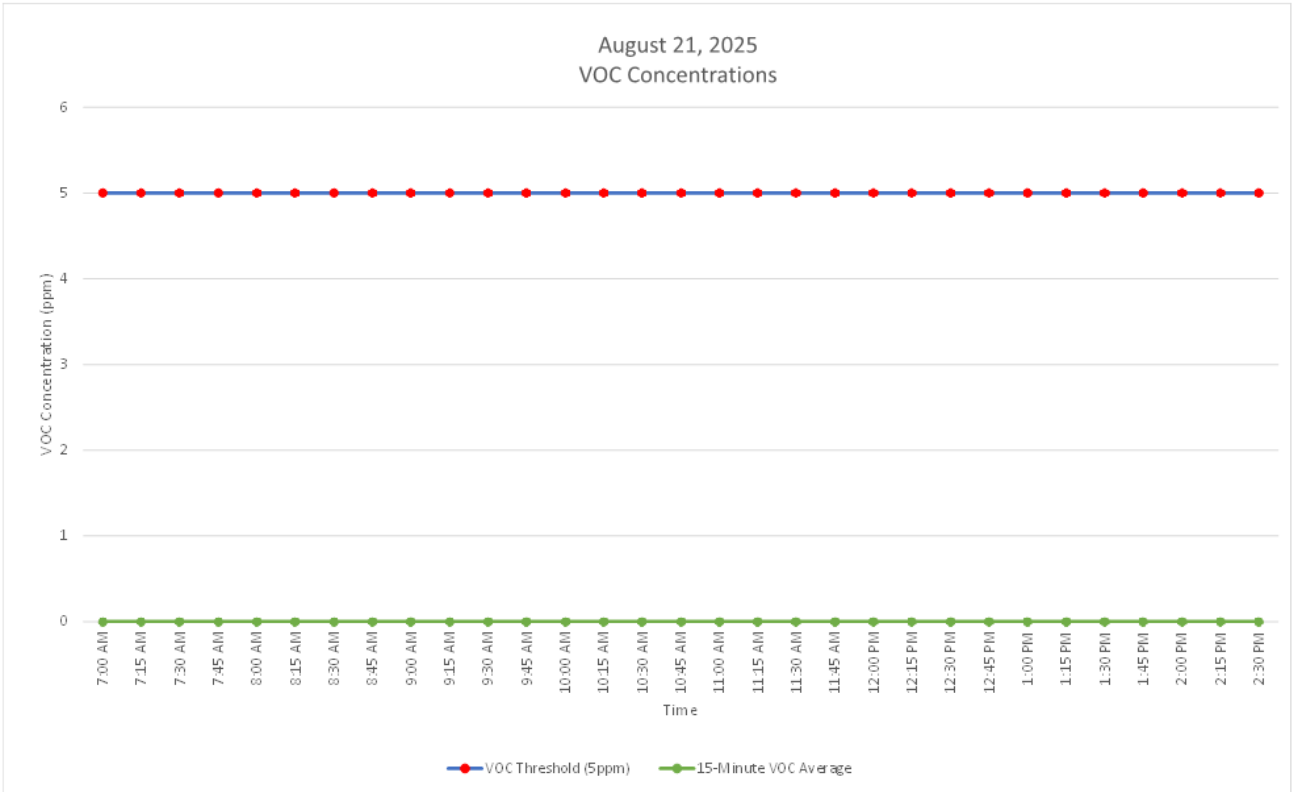
PID 1:	0.0	Data Ram 1:	20.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 320

DATE: 8/25/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 320

DATE: 8/25/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 25, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	20.000	0.00
7:15 AM	†	22.000	0.00
7:30 AM	†	29.000	0.00
7:45 AM	†	33.000	0.00
8:00 AM	†	29.000	0.00
8:15 AM	†	40.000	0.00
8:30 AM	†	34.000	0.00
8:45 AM	†	44.000	0.00
9:00 AM	†	37.000	0.00
9:15 AM	†	29.000	0.00
9:30 AM	†	38.000	0.00
9:45 AM	†	28.000	0.00
10:00 AM	†	42.000	0.00
10:15 AM	†	40.000	0.00
10:30 AM	†	34.000	0.00
10:45 AM	†	39.000	0.00
11:00 AM	†	28.000	0.00
11:15 AM	†	25.000	0.00
11:30 AM	†	29.000	0.00
11:45 AM	†	39.000	0.00
12:00 PM	†	25.000	0.00
12:15 PM	†	20.000	0.00
12:30 PM	†	19.000	0.00
12:45 PM	†	37.000	0.00
1:00 PM	†	59.000	0.00
1:15 PM	†	50.000	0.00
1:30 PM	†	43.000	0.00
1:45 PM	†	42.000	0.00
2:00 PM	†	32.000	0.00
2:15 PM	†	33.000	0.00
2:30 PM	†	21.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 321

DATE: 8/26/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	72.46°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	47.58°F
		MAX WIND SPEED	Gusts 22 mph from W
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, August 26, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 321

DATE: 8/26/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 8/26/2025

Work Activities

1. Bancker Construction began excavation of the sewer line trench in the northwestern portion of the Site using a vacuum truck. This excavation is being performed to install a sewer pipe connection from the building to the sanitary line beneath River Avenue. Near the building the sewer line crosses the previously excavated and backfilled SVE system trench excavation.
2. Only previously installed clean fill consisting of gas permeable aggregate (GPA) was removed from the trench above the demarcation layer during excavation. This GPA was stockpiled along the northwestern portion of the Site.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 14.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 74.00 ug/m^3

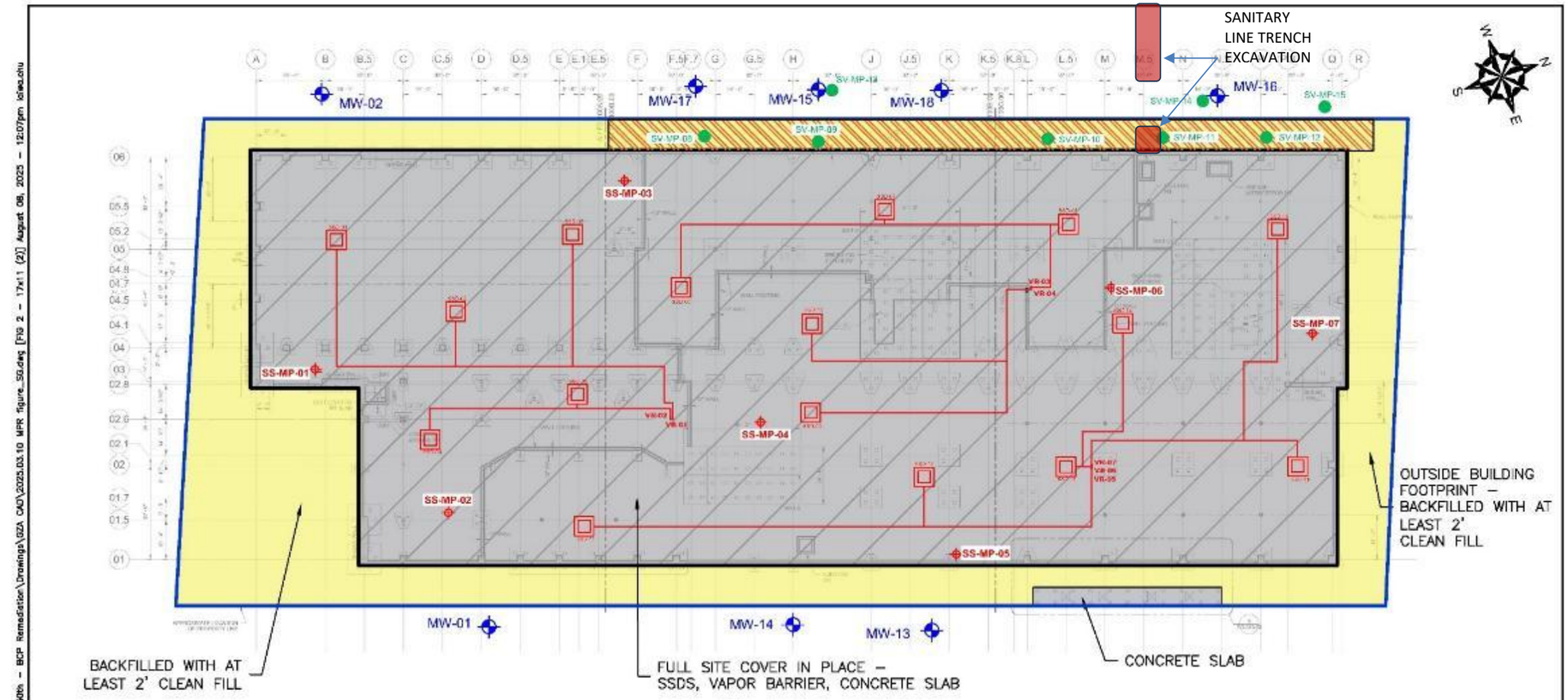
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 321

DATE: 8/26/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

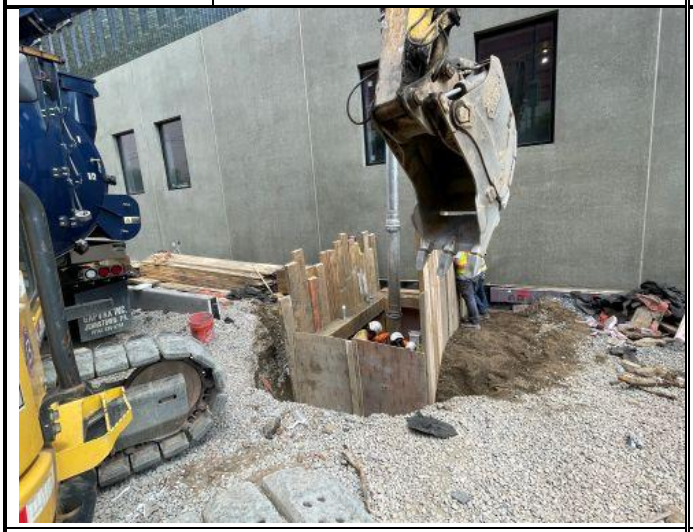
DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 321

DATE: 8/26/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: South	Photo No. 2	Direction Photo Taken South
			
Description: Bancker using vacuum truck to remove GPA from the SVE system trench in northwest portion of the Site.		**Description:** Bancker exposing existing SVE system piping in trench with GPA removal.	
Photo No. 3	**Direction Photo Taken:** East	**Photo No. 4**	**Direction Photo Taken:** South
			
Description: Bancker driving support of excavation timber into the subgrade.		**Description:** Northwest portion of Site (work area) at end of day.	

GZA DAILY FIELD REPORT 321

DATE: 8/26/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/26/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID TSI SidePak™ AM520	SN: 592-928274 SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

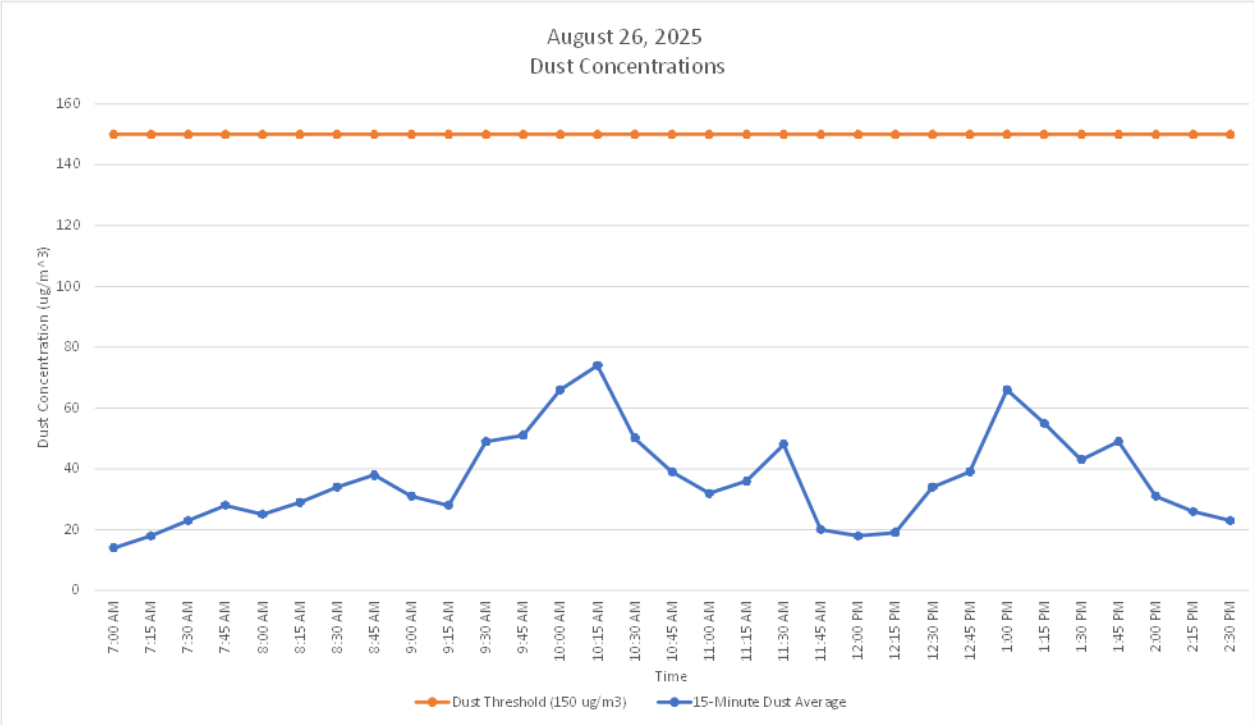
Background Readings:

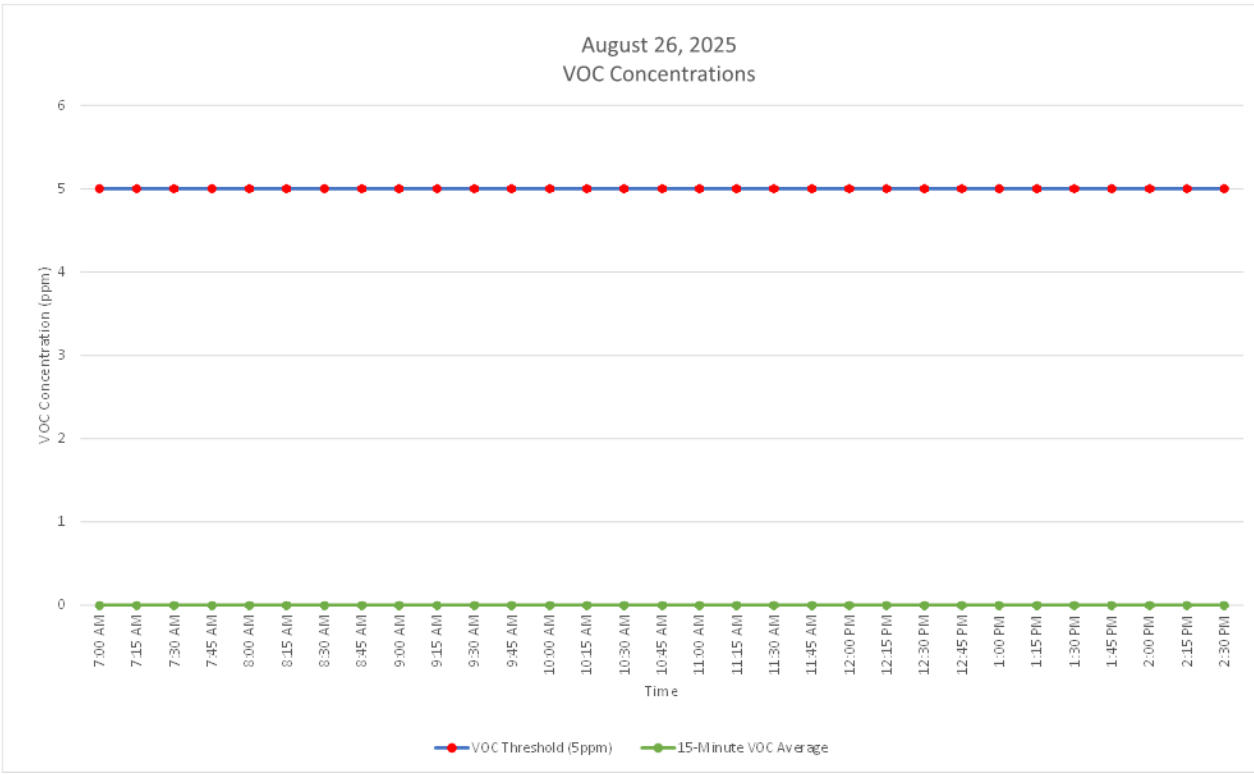
PID 1:	0.0	Data Ram 1:	14.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 321

DATE: 8/26/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 321

DATE: 8/26/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 26, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	14.000	0.00
7:15 AM	†	18.000	0.00
7:30 AM	†	23.000	0.00
7:45 AM	†	28.000	0.00
8:00 AM	†	25.000	0.00
8:15 AM	†	29.000	0.00
8:30 AM	†	34.000	0.00
8:45 AM	†	38.000	0.00
9:00 AM	†	31.000	0.00
9:15 AM	†	28.000	0.00
9:30 AM	†	49.000	0.00
9:45 AM	†	51.000	0.00
10:00 AM	†	66.000	0.00
10:15 AM	†	74.000	0.00
10:30 AM	†	50.000	0.00
10:45 AM	†	39.000	0.00
11:00 AM	†	32.000	0.00
11:15 AM	†	36.000	0.00
11:30 AM	†	48.000	0.00
11:45 AM	†	20.000	0.00
12:00 PM	†	18.000	0.00
12:15 PM	†	19.000	0.00
12:30 PM	†	34.000	0.00
12:45 PM	†	39.000	0.00
1:00 PM	†	66.000	0.00
1:15 PM	†	55.000	0.00
1:30 PM	†	43.000	0.00
1:45 PM	†	49.000	0.00
2:00 PM	†	31.000	0.00
2:15 PM	†	26.000	0.00
2:30 PM	†	23.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 322

DATE: 8/27/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	69.17°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	46.96°F
		MAX WIND SPEED	Gusts 25 mph from NW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, August 27, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 322

DATE: 8/27/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 8/27/2025

Work Activities

1. Bancker Construction continued excavation of the sewer line trench in the northwestern portion of the Site that continued to an area outside of the property line. The sewer line crosses the previously excavated and backfilled SVE system trench excavation. This excavation is being performed to install a sewer pipe connection from the building to the sanitary line beneath River Avenue.
2. Residual soil from underneath the demarcation layer was staged next to the excavation and was stockpiled on polysheeting.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 14.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 74.00 ug/m^3

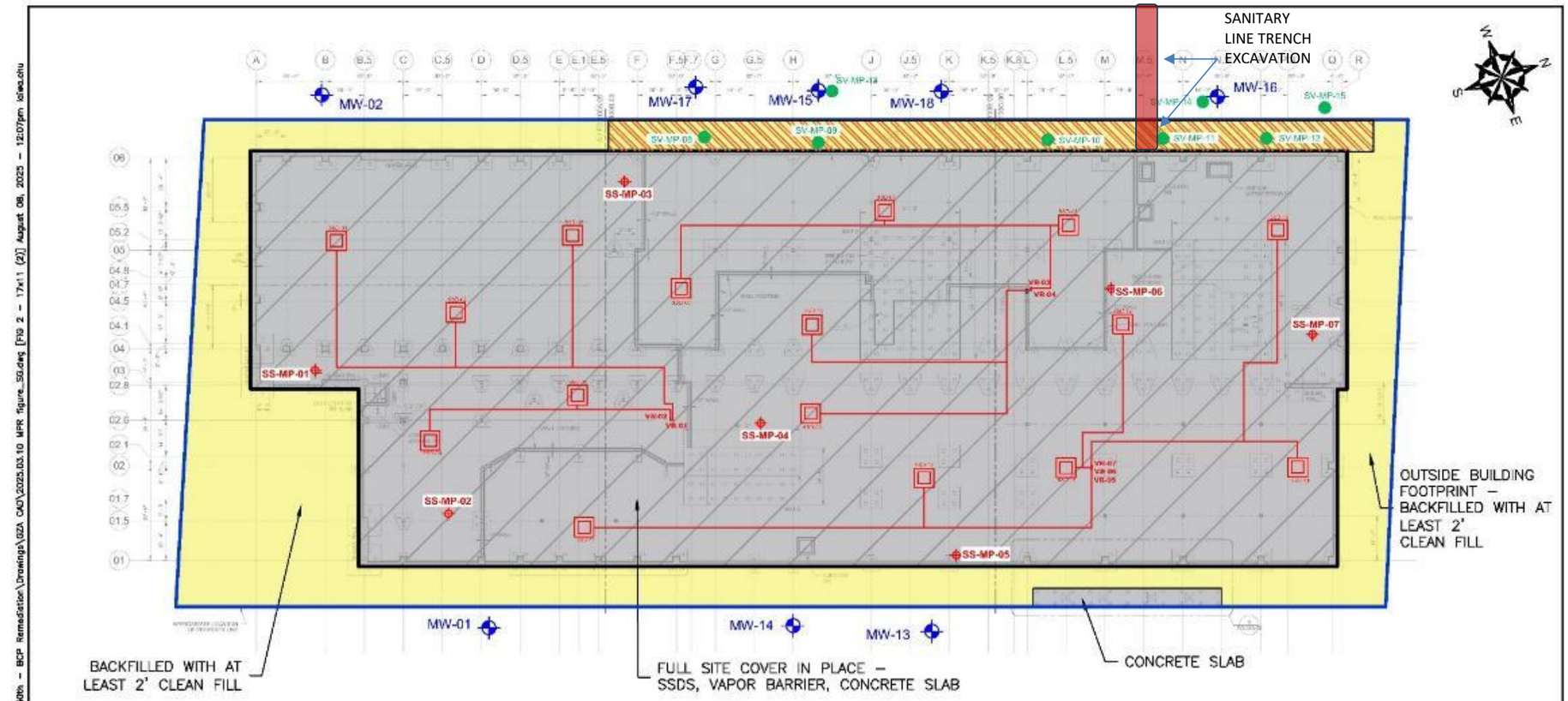
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 322

DATE: 8/27/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm ioleu2du

GZA DAILY FIELD REPORT 322

DATE: 8/27/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: South	Photo No. 2	Direction Photo Taken South
			
Description: Bancker using excavator to remove material from trench in northwest portion of the Site.		**Description:** Bancker performing hand-clearing for utilities.	
Photo No. 3	**Direction Photo Taken:** Southwest	**Photo No. 4**	**Direction Photo Taken:** South
			
Description: Bancker driving support of excavation timber into the subgrade.		**Description:** Bancker continues excavation of trench to connect to the sewer line underneath River Avenue. Material from below the demarcation layer was staged next to the excavation and stockpiled on polysheeting.	

GZA DAILY FIELD REPORT 322

DATE: 8/27/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/27/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID	SN: 592-928274
	TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

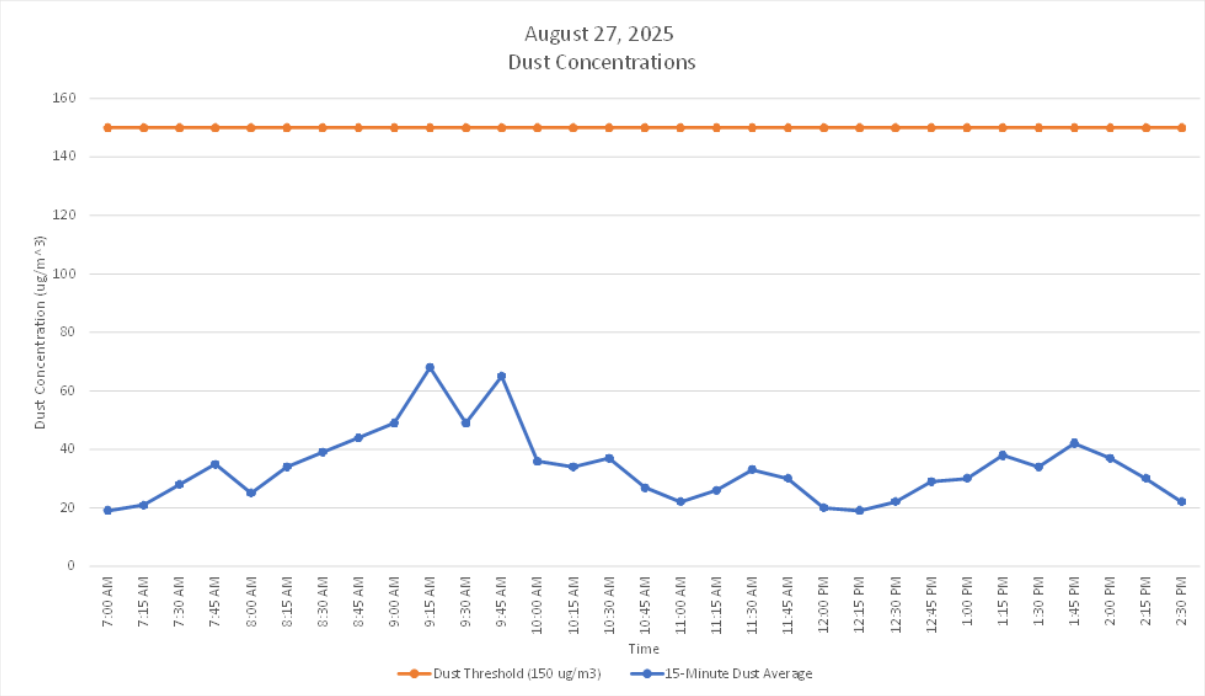
Background Readings:

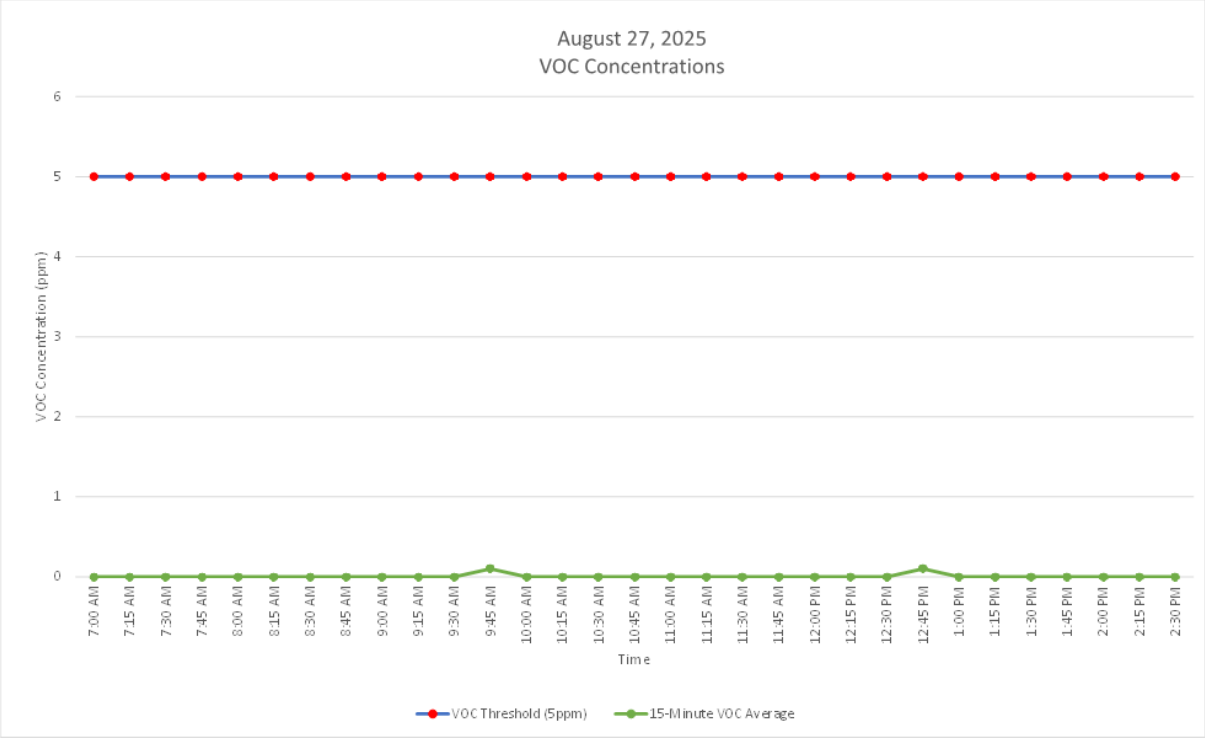
PID 1:	0.0	Data Ram 1:	19.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 322

DATE: 8/27/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 322

DATE: 8/27/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 27, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	19.000	0.00
7:15 AM	†	21.000	0.00
7:30 AM	†	28.000	0.00
7:45 AM	†	35.000	0.00
8:00 AM	†	25.000	0.00
8:15 AM	†	34.000	0.00
8:30 AM	†	39.000	0.00
8:45 AM	†	44.000	0.00
9:00 AM	†	49.000	0.00
9:15 AM	†	68.000	0.00
9:30 AM	†	49.000	0.00
9:45 AM	†	65.000	0.10
10:00 AM	†	36.000	0.00
10:15 AM	†	34.000	0.00
10:30 AM	†	37.000	0.00
10:45 AM	†	27.000	0.00
11:00 AM	†	22.000	0.00
11:15 AM	†	26.000	0.00
11:30 AM	†	33.000	0.00
11:45 AM	†	30.000	0.00
12:00 PM	†	20.000	0.00
12:15 PM	†	19.000	0.00
12:30 PM	†	22.000	0.00
12:45 PM	†	29.000	0.10
1:00 PM	†	30.000	0.00
1:15 PM	†	38.000	0.00
1:30 PM	†	34.000	0.00
1:45 PM	†	42.000	0.00
2:00 PM	†	37.000	0.00
2:15 PM	†	30.000	0.00
2:30 PM	†	22.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 323

DATE: 8/28/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	70.90°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	47.65°F
		MAX WIND SPEED	Gusts 21 mph from SW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, August 28, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 323

DATE: 8/28/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 8/28/2025

Work Activities

1. Bancker continued the exaction of the utility trench at the northwestern corner of the Site. Excavated material was stockpiled on polysheeting.
2. Bancker Construction backfilled the trench with previously approved gas permeable aggregate (GPA) already on-site. The GPA was utilized as pipe bedding for the sanitary line.
3. Bancker Construction then began to place the new sewer pipe connection on top of the GPA bedding in the trench.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 22.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 58.00 ug/m^3

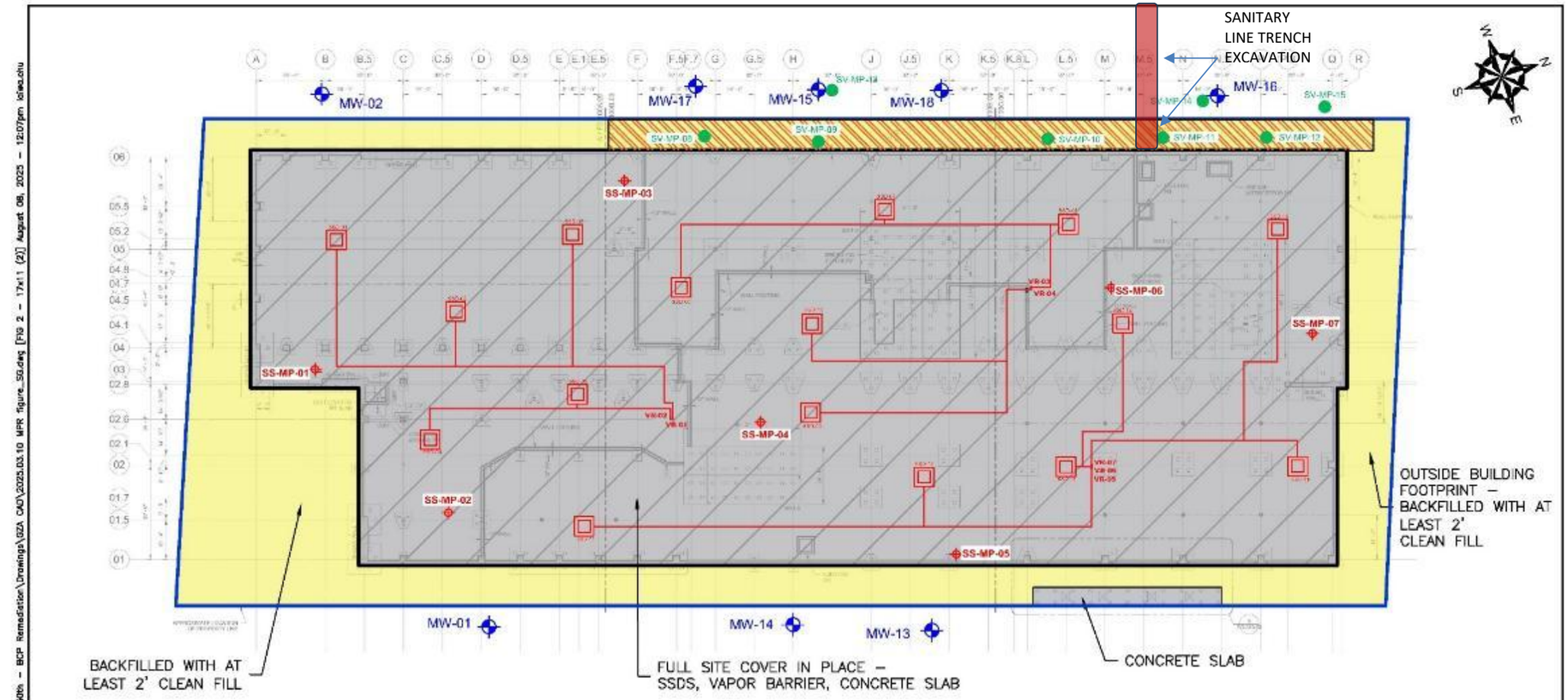
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 323

DATE: 8/28/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

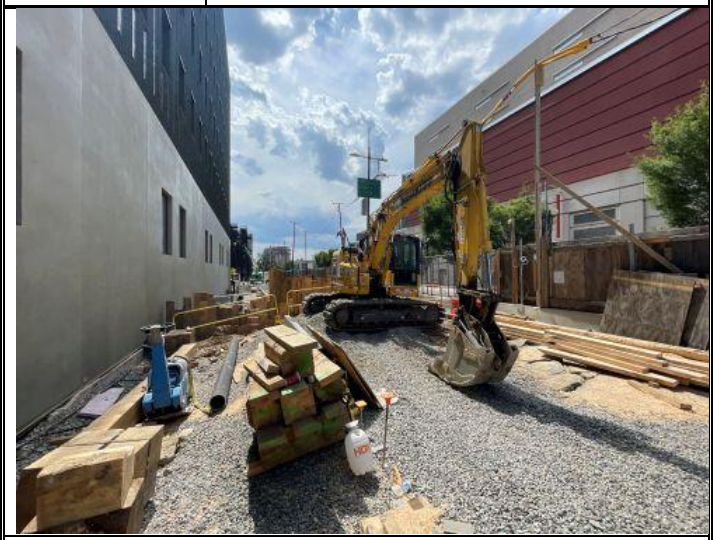
DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 323

DATE: 8/28/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	East	2	Southeast
			
Description: Bancker continued trench excavation at the northwestern portion of the Site. The excavated material was placed on top of polysheeting.		**Description:** Bancker placing layer of GPA at the base of trench for pipe bedding.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken:**
3	Southwest	4	South
			
Description: Sanitary pipe placed on top of GPA pipe bedding.		**Description:** Work area at end of day.	

GZA DAILY FIELD REPORT 323

DATE: 8/28/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/28/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID	SN: 592-928274
	TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

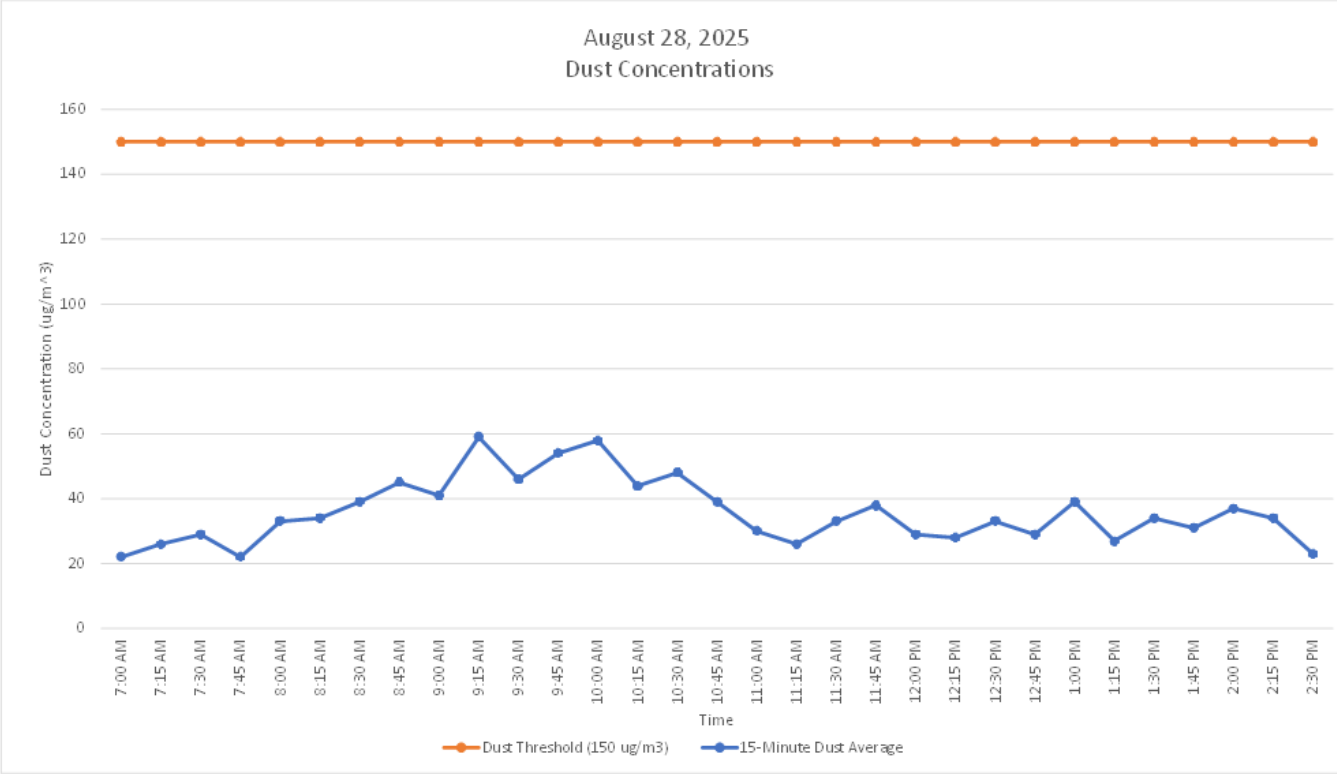
Background Readings:

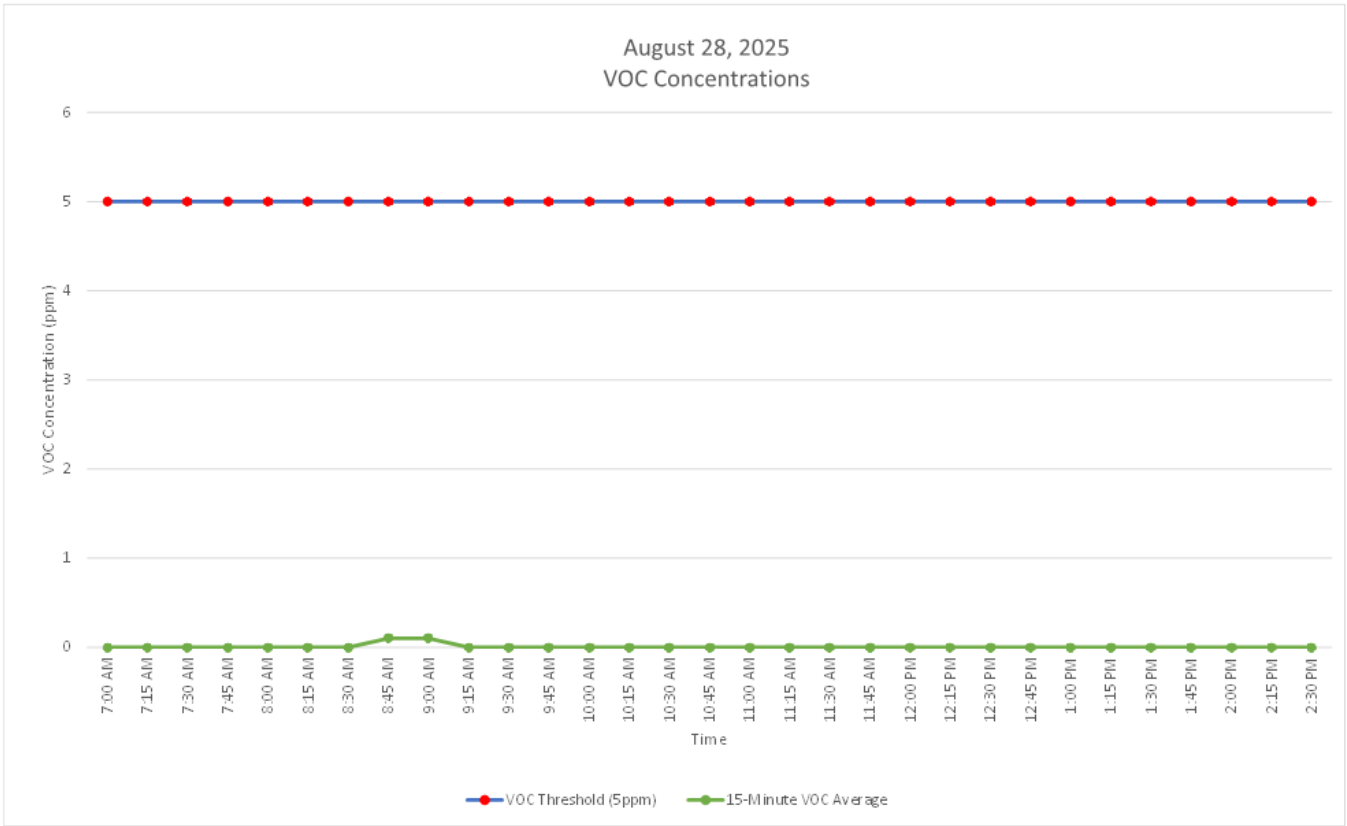
PID 1:	0.0	Data Ram 1:	22.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 323

DATE: 8/28/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 323

DATE: 8/28/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 28, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	22.000	0.00
7:15 AM	†	26.000	0.00
7:30 AM	†	29.000	0.00
7:45 AM	†	22.000	0.00
8:00 AM	†	33.000	0.00
8:15 AM	†	34.000	0.00
8:30 AM	†	39.000	0.00
8:45 AM	†	45.000	0.10
9:00 AM	†	41.000	0.10
9:15 AM	†	59.000	0.00
9:30 AM	†	46.000	0.00
9:45 AM	†	54.000	0.00
10:00 AM	†	58.000	0.00
10:15 AM	†	44.000	0.00
10:30 AM	†	48.000	0.00
10:45 AM	†	39.000	0.00
11:00 AM	†	30.000	0.00
11:15 AM	†	26.000	0.00
11:30 AM	†	33.000	0.00
11:45 AM	†	38.000	0.00
12:00 PM	†	29.000	0.00
12:15 PM	†	28.000	0.00
12:30 PM	†	33.000	0.00
12:45 PM	†	29.000	0.00
1:00 PM	†	39.000	0.00
1:15 PM	†	27.000	0.00
1:30 PM	†	34.000	0.00
1:45 PM	†	31.000	0.00
2:00 PM	†	37.000	0.00
2:15 PM	†	34.000	0.00
2:30 PM	†	23.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 324

DATE: 8/29/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Selia Gupta (GZA)	**AVE. TEMPERATURE**	70.38 °F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	52.08 °F
		MAX WIND SPEED	10 mph from NW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Friday, August 29, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Selia Gupta	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 324

DATE: 8/29/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Friday – 8/29/2025

Work Activities

1. Bancker continued new sewer utility pipe installation to make River Avenue connection.
2. Bancker covered stockpiled soil with poly-sheeting at end of day.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 23.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 65.00 ug/m^3

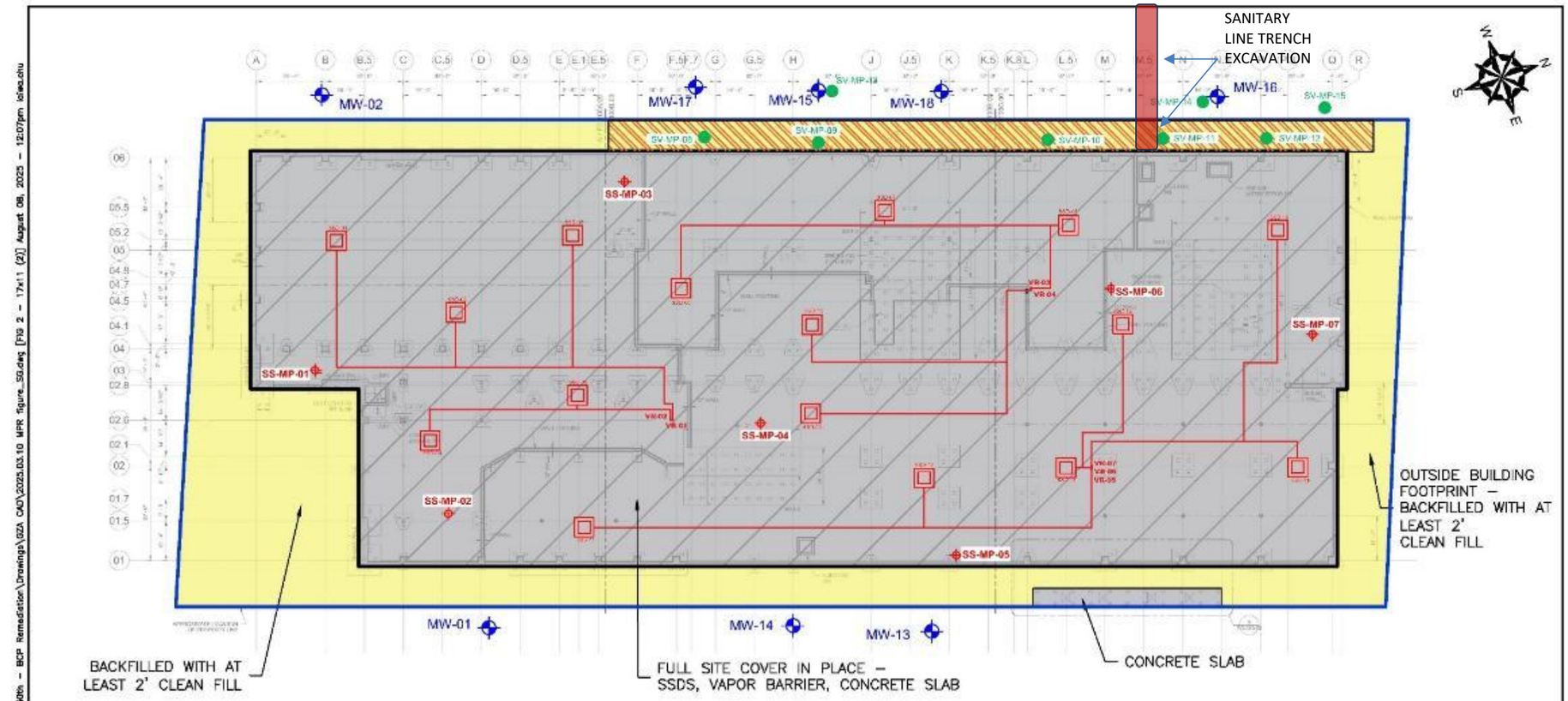
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 324

DATE: 8/29/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

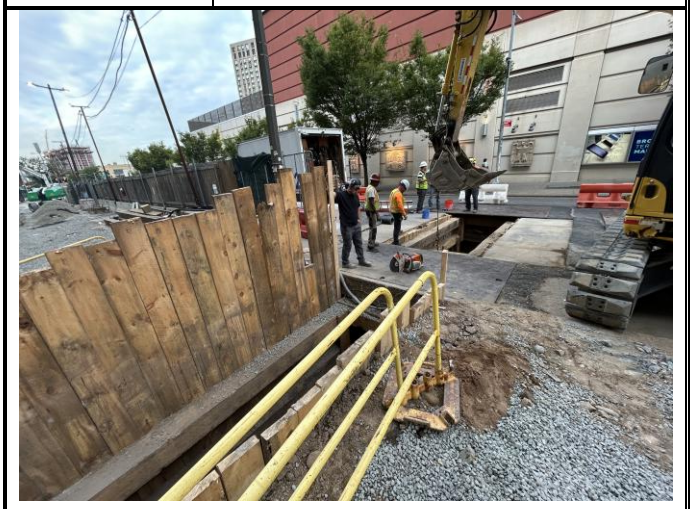
DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [Fig 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 324

DATE: 8/29/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Southwest	2	South
			
Description: Bancker continued sewer utility line installation outside the northwestern portion off-Site on River Avenue.		**Description:** View of utility pipe connection and trench located inside property boundary near northwestern portion of Site.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken:**
3	East	4	North
			
Description: Stockpiled soil covered with poly-sheeting located north of trench.		**Description:** Stockpiled soil covered with poly-sheeting located south of trench.	

GZA DAILY FIELD REPORT 324

DATE: 8/29/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	8/29/2025	Sampling Technician:	Selia Gupta
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID TSI SidePak™ AM520	SN: 592-928274 SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

Gas - 100 ppm	
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

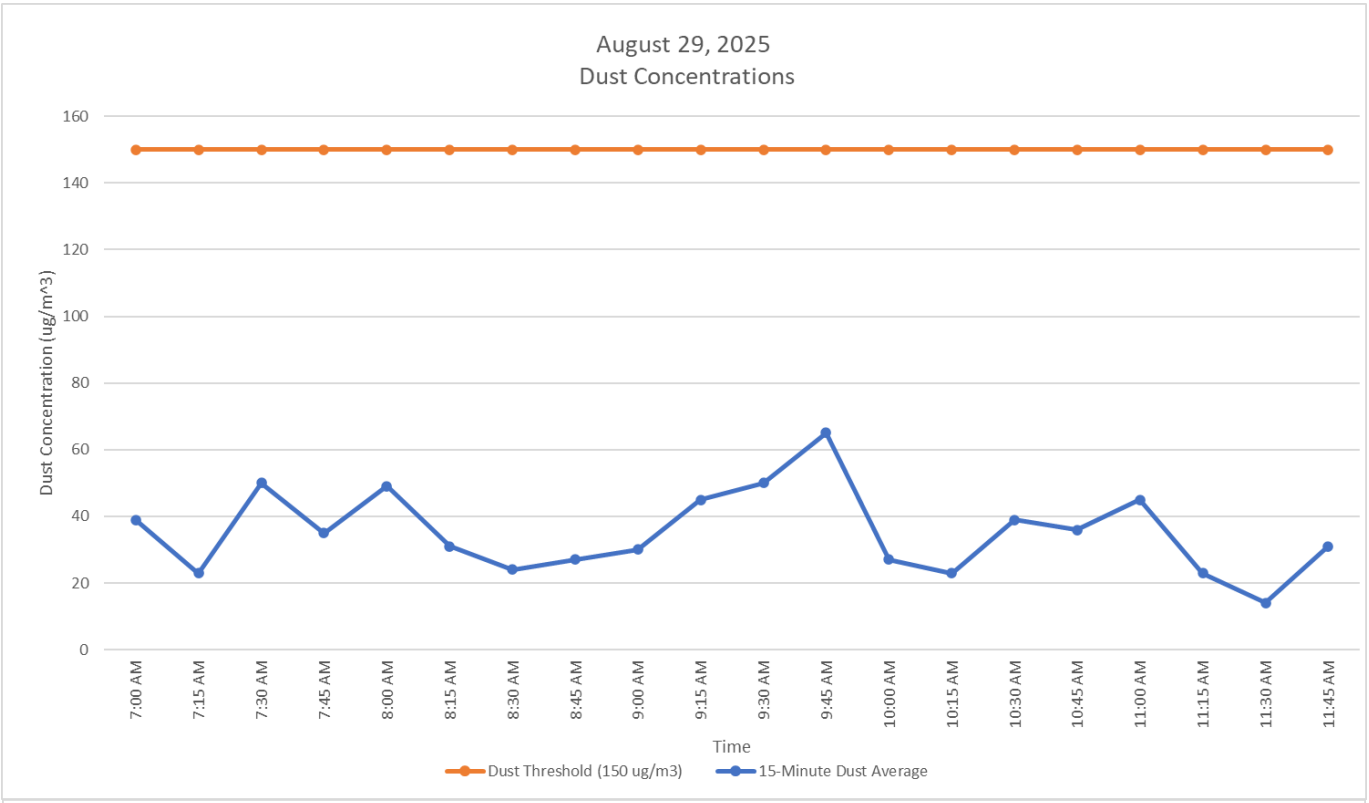
Background Readings:

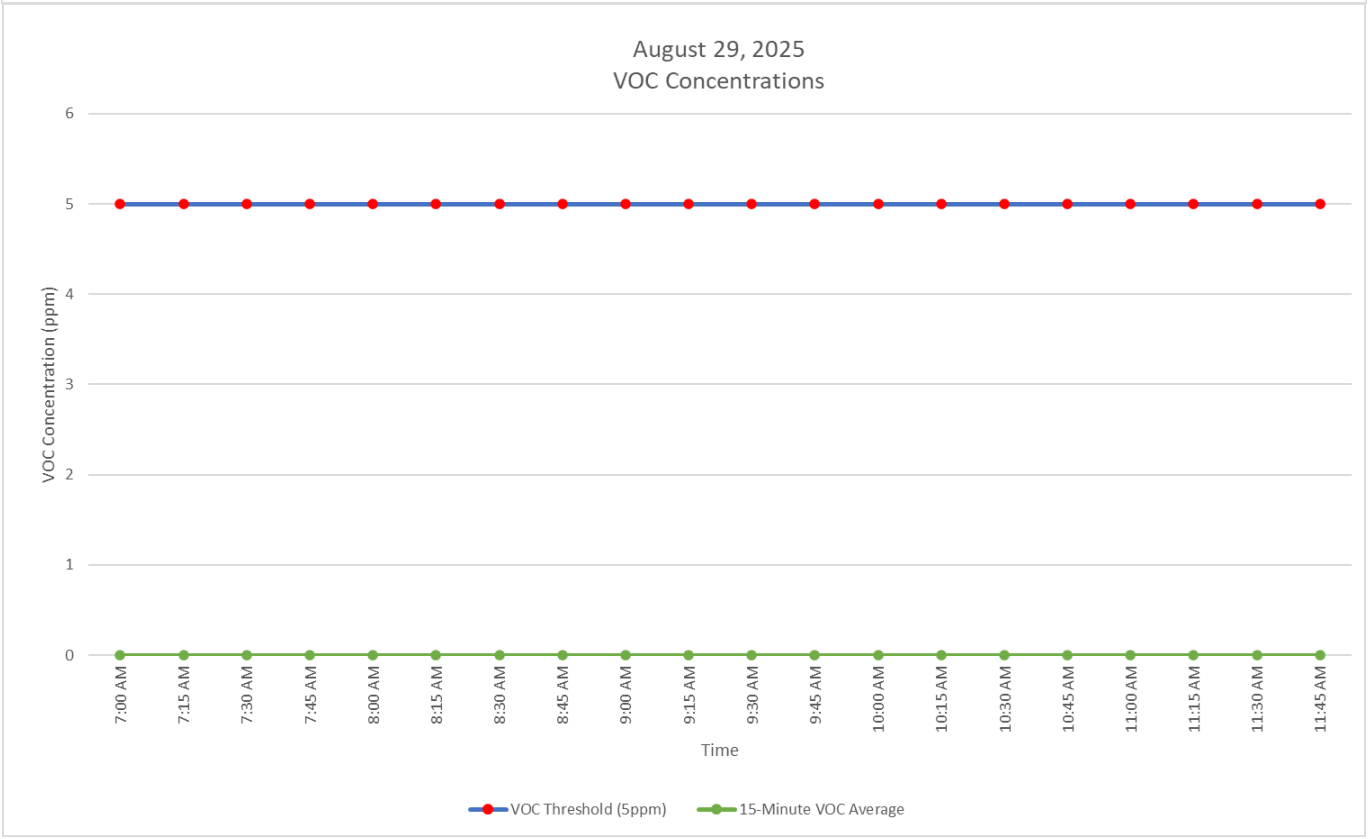
PID 1:	0.0	Data Ram 1:	23.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 324

DATE: 8/29/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 324

DATE: 8/29/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
August 29, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	39.000	0.00
7:15 AM	†	23.000	0.00
7:30 AM	†	50.000	0.00
7:45 AM	†	35.000	0.00
8:00 AM	†	49.000	0.00
8:15 AM	†	31.000	0.00
8:30 AM	†	24.000	0.00
8:45 AM	†	27.000	0.00
9:00 AM	†	30.000	0.00
9:15 AM	†	45.000	0.00
9:30 AM	†	50.000	0.00
9:45 AM	†	65.000	0.00
10:00 AM	†	27.000	0.00
10:15 AM	†	23.000	0.00
10:30 AM	†	39.000	0.00
10:45 AM	†	36.000	0.00
11:00 AM	†	45.000	0.00
11:15 AM	†	23.000	0.00
11:30 AM	†	14.000	0.00
11:45 AM	†	31.000	0.00

NOTE

† Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 325

DATE: 9/2/2025
FILE NO: 41.0163097.00

PROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	69.48°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	56.44°F
		MAX WIND SPEED	13 mph from NE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, September 2, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 325

DATE: 9/2/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 9/2/2025

Work Activities

1. Bancker completed the new sewer utility pipe connection to River Avenue.
2. The total trench excavation, running from the western portion of the building to the center of the adjacent street, River Avenue, is approximately 30 feet long, 8 feet deep and 3 feet wide. The portion of the trench inside the property line is approximately 12 feet long. Areas of the excavation that extended beneath the previously installed demarcation layer were stockpiled for sampling.
3. Bancker backfilled the on-site trench portion along River Avenue with NYSDEC-approved GPA stockpiled at the southwestern portion of the Site.
4. DeMatteis Organization completed the installation of the gauges on the SSDS risers on the cellar level.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 15.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 38.00 ug/m^3

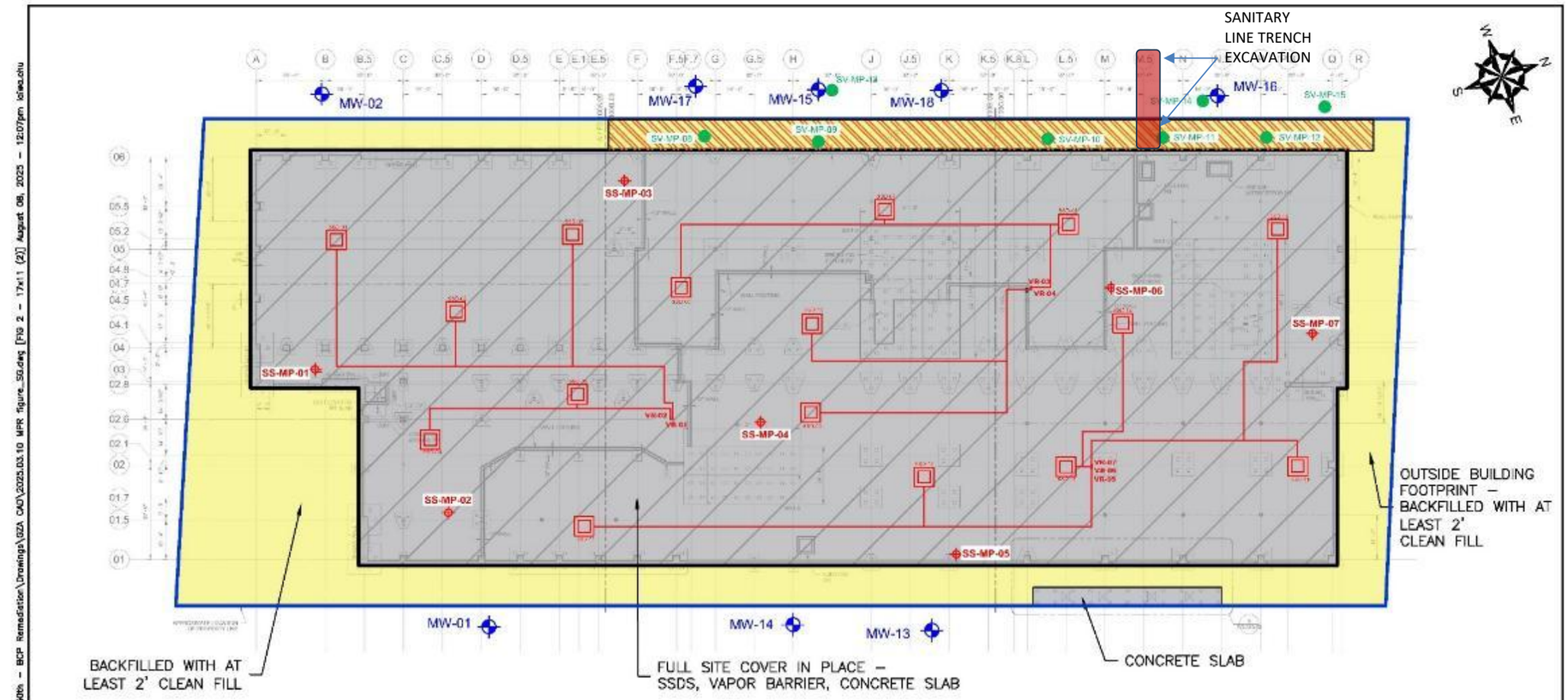
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 325

DATE: 9/2/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

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G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 325

DATE: 9/2/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: East	Photo No. 2	Direction Photo Taken East
			
Description: Bancker connects the sewer utility line in trench		**Description:** Bancker backfilling portion of trench on River Avenue.	
Photo No. 3	**Direction Photo Taken:** East	**Photo No. 4**	**Direction Photo Taken:** N/A
			
Description: Excavated material from the trench excavation cover with polysheeting. Note the NYSDEC-approved GPA stockpiled in the background.		**Description:** SSDS riser pipe with gauges.	

GZA DAILY FIELD REPORT 325

DATE: 9/2/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	9/2/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:	Inspection Notes:
Station 1	
Station 2	
Station 3	
Handheld RAE Systems MiniRAE 3000+ PID	SN: 592-928274
TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	Zero
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

Gas - 100 ppm	
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	Zero
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

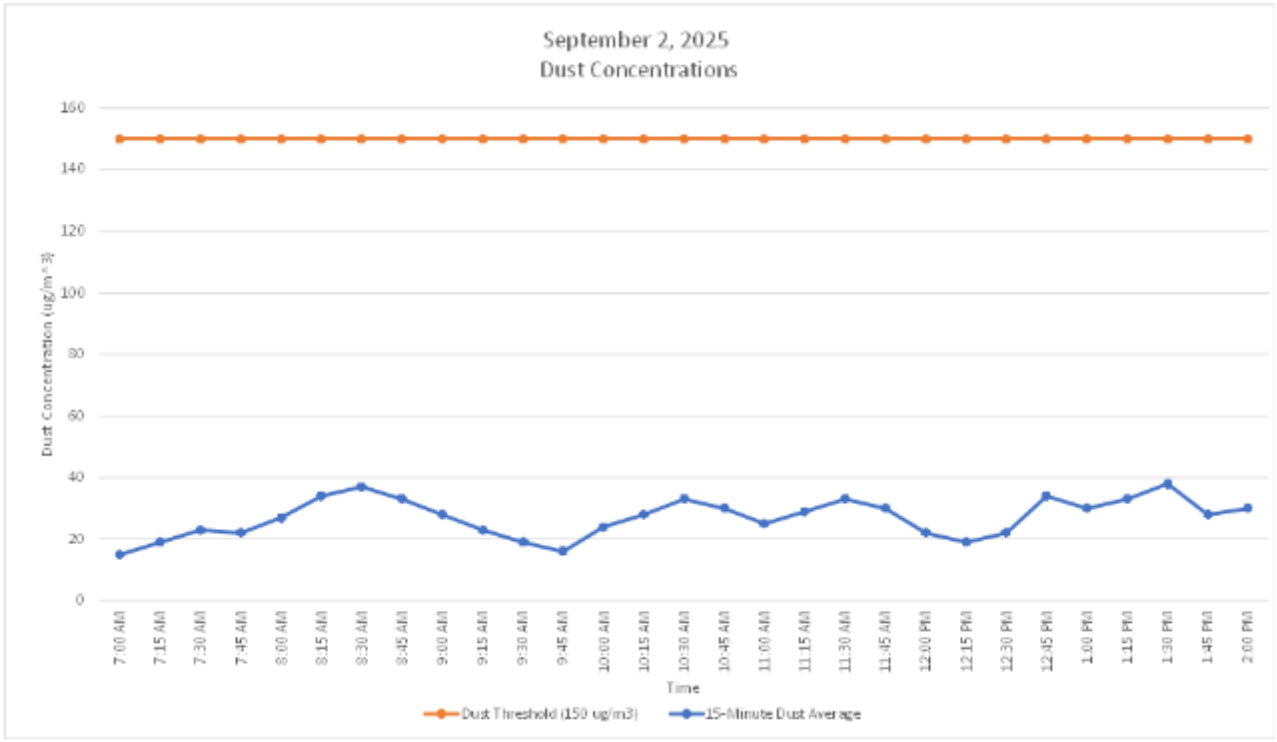
Background Readings:

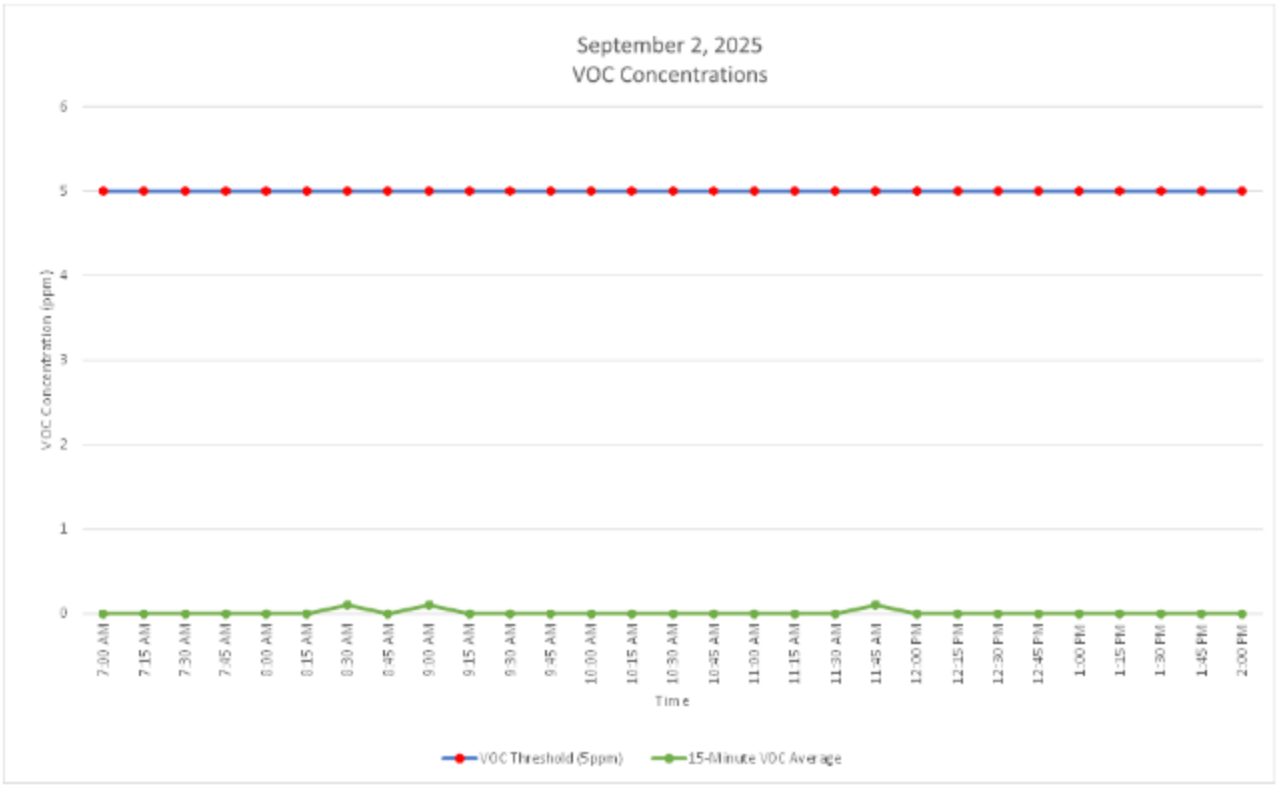
PID 1:	0.0	Data Ram 1:	15.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 325

DATE: 9/2/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 325

DATE: 9/2/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
September 2, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	15.000	0.00
7:15 AM	†	19.000	0.00
7:30 AM	†	23.000	0.00
7:45 AM	†	22.000	0.00
8:00 AM	†	27.000	0.00
8:15 AM	†	34.000	0.00
8:30 AM	†	37.000	0.10
8:45 AM	†	33.000	0.00
9:00 AM	†	28.000	0.10
9:15 AM	†	23.000	0.00
9:30 AM	†	19.000	0.00
9:45 AM	†	16.000	0.00
10:00 AM	†	24.000	0.00
10:15 AM	†	28.000	0.00
10:30 AM	†	33.000	0.00
10:45 AM	†	30.000	0.00
11:00 AM	†	25.000	0.00
11:15 AM	†	29.000	0.00
11:30 AM	†	33.000	0.00
11:45 AM	†	30.000	0.10
12:00 PM	†	22.000	0.00
12:15 PM	†	19.000	0.00
12:30 PM	†	22.000	0.00
12:45 PM	†	34.000	0.00
1:00 PM	†	30.000	0.00
1:15 PM	†	33.000	0.00
1:30 PM	†	38.000	0.00
1:45 PM	†	28.000	0.00
2:00 PM	†	30.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 326

DATE: 9/3/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	69.38°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	54.42°F
		MAX WIND SPEED	9 mph from SSE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Wednesday, September 3, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 326

DATE: 9/3/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Wednesday – 9/3/2025

Work Activities

1. The total trench excavation, running from the western portion of the building to the center of the adjacent street, River Avenue, is approximately 30 feet long, 8 feet deep and 3 feet wide. The portion of the trench inside the property line is approximately 12 feet long. Areas of the excavation that extended beneath the previously installed demarcation layer were stockpiled for sampling. Bancker moved all stockpiled material to the northern portion of the Site on top of poly sheeting. The stockpile was also covered with poly sheeting at the end of the day.

2. Bancker continued to backfill the portion of the trench outside the property line along River Avenue. Bancker installed a timber barrier inside the trench to ensure no fill crossed the property line. The area inside the property line is to be backfilled with NYSDEC approved GPA only.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 19.00 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 44.00 ug/m^3

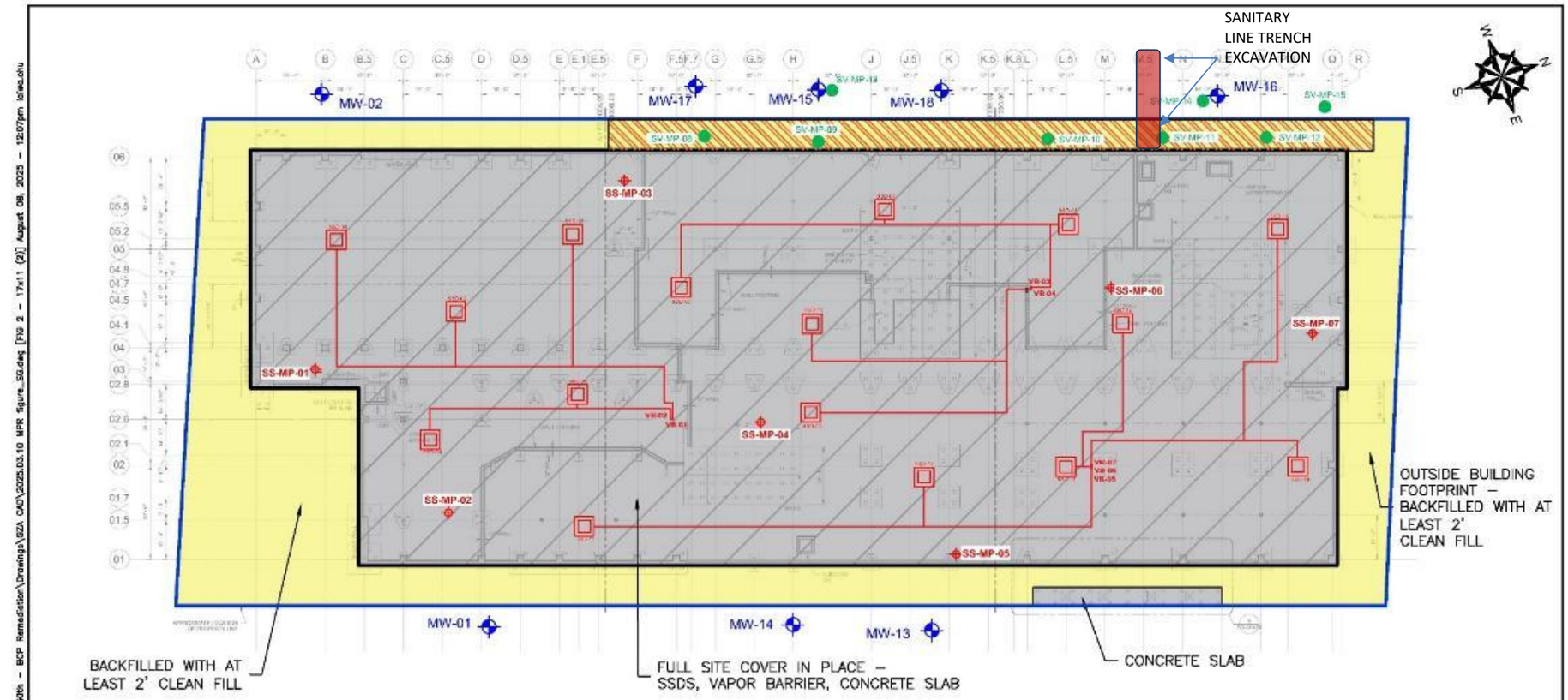
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 326

DATE: 9/3/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 326

DATE: 9/3/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	West	2	Southeast



Description: Bancker backfilling trench outside of property line.

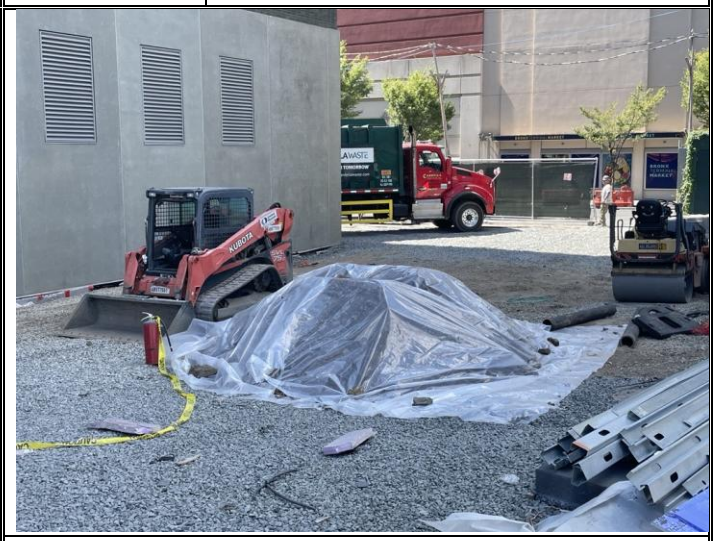


Description: Bancker excavating for removal of timber SOE.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken:
3	South	4	Southeast



Description: Bancker pouring concrete along River Avenue.



Description: Excavated material from the trench excavation moved to northern portion of Site and covered with poly sheeting.

GZA DAILY FIELD REPORT 326

DATE: 9/3/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	9/3/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:	Inspection Notes:
Station 1	
Station 2	
Station 3	
Handheld RAE Systems MiniRAE 3000+ PID	SN: 592-928274
TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

Gas - 100 ppm	
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

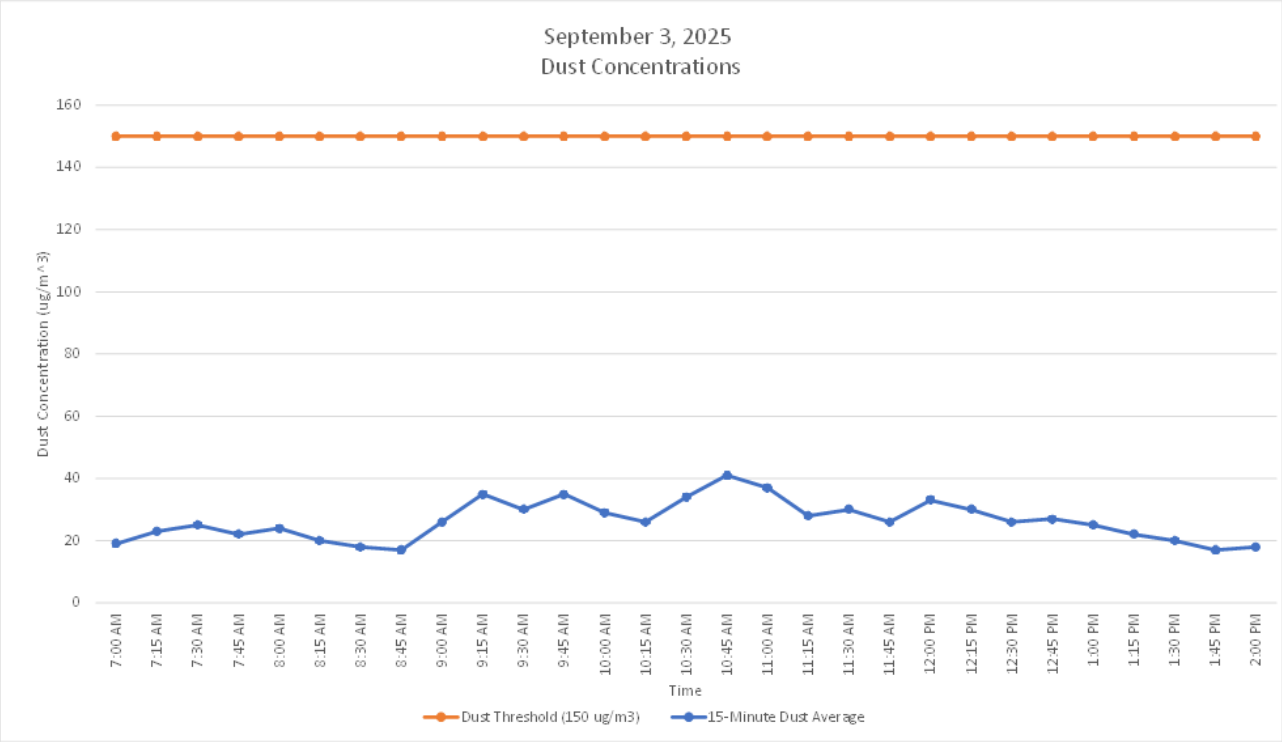
Background Readings:

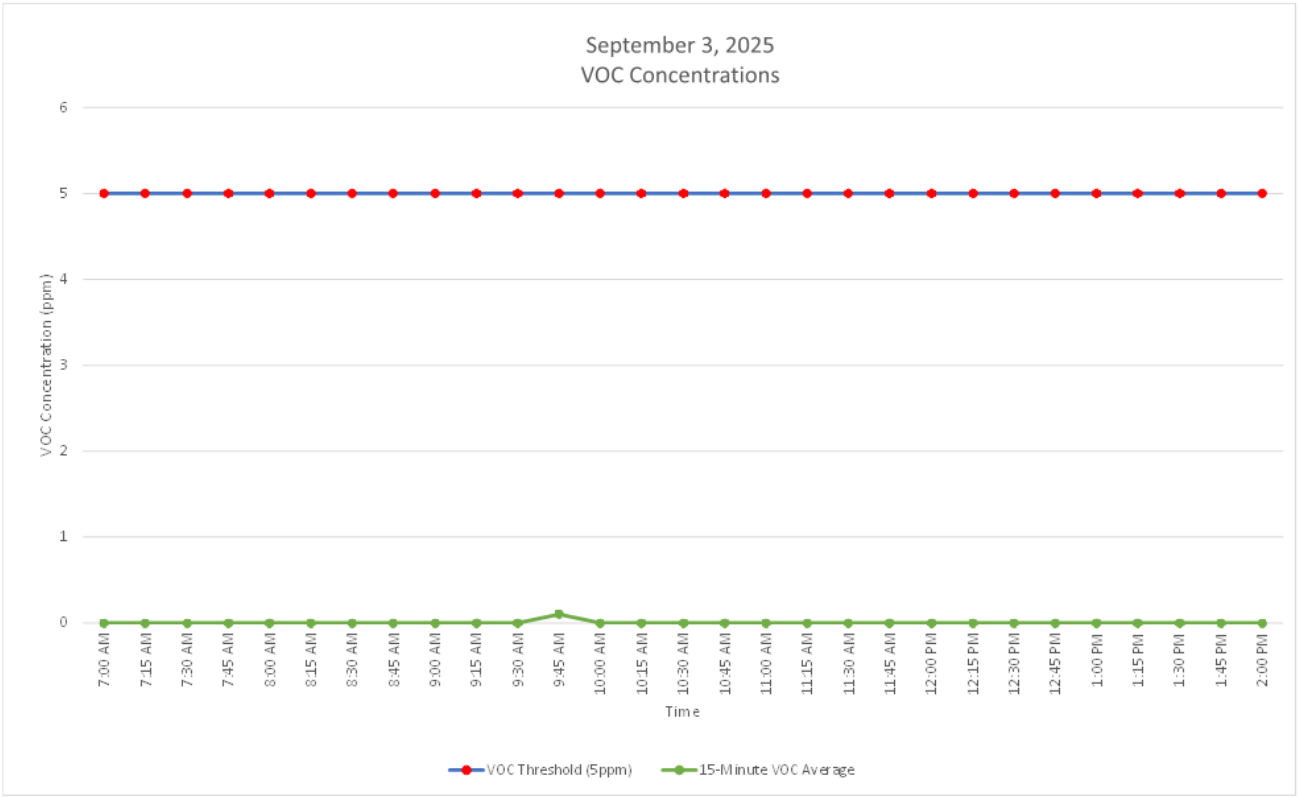
PID 1:	0.0	Data Ram 1:	19.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 326

DATE: 9/3/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 326

DATE: 9/3/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
September 3, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	19.000	0.00
7:15 AM	†	23.000	0.00
7:30 AM	†	25.000	0.00
7:45 AM	†	22.000	0.00
8:00 AM	†	24.000	0.00
8:15 AM	†	20.000	0.00
8:30 AM	†	18.000	0.00
8:45 AM	†	17.000	0.00
9:00 AM	†	26.000	0.00
9:15 AM	†	35.000	0.00
9:30 AM	†	30.000	0.00
9:45 AM	†	35.000	0.10
10:00 AM	†	29.000	0.00
10:15 AM	†	26.000	0.00
10:30 AM	†	34.000	0.00
10:45 AM	†	41.000	0.00
11:00 AM	†	37.000	0.00
11:15 AM	†	28.000	0.00
11:30 AM	†	30.000	0.00
11:45 AM	†	26.000	0.00
12:00 PM	†	33.000	0.00
12:15 PM	†	30.000	0.00
12:30 PM	†	26.000	0.00
12:45 PM	†	27.000	0.00
1:00 PM	†	25.000	0.00
1:15 PM	†	22.000	0.00
1:30 PM	†	20.000	0.00
1:45 PM	†	17.000	0.00
2:00 PM	†	18.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 327

DATE: 9/4/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Clear
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	68.31°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	61.85°F
		MAX WIND SPEED	12 mph from SSW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during the earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Thursday, September 4, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 327

DATE: 9/4/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Thursday – 9/4/2025

Work Activities

1. Demarcation layer placed at the bottom of the trench excavation. The total trench excavation, running from the western portion of the building to the center of the adjacent street, River Avenue, is approximately 30 feet long, 8 feet deep and 3 feet wide. The portion of the trench inside the property line is approximately 12 feet long.
2. Three (3) loads of GPA from Tilcon were delivered to the northern portion of the Site. Bancker backfilled the trench excavation inside the property line with GPA.
3. Factor Group collected soil samples from the soil stockpile of excavated material from the trench excavation for waste characterization.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 19.00 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 49.00 ug/m^3

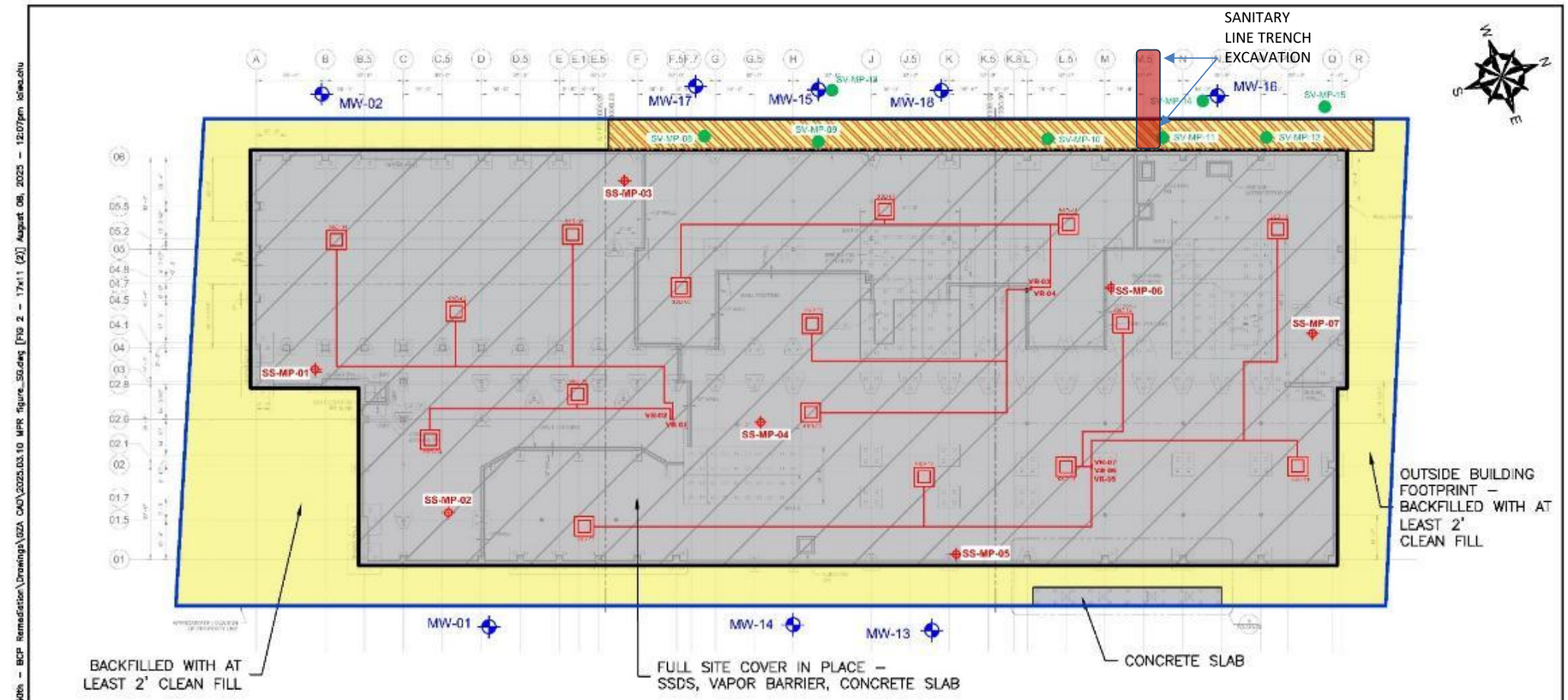
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 327

DATE: 9/4/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 327

DATE: 9/4/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	East	2	Southeast

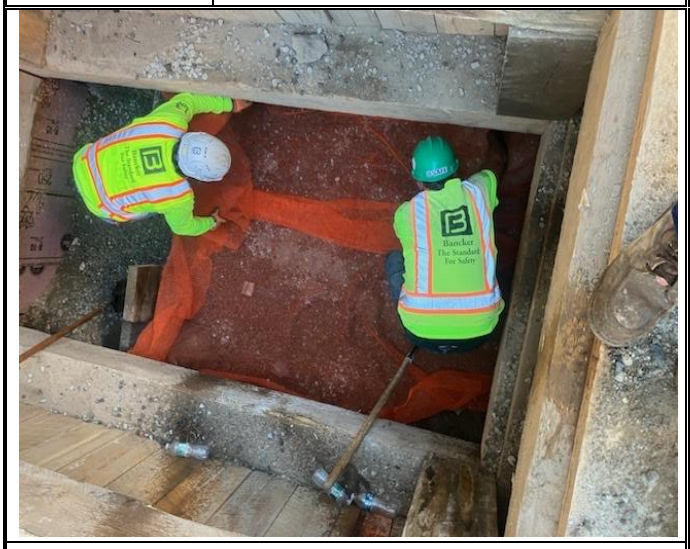


Description: Factor Group collecting soil sample from soil stockpile for waste characterization.



Description: GPA from Tilcon was delivered and stockpiled at northern portion of the Site.

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken:
3	N/A	4	South



Description: Bancker placing demarcation layer at base of trench prior to backfill.



Description: Bancker backfilling trench with GPA.

GZA DAILY FIELD REPORT 327

DATE: 9/4/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	9/4/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID	SN: 592-928274
	TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

Gas - 100 ppm	
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs: Instrument:			
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

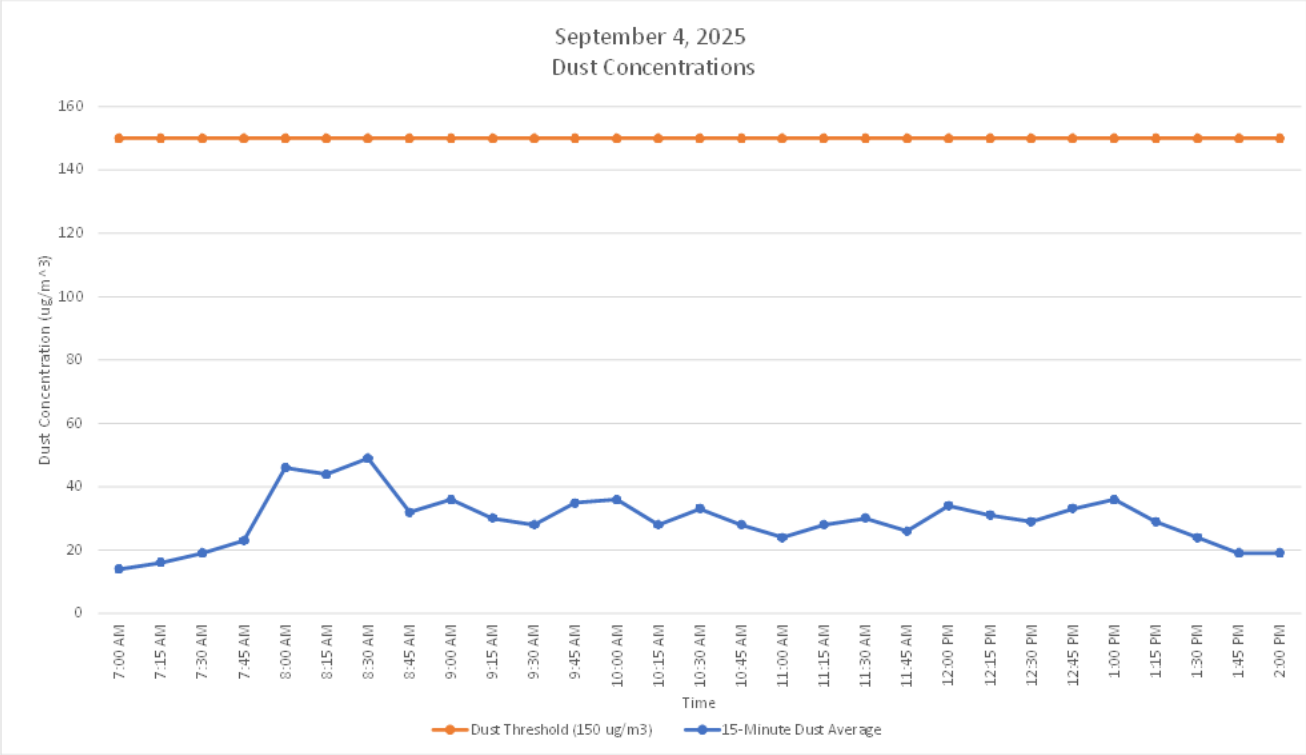
Background Readings:

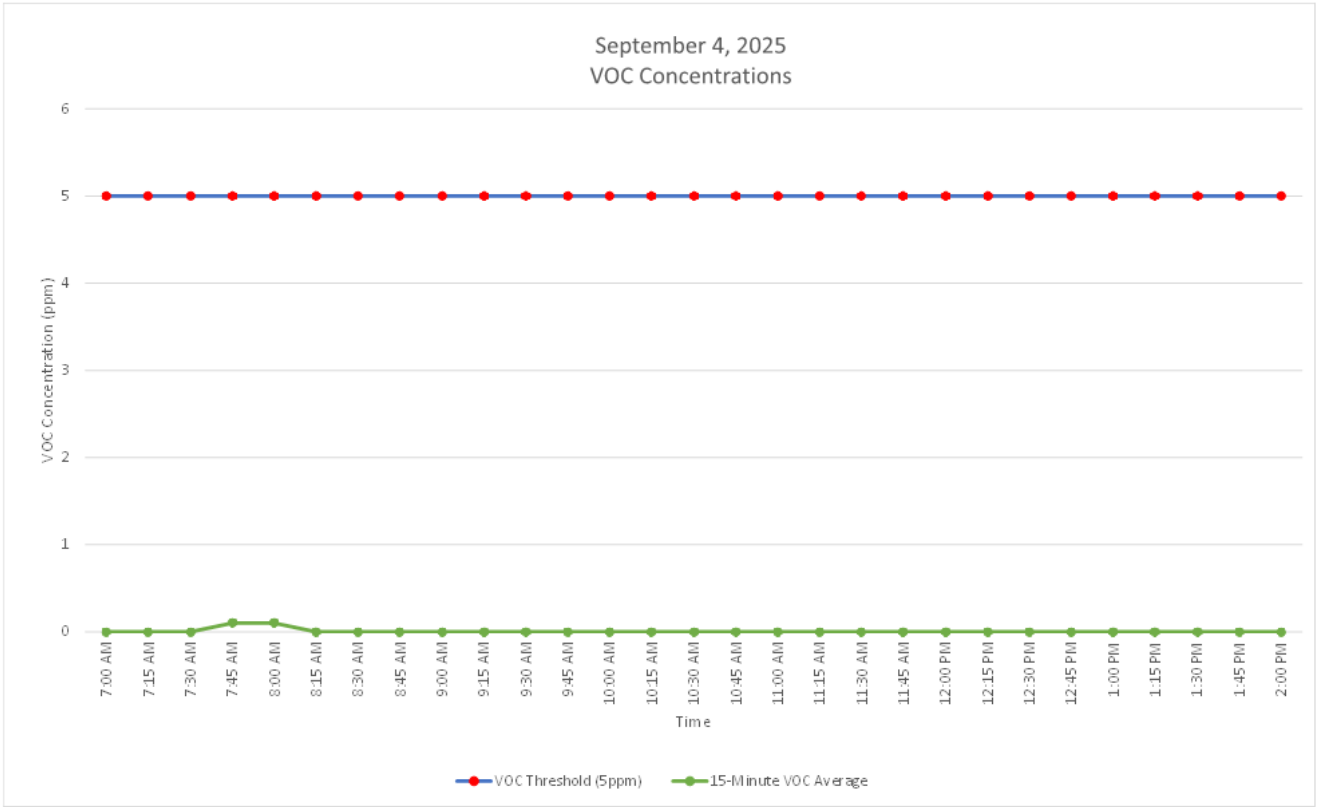
PID 1:	0.0	Data Ram 1:	14.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 327

DATE: 9/4/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 327

DATE: 9/4/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
September 4, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	14.000	0.00
7:15 AM	†	16.000	0.00
7:30 AM	†	19.000	0.00
7:45 AM	†	23.000	0.10
8:00 AM	†	46.000	0.10
8:15 AM	†	44.000	0.00
8:30 AM	†	49.000	0.00
8:45 AM	†	32.000	0.00
9:00 AM	†	36.000	0.00
9:15 AM	†	30.000	0.00
9:30 AM	†	28.000	0.00
9:45 AM	†	35.000	0.00
10:00 AM	†	36.000	0.00
10:15 AM	†	28.000	0.00
10:30 AM	†	33.000	0.00
10:45 AM	†	28.000	0.00
11:00 AM	†	24.000	0.00
11:15 AM	†	28.000	0.00
11:30 AM	†	30.000	0.00
11:45 AM	†	26.000	0.00
12:00 PM	†	34.000	0.00
12:15 PM	†	31.000	0.00
12:30 PM	†	29.000	0.00
12:45 PM	†	33.000	0.00
1:00 PM	†	36.000	0.00
1:15 PM	†	29.000	0.00
1:30 PM	†	24.000	0.00
1:45 PM	†	19.000	0.00
2:00 PM	†	19.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 328

DATE: 9/5/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	73.81°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	62.18°F
		MAX WIND SPEED	13 mph from S
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.35 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Friday, September 5, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**Bancker Construction** – John Phillips	
	AWS Plumbing	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 328

DATE: 9/5/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Friday – 9/5/2025

Work Activities

1. Bancker used a Vacuum Truck to excavate GPA approximately 1 foot below ground surface (bgs) around pipework adjacent to the recent trench excavation. This material was then placed adjacent to the excavation area as it was above the demarcation layer.
2. AWS Plumbing began to reinstall SVE piping that was located in the excavated trench area.
3. DeMatteis used a Kubota SVL75-2 Track Skid Steer to stockpile NYSDEC approved GPA near the trench to be used as backfill.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 11.00 ug/m^3
High Conditions – PID: 0.01 ppm, Particulates: 26.00 ug/m^3

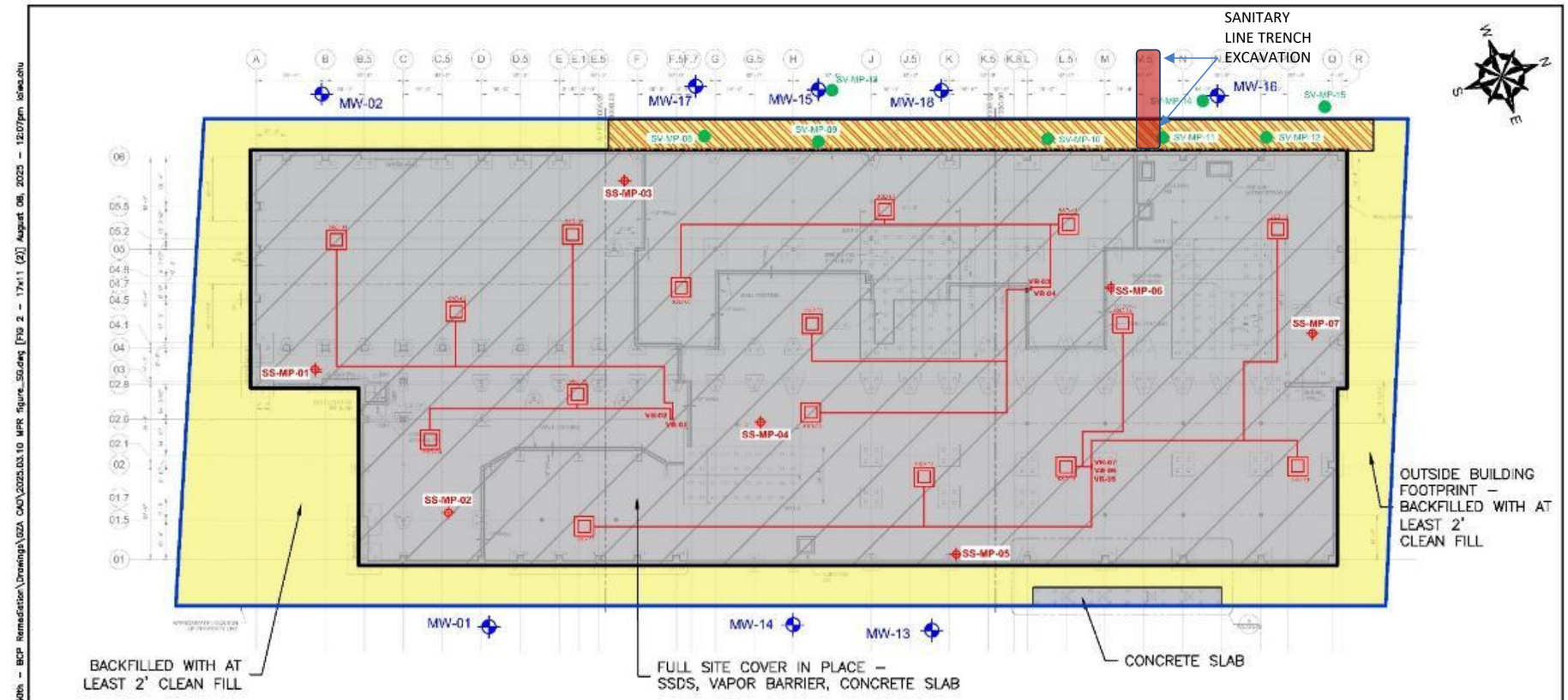
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 328

DATE: 9/5/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

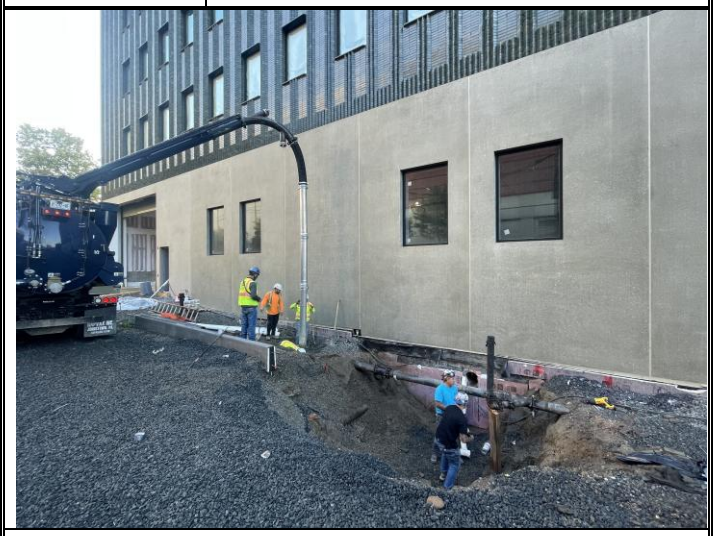
PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC
DATE: AUGUST 2025
PROJECT NO.: 41.0163097.00
REVISION NO.: -
FIGURE 1

©9/2025 – GZA GeoEnvironmental of NY.
G:\ZA-1\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 328

DATE: 9/5/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	South	2	Northeast
			
Description: Bancker using Vacuum Truck to excavate around pipe adjacent to trench.		**Description:** Bancker excavating with vacuum truck and AWS Plumbing installing SVE piping.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken:**
3	Southeast	4	South
			
Description: SVE installation progress at end of day.		**Description:** DeMatteis stockpiling GPA closer to trench area.	

GZA DAILY FIELD REPORT 328

DATE: 9/5/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	9/5/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID	SN: 592-928274
	TSI SidePak™ AM520	SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

Gas - 100 ppm	
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

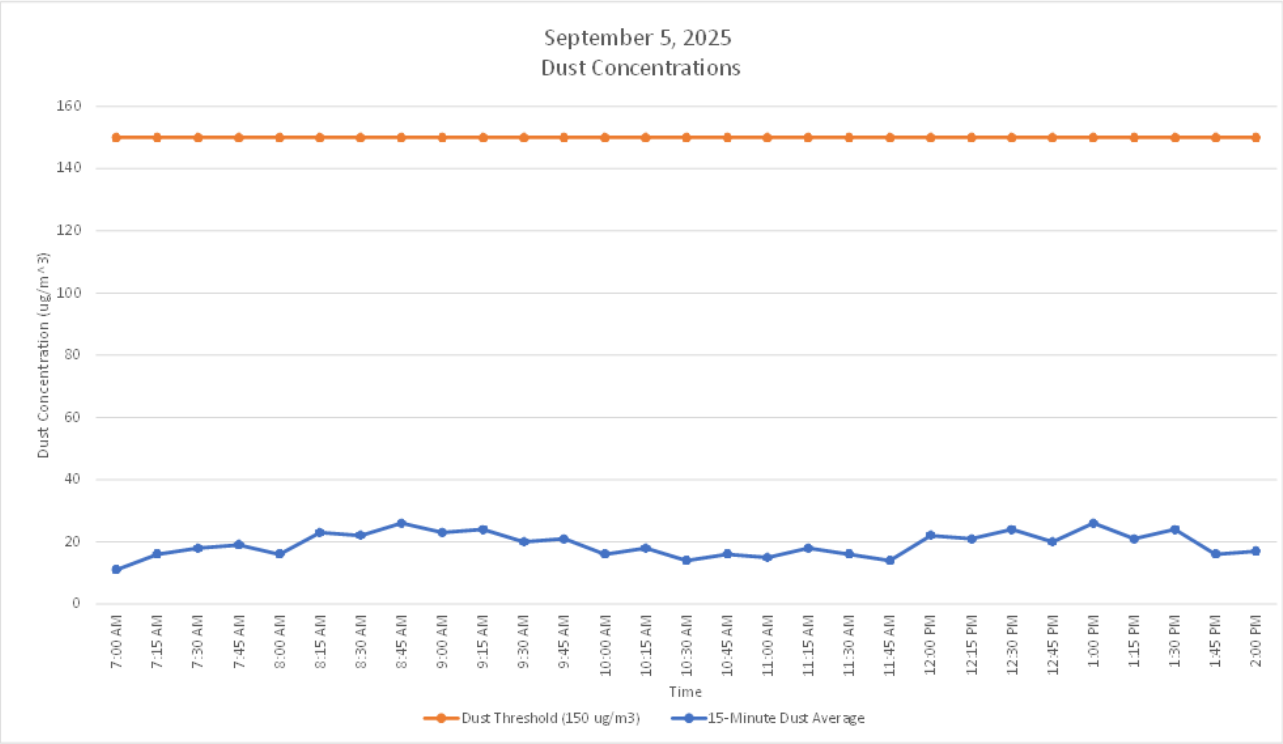
Background Readings:

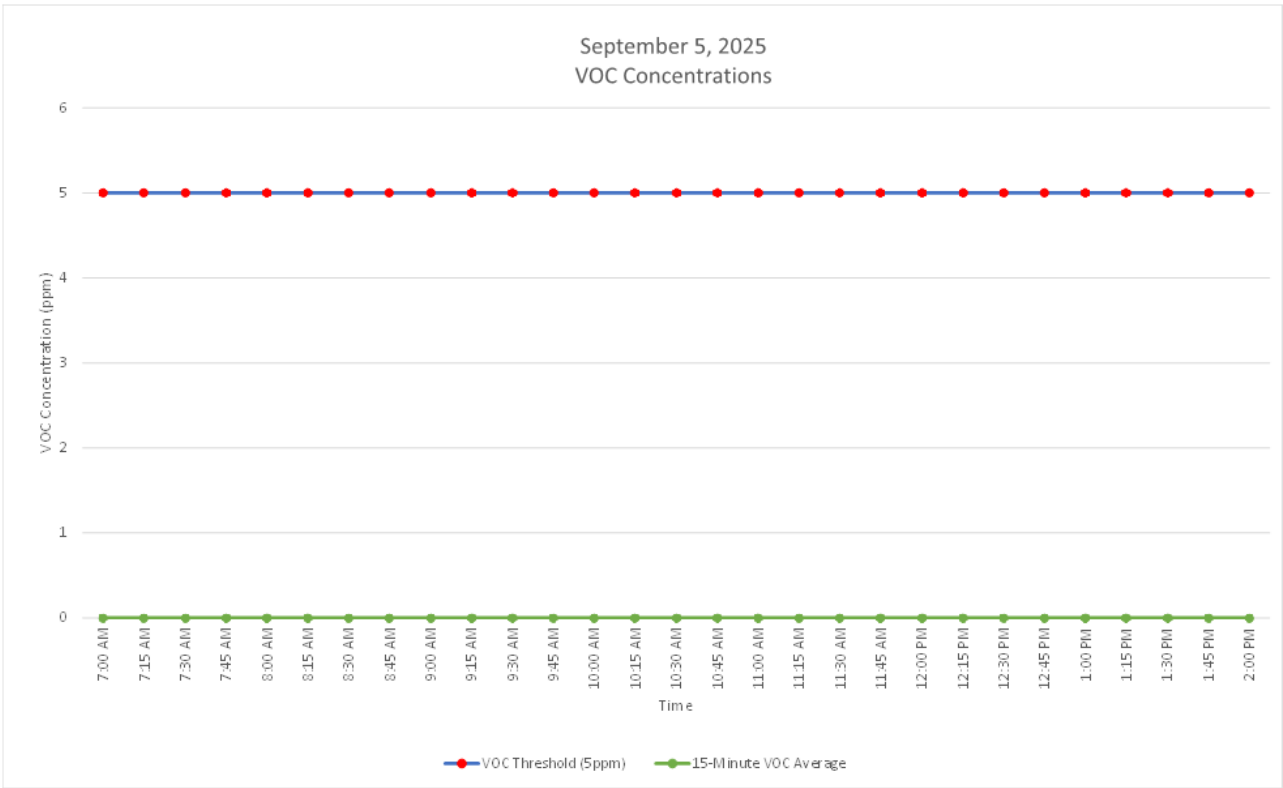
PID 1:	0.0	Data Ram 1:	11.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 328

DATE: 9/5/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 328

DATE: 9/5/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
September 5, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	+	11.000	0.00
7:15 AM	+	16.000	0.00
7:30 AM	+	18.000	0.00
7:45 AM	+	19.000	0.00
8:00 AM	+	16.000	0.00
8:15 AM	+	23.000	0.00
8:30 AM	+	22.000	0.00
8:45 AM	+	26.000	0.00
9:00 AM	+	23.000	0.00
9:15 AM	+	24.000	0.00
9:30 AM	+	20.000	0.00
9:45 AM	+	21.000	0.00
10:00 AM	+	16.000	0.00
10:15 AM	+	18.000	0.00
10:30 AM	+	14.000	0.00
10:45 AM	+	16.000	0.00
11:00 AM	+	15.000	0.00
11:15 AM	+	18.000	0.00
11:30 AM	+	16.000	0.00
11:45 AM	+	14.000	0.00
12:00 PM	+	22.000	0.00
12:15 PM	+	21.000	0.00
12:30 PM	+	24.000	0.00
12:45 PM	+	20.000	0.00
1:00 PM	+	26.000	0.00
1:15 PM	+	21.000	0.00
1:30 PM	+	24.000	0.00
1:45 PM	+	16.000	0.00
2:00 PM	+	17.000	0.00

NOTE

+: Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 329

DATE: 9/8/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	66.17°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	45.21°F
		MAX WIND SPEED	10 mph from N
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Monday, September 8, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Matt DiLorenzo	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**AWS Plumbing**	
	Lippolis Electrical	
SITE VISITORS:		

GZA DAILY FIELD REPORT 329

DATE: 9/8/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Monday – 9/8/2025

Work Activities

1. AWS Plumbing continued to reinstall SVE piping at the previous trench excavation in the northwestern portion of the Site.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 17.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 33.00 ug/m^3

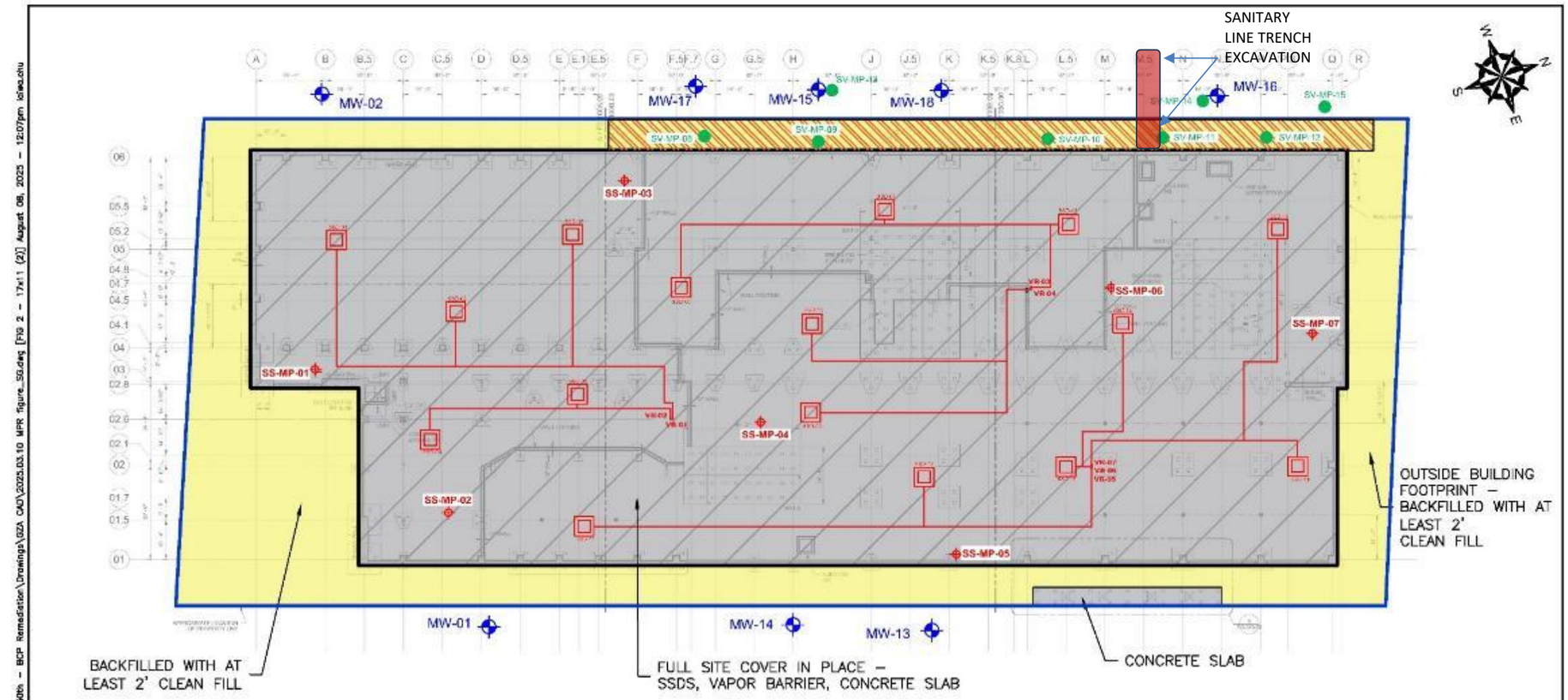
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 329

DATE: 9/8/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

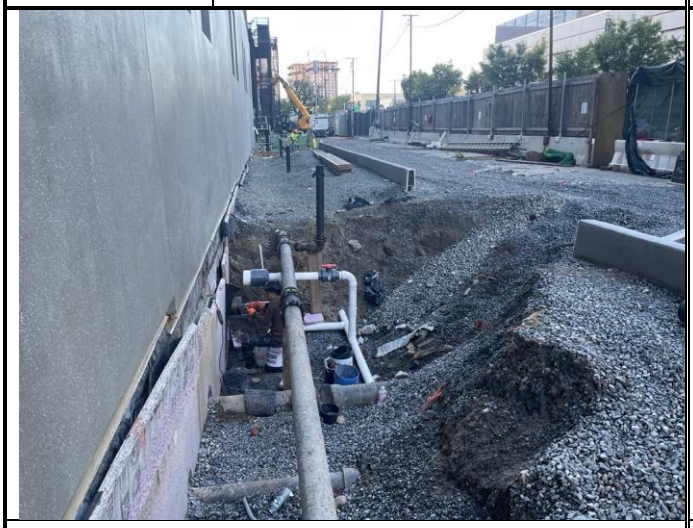
DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

9/9/25 – GZA GeoEnvironmental of NY, G:\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SG.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 329

DATE: 9/8/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	South	2	North
			
Description: AWS Plumbing connecting SVE piping near foundation wall.		**Description:** GPA stockpile in NW portion of the Site.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken:**
3	Southeast	4	South
			
Description: AWS Plumbing continues SVE pipe install.		**Description:** Work area at end of day.	

GZA DAILY FIELD REPORT 329

DATE: 9/8/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	9/8/2025	Sampling Technician:	Matt DiLorenzo
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID TSI SidePak™ AM520	SN: 592-928274 SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

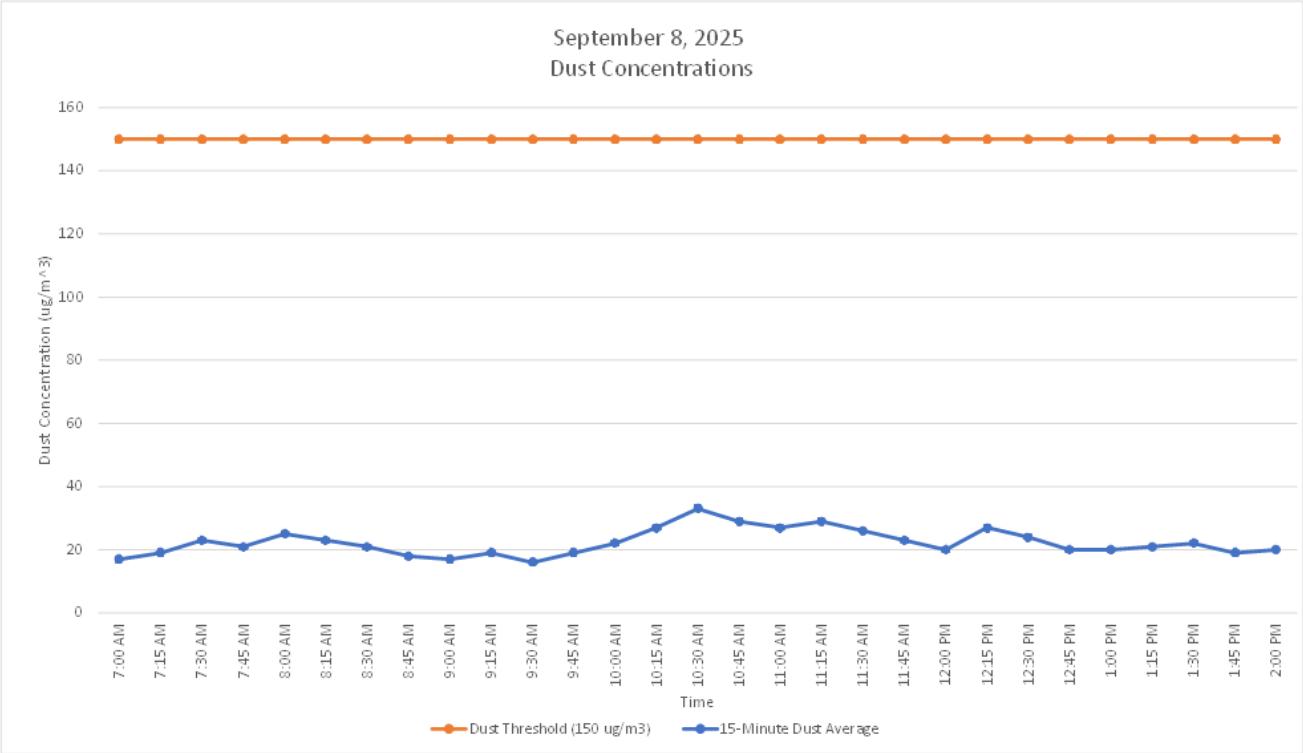
Background Readings:

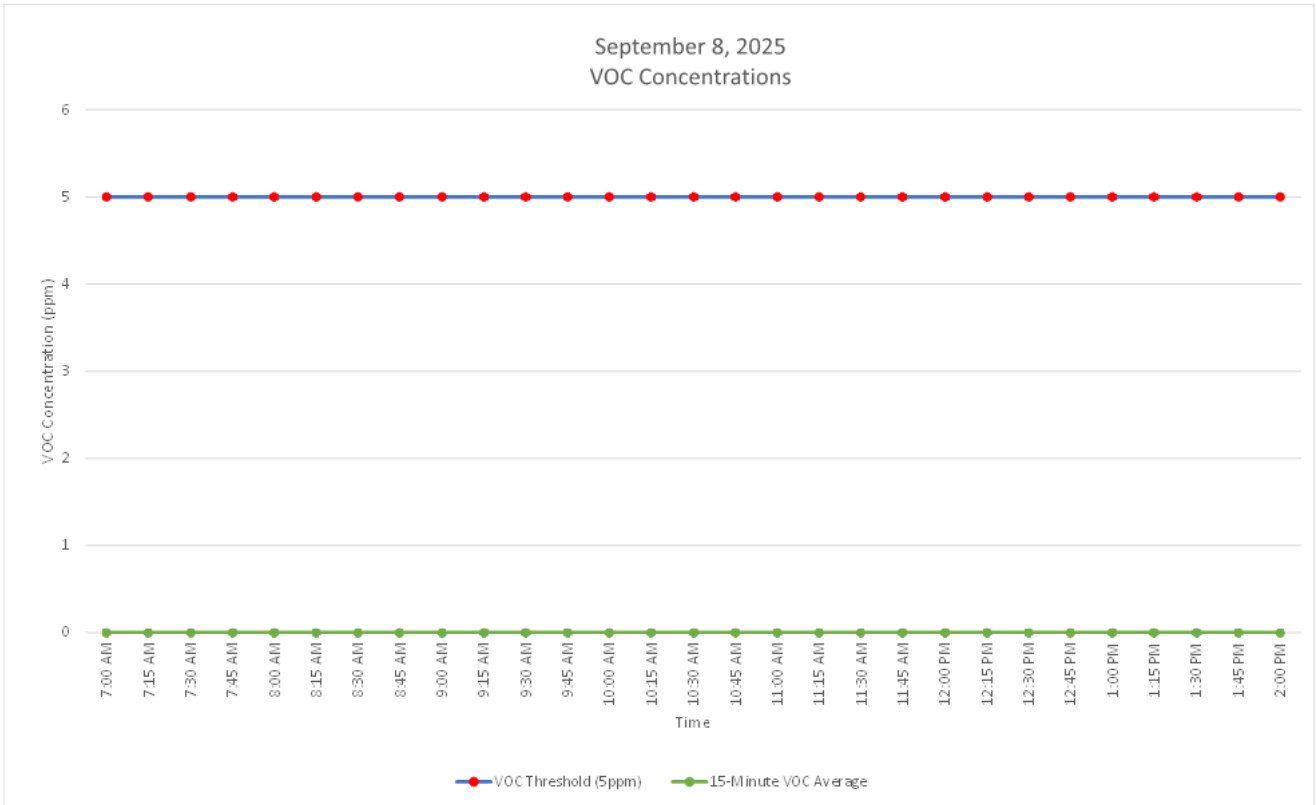
PID 1:	0.0	Data Ram 1:	17.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 329

DATE: 9/8/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 329

DATE: 9/8/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
September 8, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	17.000	0.00
7:15 AM	†	19.000	0.00
7:30 AM	†	23.000	0.00
7:45 AM	†	21.000	0.00
8:00 AM	†	25.000	0.00
8:15 AM	†	23.000	0.00
8:30 AM	†	21.000	0.00
8:45 AM	†	18.000	0.00
9:00 AM	†	17.000	0.00
9:15 AM	†	19.000	0.00
9:30 AM	†	16.000	0.00
9:45 AM	†	19.000	0.00
10:00 AM	†	22.000	0.00
10:15 AM	†	27.000	0.00
10:30 AM	†	33.000	0.00
10:45 AM	†	29.000	0.00
11:00 AM	†	27.000	0.00
11:15 AM	†	29.000	0.00
11:30 AM	†	26.000	0.00
11:45 AM	†	23.000	0.00
12:00 PM	†	20.000	0.00
12:15 PM	†	27.000	0.00
12:30 PM	†	24.000	0.00
12:45 PM	†	20.000	0.00
1:00 PM	†	20.000	0.00
1:15 PM	†	21.000	0.00
1:30 PM	†	22.000	0.00
1:45 PM	†	19.000	0.00
2:00 PM	†	20.000	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 330

DATE: 9/9/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Lai Wa Chu (GZA)	**AVE. TEMPERATURE**	66°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	50.4°F
		MAX WIND SPEED	10 mph from N
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		
	C – Air Monitoring Logs		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Monday, September 9, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Lai Wa Chu	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**AWS Plumbing**	
	Lippolis Electrical	
	Stasi Brothers	
SITE VISITORS:		

GZA DAILY FIELD REPORT 330

DATE: 9/9/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 9/9/2025

Work Activities

1. AWS Plumbing continued to reinstall SVE piping at the previous trench excavation in the northwestern portion of the Site.
2. Stasi Brothers began hardscaping at the western portion of the Site.

The trench location is shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Handheld Rae Systems MiniRae 3000 PID
- Handheld TSI SidePak™ AM 520 Dust Monitor
- Komatsu PC PC138US Excavator
- Kubota SVL75-2 Track Skid Steer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

AIR MONITORING RESULTS

Background Prestart Conditions – PID: 0.00 ppm, Particulates: 11.00 ug/m^3
High Conditions – PID: 0.00 ppm, Particulates: 59.00 ug/m^3

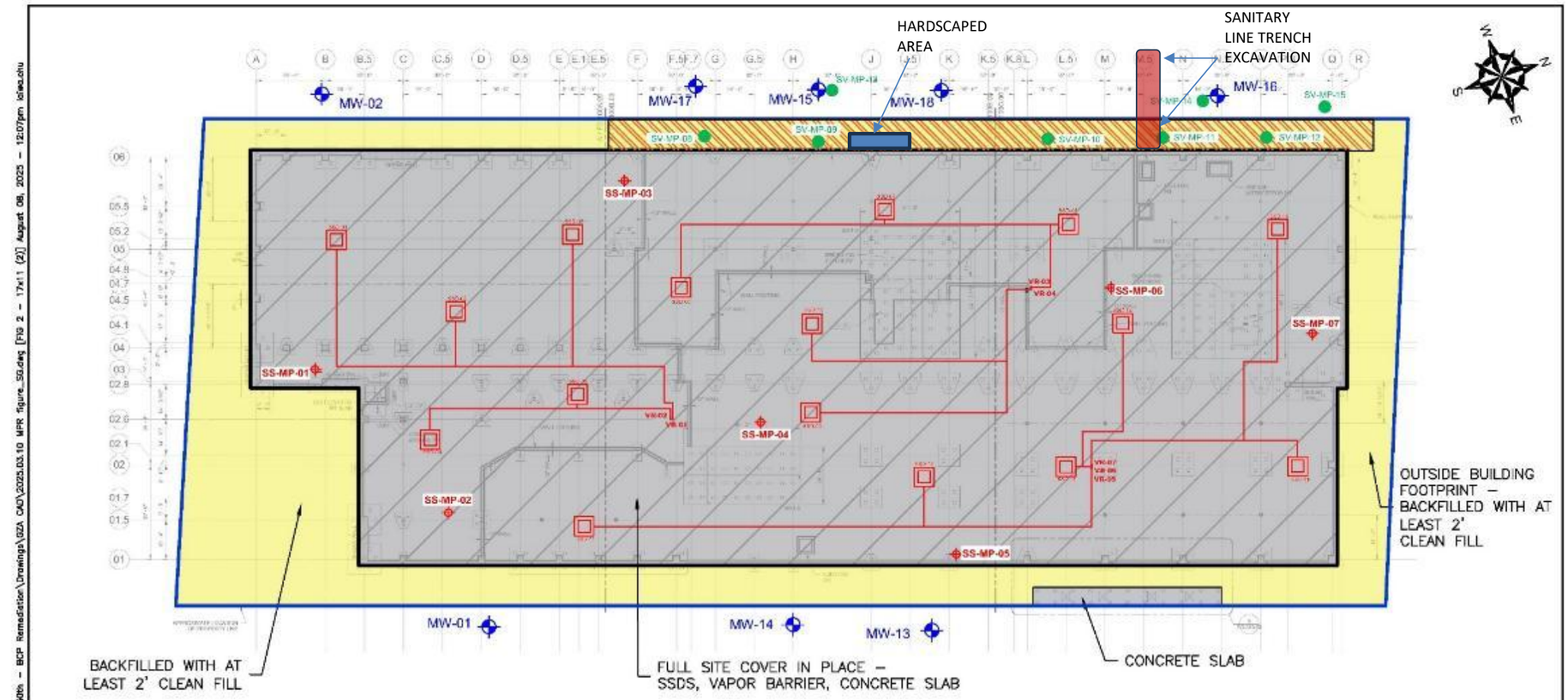
µg/mg^3 = micrograms per cubic meter
ppm – parts per million

Daily instrumentation calibration log is included in **Attachment C**. There were no particulate or VOC exceedances noted during this monitoring period. Results are provided in **Attachment C**.

GZA DAILY FIELD REPORT 330

DATE: 9/9/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

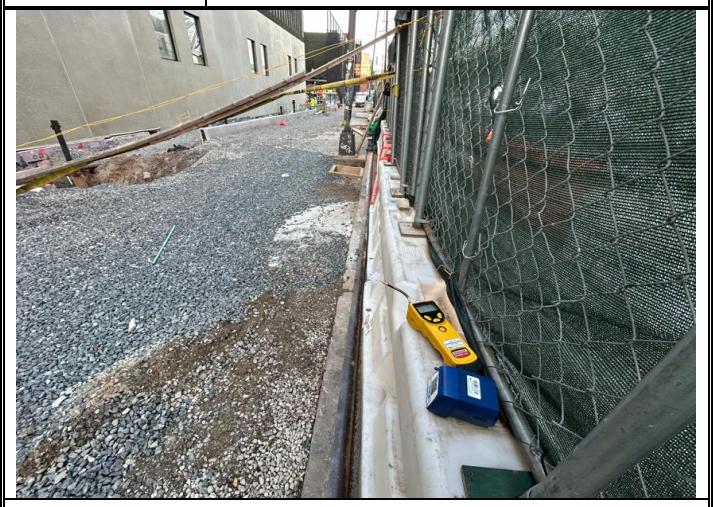
DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 330

DATE: 9/9/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No.	Direction Photo Taken:	Photo No.	Direction Photo Taken
1	Northwest	2	Northwest
			
Description: Stasi Brothers installing wall and hardscaping .		**Description:** Handheld CAMP equipment setup.	
Photo No.	**Direction Photo Taken:**	**Photo No.**	**Direction Photo Taken:**
3	Southwest	4	Southwest
			
Description: AWS Plumbing continues SVE pipe install.		**Description:** Work area at end of day.	

GZA DAILY FIELD REPORT 330

DATE: 9/9/2025
FILE NO: 41.0163097.00

ATTACHMENT C – AIR MONITORING LOGS

Daily Instrument Calibration Log

Date:	9/9/2025	Sampling Technician:	Lai Wa Chu
Project #:	41.0163097.00	Project Name:	SA 101 E 150th St

Instruments Used:		Inspection Notes:
Station 1		
Station 2		
Station 3		
Handheld	RAE Systems MiniRAE 3000+ PID TSI SidePak™ AM520	SN: 592-928274 SN: 5201911010

Pre-Calibration/Standardization:

PIDs:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Repair Needed:

	Gas - 100 ppm
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Data Rams:	**Zero**
1	☐ No
2	☐ No
3	☐ No
Handheld	☑ Yes

Post-Shift Download: Results/Comments:

PIDs:	Instrument:		
1	☑ Data	☐ Avg	☐ Summary
2	☐ Data	☐ Avg	☐ Summary
3	☐ Data	☐ Avg	☐ Summary

Data Rams:	
1	☑ Data
2	☐ Data
3	☐ Data

Weather Station: ☐ No

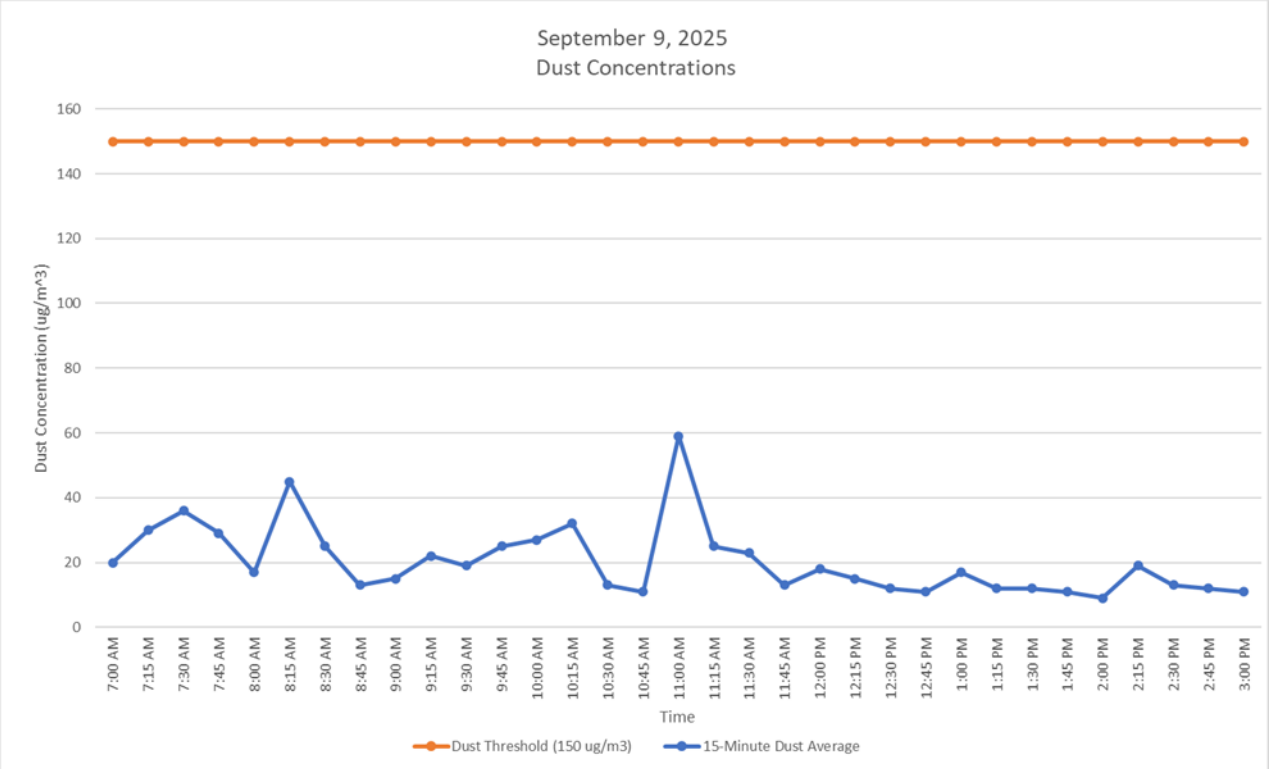
Background Readings:

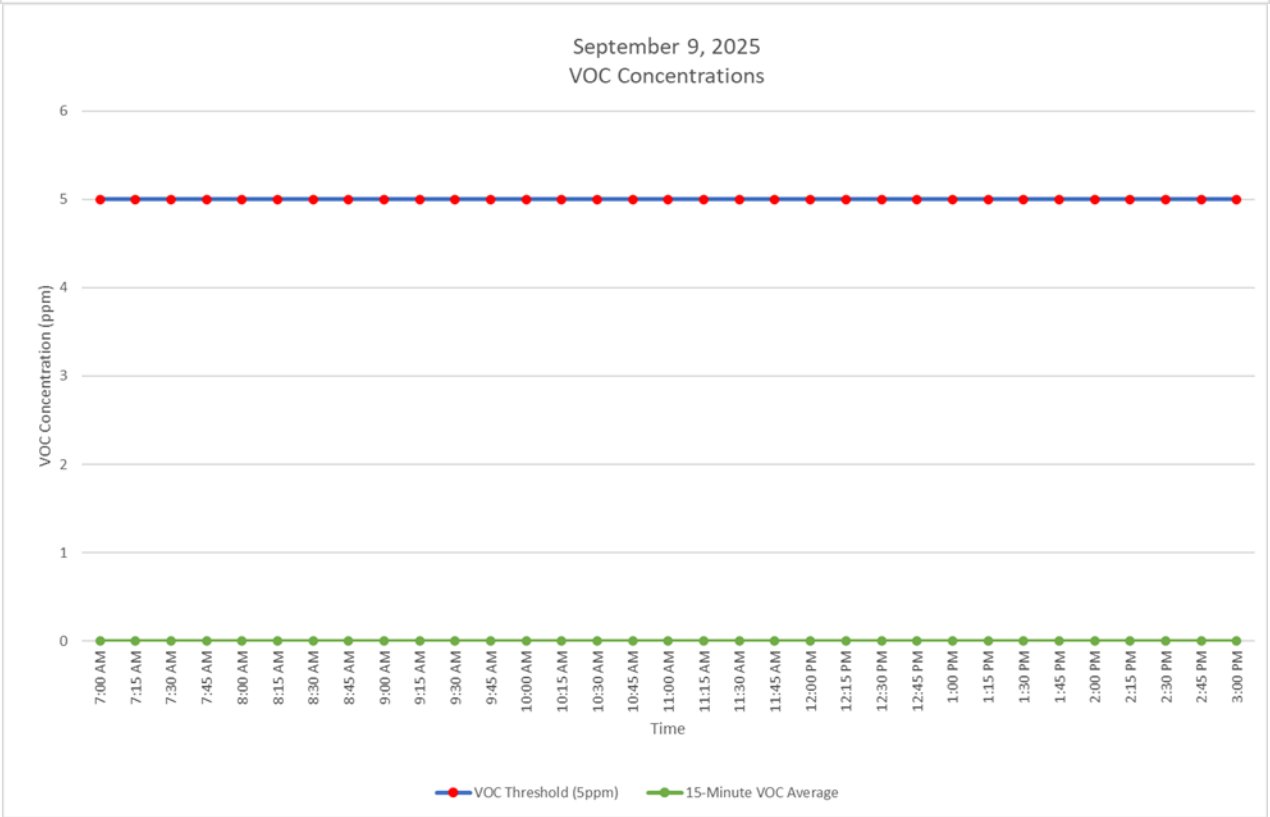
PID 1:	0.0	Data Ram 1:	11.0
PID 2:		Data Ram 2:	
PID 3:		Data Ram 3:	

GZA DAILY FIELD REPORT 330

DATE: 9/9/2025

FILE NO: 41.0163097.00





GZA DAILY FIELD REPORT 330

DATE: 9/9/2025
FILE NO: 41.0163097.00

SA 101 E 150th St
Air Monitoring Log
September 9, 2025

Handheld CAMP			
Time		Dust - 15 min Average (ug/m3)	VOCs - 15 min Average (ppm)
7:00 AM	†	20.0	0.00
7:15 AM	†	30.0	0.00
7:30 AM	†	36.0	0.00
7:45 AM	†	29.0	0.00
8:00 AM	†	17.0	0.00
8:15 AM	†	45.0	0.00
8:30 AM	†	25.0	0.00
8:45 AM	†	13.0	0.00
9:00 AM	†	15.0	0.00
9:15 AM	†	22.0	0.00
9:30 AM	†	19.0	0.00
9:45 AM	†	25.0	0.00
10:00 AM	†	27.0	0.00
10:15 AM	†	32.0	0.00
10:30 AM	†	13.0	0.00
10:45 AM	†	11.0	0.00
11:00 AM	†	59.0	0.00
11:15 AM	†	25.0	0.00
11:30 AM	†	23.0	0.00
11:45 AM	†	13.0	0.00
12:00 PM	†	18.0	0.00
12:15 PM	†	15.0	0.00
12:30 PM	†	12.0	0.00
12:45 PM	†	11.0	0.00
1:00 PM	†	17.0	0.00
1:15 PM	†	12.0	0.00
1:30 PM	†	12.0	0.00
1:45 PM	†	11.0	0.00
2:00 PM	†	9.0	0.00
2:15 PM	†	19.0	0.00
2:30 PM	†	13.0	0.00
2:45 PM	†	12.0	0.00
3:00 PM	†	11.0	0.00

NOTE

†. Not a 15-minute time weighted average.

GZA DAILY FIELD REPORT 331

DATE: 9/16/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Partly Cloudy
PREPARED BY:	Matt DiLorenzo (GZA)	**AVE. TEMPERATURE**	66.92°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	57.67°F
		MAX WIND SPEED	16 mph from NE
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, September 16, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Stephen Kline, P. E.	
CONTRACTORS:	**J&A Concrete**	
	Tony Pedras	
	DeMatteis Organization	
	Matt Graziano	
SUBCONTRACTORS:	**AWS Plumbing**	
	Lippolis Electrical	
	Stasi Brothers	
SITE VISITORS:		

GZA DAILY FIELD REPORT 331

DATE: 9/16/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 9/16/2025

Work Activities

1. AWS Plumbing completed the installation of Magnehelic Gauges and labeling on vertical risers, sampling ports and labeling on SSDS monitoring points, connection of SF-1 through SF-3, installed vapor phase carbon drums on the SVE system and installed roof exhaust stacks.

2. GZA confirmed the exhaust stack distance was greater than 10ft from the closest fresh air intake, operable door or window.

SSDS and SVE components are shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- None

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

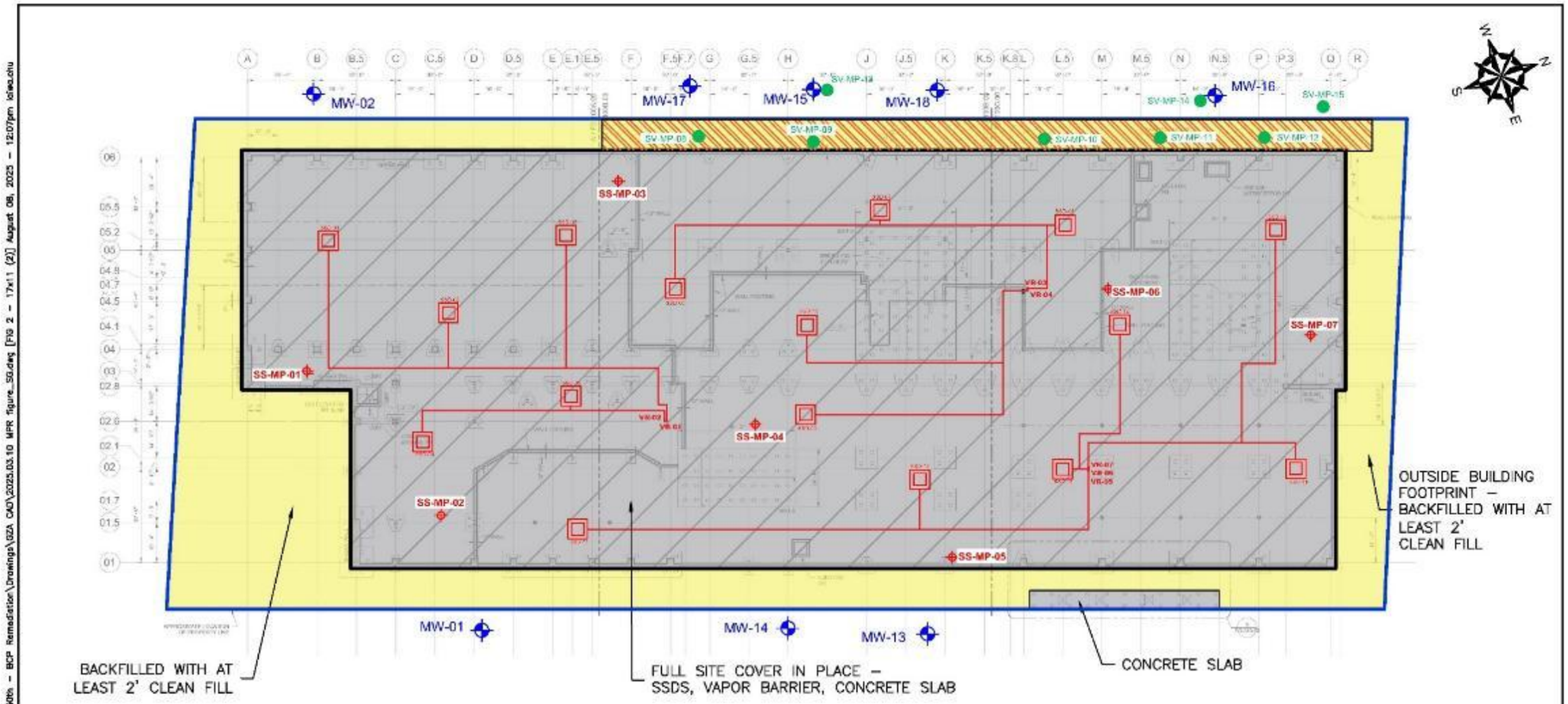
AIR MONITORING RESULTS

- No air monitoring was performed today.

GZA DAILY FIELD REPORT 331

DATE: 9/16/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE $\frac{1}{8}$"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
- CONCRETE COVER
- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
- SS-MP-01 APPROXIMATE SSDS MONITORING POINT LOCATION
- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE: 1

©9/2025 – GZA GeoEnvironmental of NY, G:\ZA–N\Active 163000 to 163099\163097.00 – SA 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 331

DATE: 9/16/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: N/A	Photo No. 2	Direction Photo Taken N/A
			
Description: SSDS VR-1 and VR-2.		**Description:** SSDS VR-3 and VR-4.	
Photo No. 3	**Direction Photo Taken:** N/A	**Photo No. 4**	**Direction Photo Taken:** MP-1
			
Description: SSDS VR-5, VR-6 and VR-7.		**Description:** Monitoring Point MP-1, typical installation.	

GZA DAILY FIELD REPORT 331

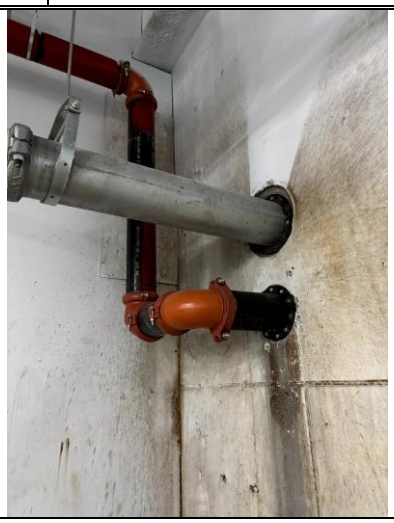
DATE: 9/16/2025
FILE NO: 41.0163097.00

Photo No.	Direction Photo Taken:
5	MP-5



Description: Monitoring Point MP-5, typical installation.

Photo No.	Direction Photo Taken
6	Ceiling



Description: SVE system connection within the building.

Photo No.	Direction Photo Taken:
7	SF-1



Description: SF-1 internal components. Vapor phase carbon drum present behind SF-1.

Photo No.	Direction Photo Taken:
8	North



Description: SVE exhaust stack installation ongoing.

GZA DAILY FIELD REPORT 332

DATE: 9/23/2025
FILE NO: 41.0163097.00

ROJECT:	101 East 150th Street	**LOCATION:**	Bronx, New York
CLIENT:	586 River Ave., LLC	**WEATHER:**	Sunny
PREPARED BY:	Jackson Bogach (GZA)	**AVE. TEMPERATURE**	71.36°F
REVIEWED BY:	Reinbill Maniquez (GZA)	**AVE. DEW POINT**	59.14°F
		MAX WIND SPEED	12 mph from SSW
ATTACHMENTS:	A – Site Plan	**PRECIPITATION**	0.00 inches
	B – Photo Log		

SUMMARY

The following report summarizes the daily activities performed under the Remedial Action Work Plan (RAWP) at 101 East 150th Street (a.k.a. 586 River Avenue) located at the NYC Tax Block 2354, Lot 1 (the Site). The Site has entered into an agreement with the New York State Department of Environmental Conservation (NYSDEC) under the New York State Brownfield Cleanup Program (BCP), BCP Site No. C203154. The RAWP was established with the NYSDEC to protect public health and the environment during construction and address the potential for exposure to contamination during earthwork. Unless otherwise stated, the work observed and documented by GZA was performed in accordance with the Contract Documents.

PERSONNEL SUMMARY

	Tuesday, September 23, 2025	
	PERSONNEL	
QEP:	**GZA**	
	Stephen Kline, P. E.	Jackson Bogach
CONTRACTORS:	**J&A Concrete**	
	DeMatteis Organization	
	Michael Leddy	
SUBCONTRACTORS:	**AWS Plumbing**	
	Lippolis Electrical	
SITE VISITORS:	**DBI –** Michelle DePinho	

GZA DAILY FIELD REPORT 332

DATE: 9/23/2025
FILE NO: 41.0163097.00

WORK PERFORMED AND DOCUMENTED

Tuesday – 9/23/2025

Work Activities

1. AWS Plumbing completed installation of SSDS and SVE system equipment in the rooftop equipment room and began operation of the two SSDS fans (SF-1 and SF-2) and SVE system fan (SF-3).

2. Manually observed exhaust stacks and confirmed outlet flow for each of the three system fans on the roof of the fan room.

3. GZA observed the final equipment setup, collected vacuum readings from the magnehelic gauges at the roof fan room and cellar levels, and collected vacuum readings from each SSDS and SVE monitoring point.
    - All equipment was verified as installed and labeled for the SSDS.
    - The SSDS fans were initially set to approximately 5 inches of water column (in W.C.) vacuum and reduced to approximately 2.5 in W.C. vacuum during collection of vacuum readings.
    - The vacuum readings at the vertical risers in the cellar ranged from 2.20 in W.C. vacuum to 2.40 in W.C. vacuum.
    - The vacuum readings at the SSDS monitoring points ranged from 1.9 in W.C. vacuum to 2.3 in W.C. vacuum.
    - The SVE fan was set to approximately 5 in W.C. vacuum. However, due to exposed gravel up to grade in the SVE area, there was minimal vacuum readings from the SVE monitoring points. The vacuum readings of the SVE monitoring points ranged from 0.002 in W.C. vacuum to 0.006 in W.C. vacuum.
    - A uniform sub-slab depressurization was observed at all monitoring points and vertical risers demonstrating good connectivity of the gas permeable aggregate and adequate fan sizing.

SSDS and SVE system components are shown in **Attachment A – Site Plan**. Photos of the Site activities are provided in **Attachment B**.

EQUIPMENT AND MATERIALS USED ON SITE

- Infiltec Digital Micro-Manometer

SAMPLES COLLECTED (SINCE LAST REPORT)

- None

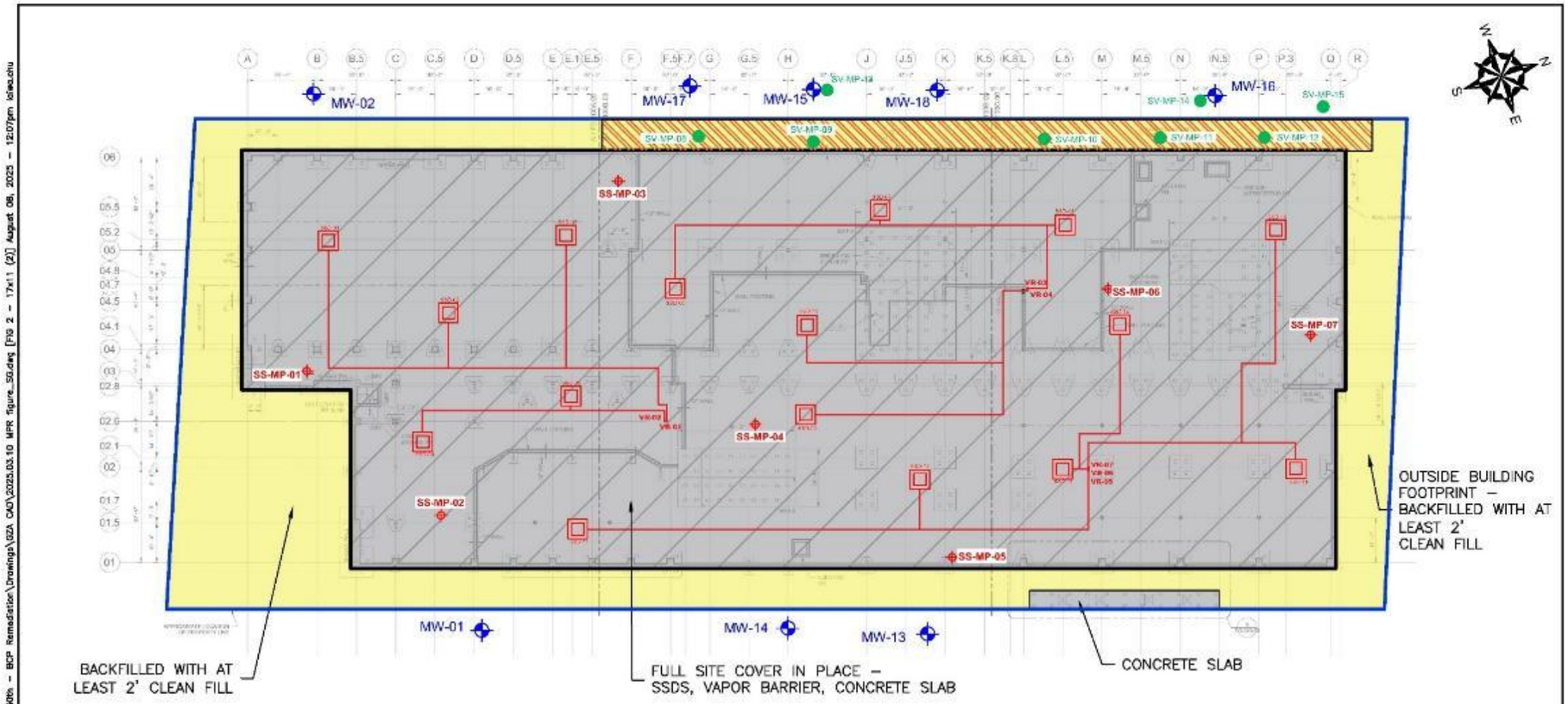
AIR MONITORING RESULTS

- No air monitoring was performed today.

GZA DAILY FIELD REPORT 332

DATE: 9/23/2025
FILE NO: 41.0163097.00

ATTACHMENT A – SITE PLAN



GENERAL NOTES

1. BASE MAP DEVELOPED FROM DRAWING "FO–100.00" TITLED "FLOOR PLAN FOUNDATION", PREPARED BY LERA CONSULTING STRUCTURAL ENGINEERS, R.L.L.P., ORIGINAL SCALE 1/8"=1', DATED MAY 26, 2023
2. LOCATIONS OF SHOWN COVER LOCATIONS ARE APPROXIMATE AND MAY CHANGE DAILY AS CONSTRUCTION PROGRESSES.
3. THIS PLAN SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL OR CONSTRUCTION PURPOSES.

0 20 40 80
SCALE IN FEET

LEGEND

- BCP BOUNDARY – 101 EAST 150TH STREET, SITE NO. C203154
- HORIZONTAL EXTENT OF SSDS, VAPOR BARRIER CONSISTING OF 45–MIL GCP VAPOR BARRIER AND 12" GAS PERMEABLE AGGREGATE LAYER
- OUTSIDE BUILDING FOOTPRINT – EXCAVATED AND BACKFILLED WITH AT LEAST 2' CLEAN FILL
- SOIL VAPOR EXTRACTION SYSTEM TRENCH
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- MW-01 APPROXIMATE GROUNDWATER MONITORING WELL LOCATION
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- SV-MP-08 APPROXIMATE SOIL VAPOR EXTRACTION MONITORING POINT LOCATION

101 EAST 150TH STREET
BRONX, NEW YORK, 10451

SITE MANAGEMENT PLAN

PREPARED BY: GZA GeoEnvironmental of NY, Engineers and Scientists, www.gza.com
PREPARED FOR: 585 RIVER AVE., LLC

DATE: AUGUST 2025 | PROJECT NO.: 41.0163097.00 | REVISION NO.: - | FIGURE 1

©2025 – GZA GeoEnvironmental of NY.
G:\Active 163000 to 163099\163097.00 – 5A 101 East 150th – BCP Remediation\Drawings\GZA CAD\2025.03.10 MPR figure_SD.dwg [FIG 2 – 17x11 (2)] August 08, 2025 – 12:07pm lokeuzhu

GZA DAILY FIELD REPORT 332

DATE: 9/23/2025
FILE NO: 41.0163097.00

ATTACHMENT B – PHOTO LOG

Photo No. 1	Direction Photo Taken: Roof Level Fan room	Photo No. 2	Direction Photo Taken Roof Level Fan room
			
Description: SSDS fan, SF-1.		**Description:** SVE treatment setup, with SVE fan enclosure, carbon drums, vacuum gauges, and samples taps	
Photo No. 3	**Direction Photo Taken:** Roof Level Fan room	**Photo No. 4**	**Direction Photo Taken:** 1st Floor Elevator Foyer
			
Description: General view of the SSDS/SVE equipment room.		**Description:** Vertical risers manifolded behind the first floor access door.	

GZA DAILY FIELD REPORT 332

DATE: 9/23/2025
FILE NO: 41.0163097.00

Photo No.	Direction Photo Taken:
5	Cellar Level



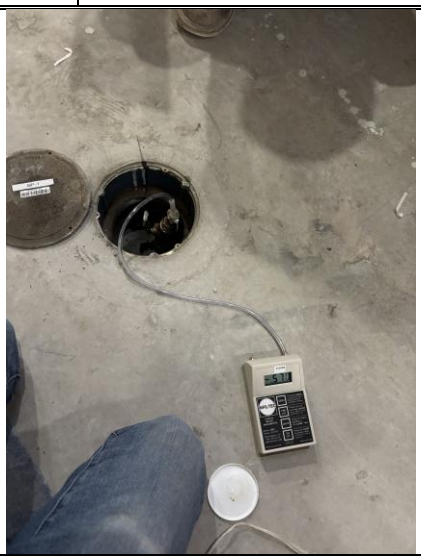
Description: SSDS vapor monitoring point, MP-4.

Photo No.	Direction Photo Taken
6	Cellar Level



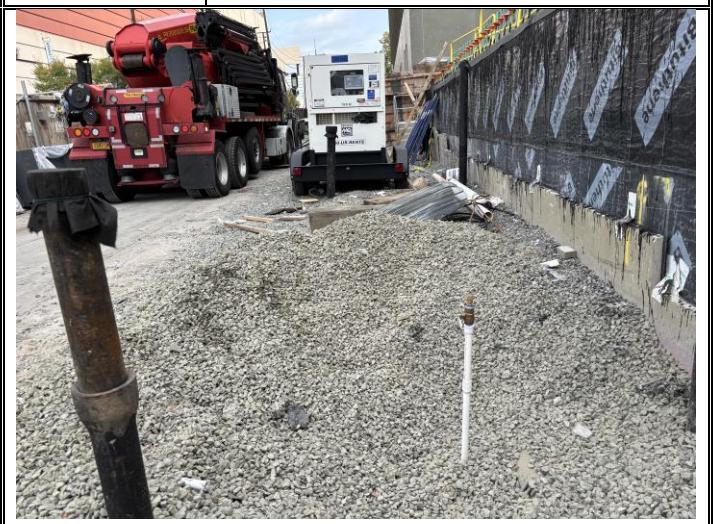
Description: Vacuum gauge on VR-3 at the cellar grade.

Photo No.	Direction Photo Taken:
7	Cellar Level



Description: GZA collecting vacuum readings at the SSDS monitoring points with a digital micromanometer.

Photo No.	Direction Photo Taken:
8	North



Description: SVE monitoring point. As shown, gravel is currently set to grade level along the SVE treatment area.