

Elliott Jackson, G.I.T.
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233

December 23, 2025

Re: **Interim Remedial Measures Work Plan Addendum**
1770 Jerome Avenue
Bronx, NY 10453
NYSDEC BCP Site No. C203185

Dear Mr. Jackson:

AKRF, Inc. (AKRF) prepared this Interim Remedial Measures Work Plan Addendum (IRMWPA) on behalf of Jerome 1770 MM LLC (the Volunteer) for the property located at 1770 Jerome Avenue in the Bronx, New York (the "Site"). The Site location is shown on Figure 1 and a Site Plan showing prior sample locations and the BCP Site boundary is included as Figure 2.

PURPOSE

The purpose of this IRMWPA is to advise the New York State Department of Environmental Conservation (NYSDEC) of a change in the project schedule that affects the anticipated building tenancy schedule, and present a scope of testing for a limited soil vapor intrusion (SVI) investigation. The proposed SVI testing is intended to further evaluate current soil vapor and indoor air conditions within four tenant spaces located in the portion of the Site building fronting on Jerome Avenue, instead of the five tenant spaces located along East 176th Street that are expected to be vacated by January/February 2026. The proposed scope of work is based on the anticipated change in the vacancy and guidance provided by NYSDEC and the New York State Department of Health (NYSDOH) during a November 11, 2025 conference call.

BACKGROUND

The Volunteer enrolled in the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) (BCP Site No. C203185) in August 2025 to investigate and remediate the 15,831-square foot Site. The Site was deemed eligible based on the presence of solvent-related volatile organic compounds (VOCs) contamination in soil vapor and indoor air documented in a Remedial Investigation (RI) prepared by AKRF in August 2024. The RI was conducted in accordance with the predevelopment requirements of the NYC Mayor's Office of Environmental Remediation (OER), since the Site was assigned an (E) Designation for hazardous materials (E-227) as established in the Lower Concourse Rezoning and Related Actions Final Environmental Impact Statement (FEIS). Currently, a Remedial Investigation Workplan (RIWP) to satisfy the BCP is being prepared for submission in January 2026.

As the OER RI indicated the presence of solvent-related VOCs in soil vapor, the Volunteer's BCP Application included an Interim Remedial Measures Work Plan (IRMWP) to address the soil vapor concentrations that warrant mitigation until a Site-wide remedy can be developed and implemented pursuant to a NYSDEC-approved Remedial Action Work Plan (RAWP). The IRMWP included a preliminary design to retrofit the existing Site building with a sub-slab depressurization system (SSDS), sub-slab vapor communication testing to determine design criteria for a final IRM SSDS design, and final design and installation/operation of an SSDS as a protective measure against soil vapor intrusion. The IRMWP also assumed the building would remain fully occupied until it is demolished to prepare the Site for redevelopment under and NYSDEC-approved RAWP. The IRMWP was approved by NYSDEC in October 2025.

SUMMARY OF THE CURRENT AND PROPOSED TENANT VACANCY

In November 2025, in accordance with the approved IRMWP, AKRF and our subcontractor conducted the sub-slab vapor communication testing to inform the SSDS design. However, while implementing the pre-design testing, the Volunteer advised that the project schedule had changed such that all building tenants would be asked to vacate by June 2026. Based on the anticipated change in the vacancy schedule, a conference call between AKRF, NYSDEC and NYSDOH was conducted to discuss the vacancy schedule and SSDS requirements. The anticipated schedule for tenants to vacate the building is presented below:

- November/December 2025:
 - Altagracia (vacant)
 - Juice Bar (vacant)
- January 2026:
 - Church
 - Chinese Restaurant
 - Check cashing
- February 2026
 - Botanica Santa Ana
- By June 2026
 - Pharmacy
 - Health Center
 - Supermarket

Based on the anticipated vacancy schedule, only three of the spaces are expected to remain occupied until June 2026 (the pharmacy, health center and supermarket along Jerome Avenue), while the other six spaces are either already vacant and/or are expected to vacate by January/February 2026. As detailed in AKRF's August 2024 RI, solvent-related VOC contamination present in the soil vapor at the Site was highest in the spaces along East 176th Street (samples SV-06 and SV-07) that are already vacant or are expected to be vacant by January/February 2026. In addition, the tenant spaces occupied by the pharmacy, health center, and supermarket are along Jerome Avenue where VOCs were detected at levels that did not warrant mitigation based on comparison to the NYSDOH SVI decision matrices. Therefore, this IRMWP Addendum was prepared to present the methodologies and procedures to further evaluate soil vapor and indoor air conditions in the basements of the three tenant spaces that are expected to remain occupied until June 2026 to determine whether an SSDS is warranted to protect occupants. The proposed scope also includes testing the tenant space currently occupied by the Chinese restaurant (expected vacancy January 2026), based on its location along Jerome Avenue.

The work included in this IRMWP Addendum will be performed in accordance with the updated Quality Assurance Project Plan (QAPP) included as Appendix A, and the Health and Safety Plan (HASP), and Community Air Monitoring Plan (CAMP) provided in AKRF's December 2024, revised September 2025 IRMWP as Appendices A and B, respectively.

Interim Remedial Measures Addendum Scope

The field sampling scope of work includes installation of four sub-slab soil vapor points and collection of soil vapor samples and four co-located indoor air samples for VOCs in accordance with EPA Method T0-15. The proposed sample locations are depicted on Figure 3.

Sub-Slab Soil Vapor and Co-located Indoor Air Sampling

Four temporary sub-slab soil vapor points (IRMA-SV-01, IRMA-SV-02, IRMA-SV-03, IRMA-SV-04) will be installed beneath the building cellar slab. One soil vapor sample will be collected from each soil vapor point in accordance with the guidelines provided in the NYSDOH guidance document. Prior to sample collection, each soil vapor point will be purged of three sample volumes using a GilAir Plus pump at a flow rate of 0.2 liter per minute. During purging, a shroud will be placed over each point and helium gas will be introduced through a small hole in the shroud to saturate the atmosphere around the sample port. Purged vapors will be collected in a Tedlar® bag and field-screened for VOCs using a photoionization detector (PID). After purging, each probe will be connected via Teflon™-lined polyethylene tubing to a laboratory-supplied 6-Liter SUMMA® canister equipped with a flow regulator set to collect a sample over an 8-hour period.

Additionally, one indoor air sample (IRMA-IA-01, IRMA-IA-02, IRMA-IA-03, IRMA-IA-04) will be collected next to each of the soil vapor points in the breathing zone approximately 3 to 5 feet above the basement floor. The indoor air samples will be collected using a 6-Liter SUMMA® canister equipped with a flow regulator set to collect a sample over an 8-hour period. One ambient air sample will also be collected for quality control/quality assurance (QA/QC) purposes.

The samples will be shipped via courier to a NYSDOH ELAP-certified laboratory with appropriate chain-of-custody documentation in accordance with appropriate EPA protocols to be analyzed for VOCs by EPA method TO-15. All laboratory analytical results will be reported using Category B deliverables.

Results and Report

As discussed with NYSDEC/NYSDOH during the November 11, 2025 conference call, AKRF will share the results and preliminary findings with NYSDEC and NYSDOH soon after they are received and prior to validation, to allow NYSDEC/NYSDOH to make preliminary decisions on whether an SSDS is warranted. If it is determined that the SSDS is warranted, AKRF will implement SSDS design/ installation in accordance with the October 2025 NYSDEC-approved IRMWP for the applicable tenant spaces as determined based on discussions with NYSDEC/NYSDOH. If substantive changes to the testing procedures/conceptual SSDS design are warranted based on the SVI data, an additional IRMWP addendum summarizing the proposed changes would be submitted for approval prior to engaging contractors to complete the installation.

After the data is validated by a Third Party, the test results will be formally submitted to NYSDEC in a IRM Report (IRMR). The IRMR will include details of the field activities, sampling logs, sample location figures, laboratory analytical data sample reports, third-party DUSRs, data summary tables comparing detected concentrations to applicable NYSDOH guidance value or decision matrices included in NYSDOH Soil Vapor/Indoor Air Decision Matrices.

If you have any questions, comments, or concerns regarding the proposed IRMWP Addendum, please contact Rebecca Kinal at 914-922-2362 or rkinal@akrf.com or Jessica Holm at 646-388-9784 or jholm@akrf.com.

Certification

I, Rebecca Kinal, P.E., certify that I am currently a NYS registered Professional Engineer as defined in 6 NYCRR Part 375 and that this IRMWP Addendum was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).

Rebecca Kinal, P.E.

Name



Signature

12/23/2025

Date

cc (e-copy): D. MacNeal, NYSDEC
R. Minzloff, J.Deming, NYSDOH
D. Parcerisas, J. Stein, M. Masoero, and S. Magistro / Jerome 1770 MM LLC
D. Yudelson and A. Stolorow – Sive, Paget & Riesel, PC
J. Holm, S. Malinowski – AKRF

Enclosures:

Figure 1 - Site Location
Figure 2 - Site Plan with 2024 Sample Locations
Figure 3 - Proposed Sample Locations

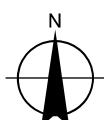
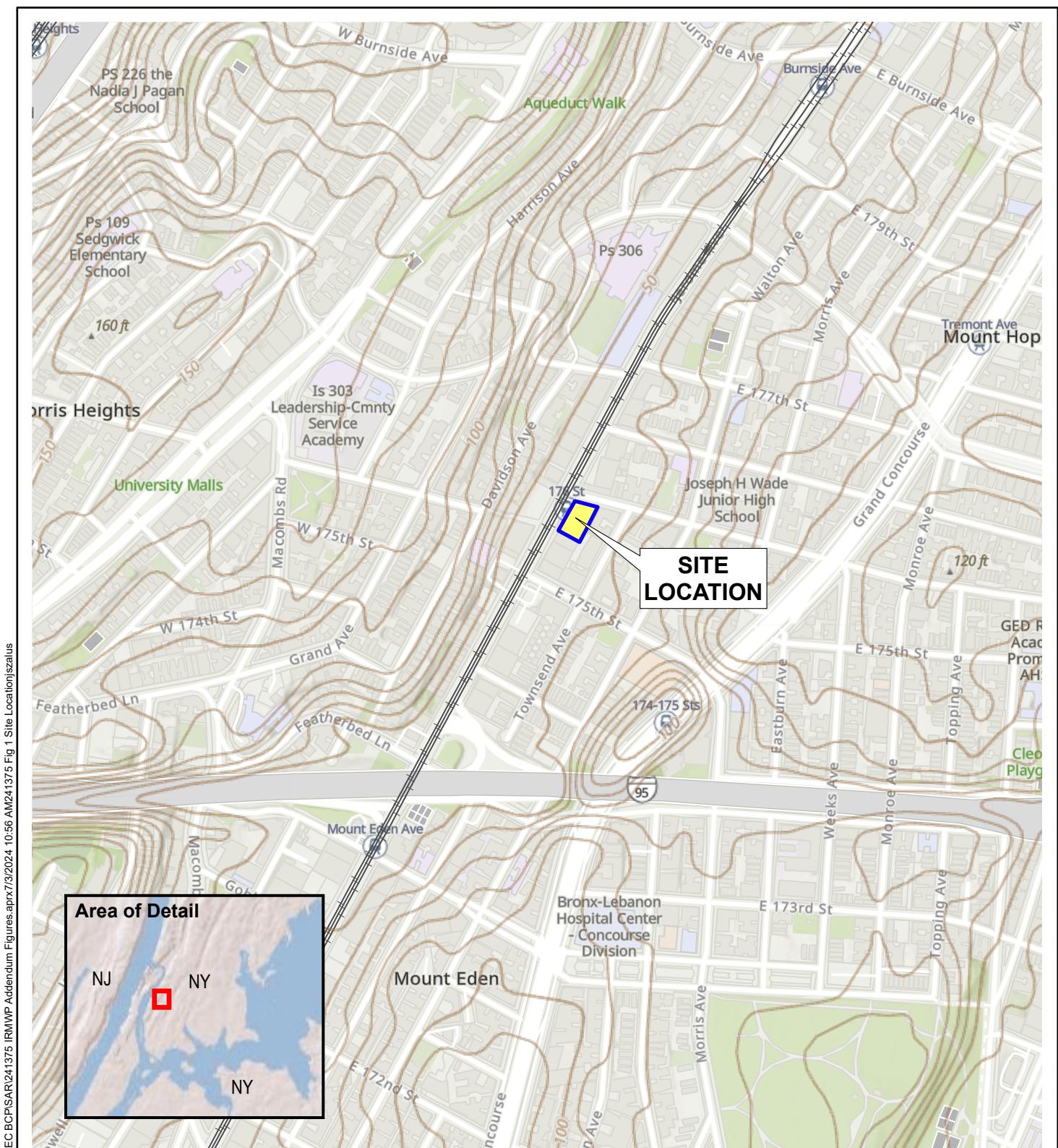
Appendix A - Quality Assurance Project Plan (QAPP)

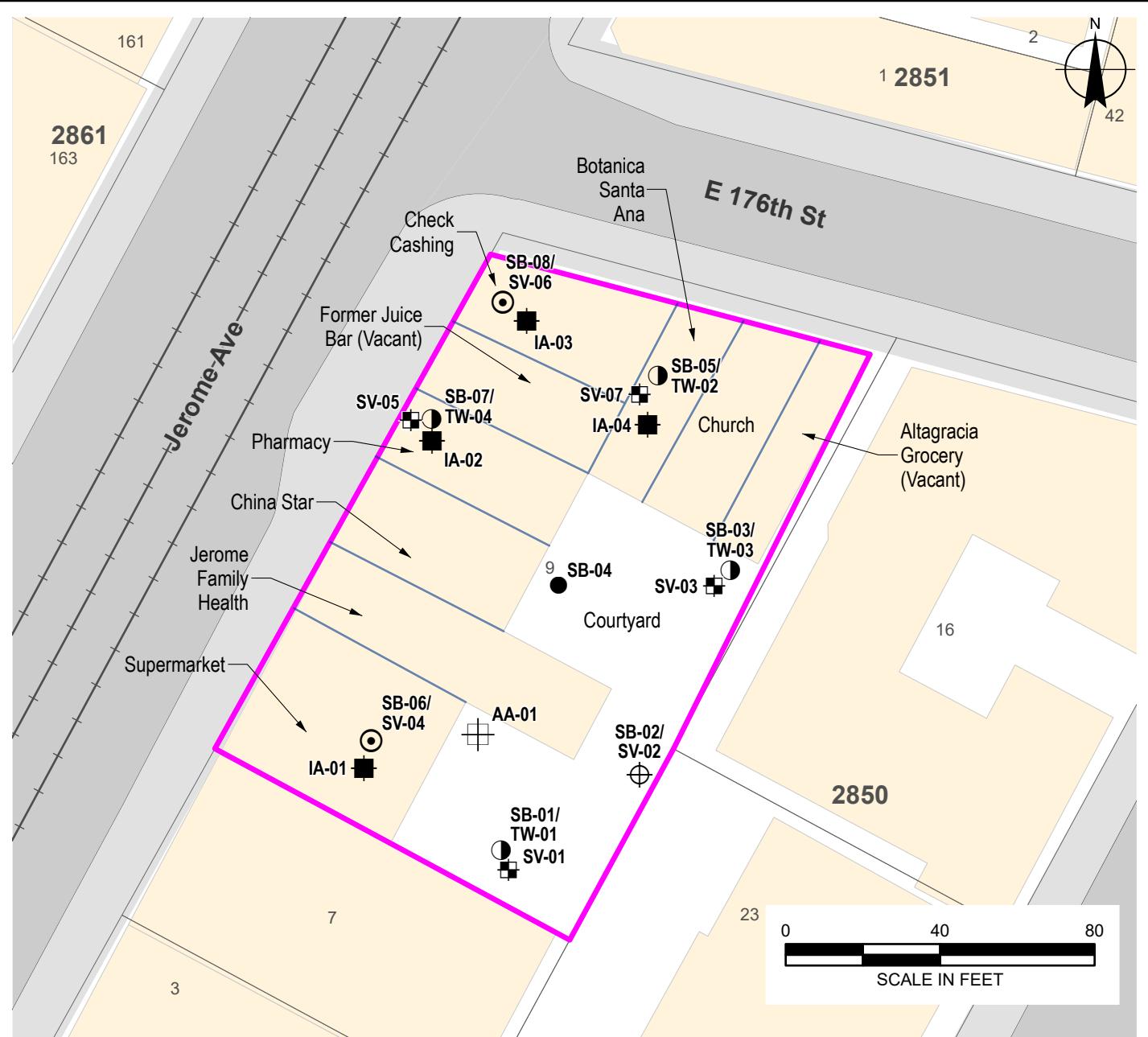


1.0 REFERENCES

1. Remedial Investigation Report, 1770 Jerome Avenue, AKRF, Inc., August 2024
2. Brownfield Cleanup Program (BCP) Application, 1770 Jerome Avenue, AKRF, Inc., December 16, 2024, revised January 23, 2025.
3. Interim Remedial Measures Workplan, 1770 Jerome Avenue, AKRF, Inc., December 2024, Revised September 2025.
4. Guidance for Evaluating Soil Vapor Intrusion in the State of New York, New York State Department of Health, October 2006, Updated May 2017 and February 2024.

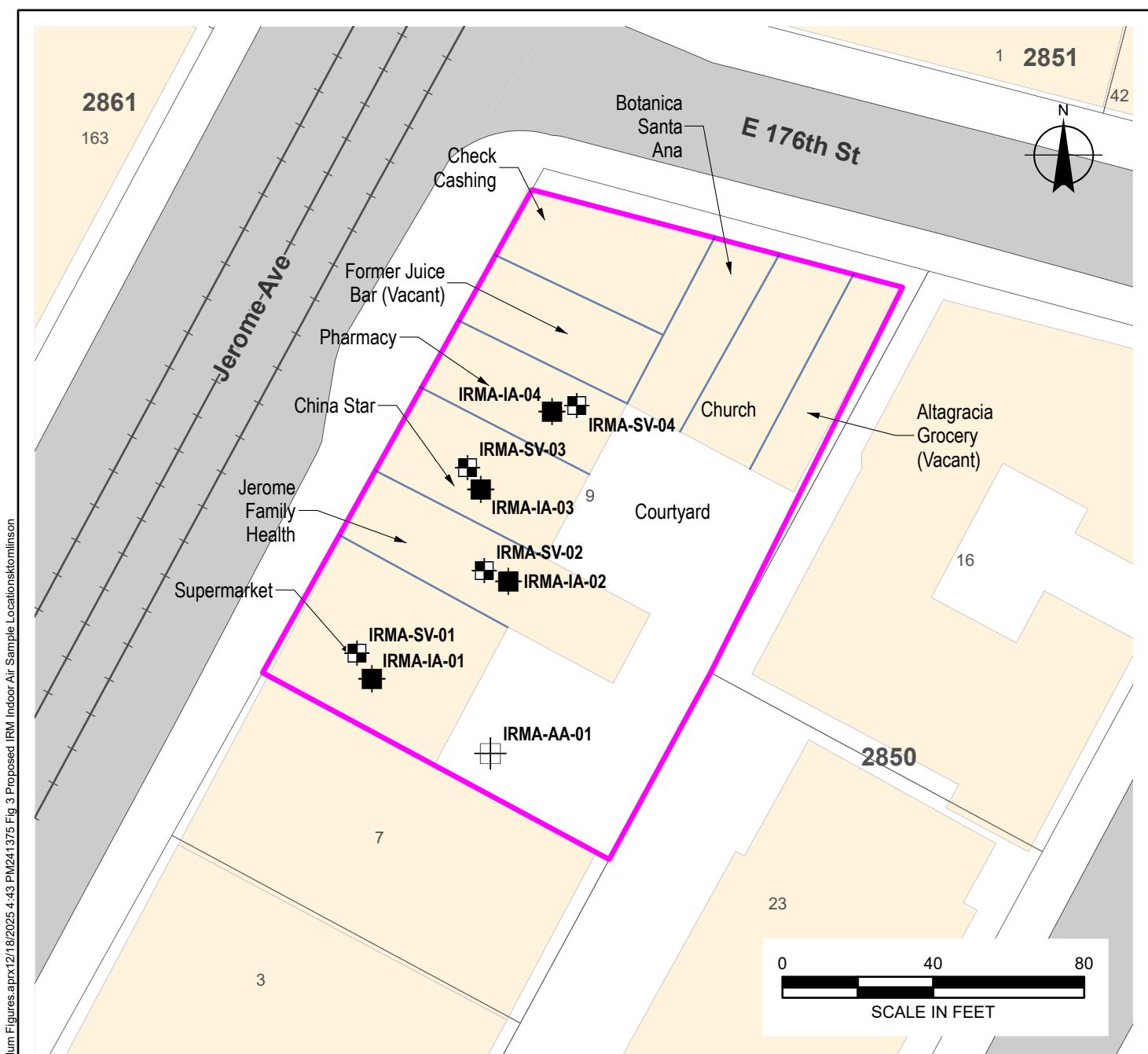
FIGURES





LEGEND

	PROJECT SITE BOUNDARY
9	LOT BOUNDARY AND TAX LOT NUMBER
2850	BLOCK NUMBER
	BUILDING
	ELEVATED MTA TRACKS
	APPROXIMATE INTERIOR BUILDING WALLS
●	SOIL BORING (JULY 2024)
●○	SOIL BORING/SUBSLAB (JULY 2024)
●○	SOIL BORING/TEMPORARY WELL (JULY 2024)
○+	SOIL BORING/SOIL VAPOR POINT (JULY 2024)
■○	SOIL VAPOR POINT (JULY 2024)
■	INDOOR AIR SAMPLE LOCATION (JULY 2024)
+	AMBIENT AIR LOCATION (JULY 2024)



LEGEND

- PROJECT SITE BOUNDARY
- PROPOSED INDOOR AIR SAMPLE LOCATION
- PROPOSED AMBIENT AIR SAMPLE LOCATION
- PROPOSED SOIL VAPOR POINT SAMPLE LOCATION
- ELEVATED MTA TRACKS
- APPROXIMATE INTERIOR BUILDING WALLS
- BUILDING
- LOT BOUNDARY AND TAX LOT NUMBER
- BLOCK NUMBER
- 2850
- 2861
- 163
- 42
- 9
- 7
- 3
- 23
- 0
- 40
- 80

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

APPENDIX A - QAPP

**1770 JEROME AVENUE
BRONX, NEW YORK**

**QUALITY ASSURANCE PROJECT PLAN
for Interim Remedial Measure Work Plan Addendum**

**AKRF Project Number: 241375
BCP Site Number: C203185**

Prepared for:

New York State Department of Environmental Conservation
Division of Environmental Remediation, Remedial Bureau B
625 Broadway, 12th Floor
Albany, New York 12233

On Behalf Of:

Jerome 1770 MM LLC
1605 Dr. Martin Luther King Jr. Blvd.
Bronx, NY 10453

Prepared by:

akrf

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DECEMBER 2025

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ATTACHMENT

Attachment A – Project Team Resumes

1.0 INTRODUCTION

This Quality Assurance Project Plan (QAPP) describes the protocols and procedures that will be followed during implementation of the Interim Remedial Measure (IRM) under the IRM Work Plan Addendum (IRMWPA) at the property located at 1770 Jerome Avenue in the Bronx, New York, hereafter referred to as the “Site”. The Site is identified on the New York City Tax Map as Bronx Tax Block 2580, Lot 9.

The objective of this QAPP is to provide for Quality Assurance (QA) and maintain Quality Control (QC) during the IRM under the New York State Department of Environmental Conservation (NYSDEC) oversight upon acceptance into the Brownfield Cleanup Program (BCP). Adherence to this QAPP will ensure that defensible data will be obtained during IRM implementation at the Site.

2.0 PROJECT TEAM

The project team will be drawn from AKRF professional and technical personnel, and AKRF's subcontractors. All field personnel and subcontractors will have completed a 40-hour training course and updated 8-hour refresher course that meet the Occupational Safety and Health Administration (OSHA) requirements of 29 CFR Part 1910. The following sections describe the key project personnel and their responsibilities.

2.1 Quality Assurance/Quality Control Officer

Stephen Malinowski will serve as the QA/QC officer and will be responsible for adherence to this QAPP. The QA/QC officer will review the procedures with all personnel prior to commencing any fieldwork and will conduct periodic Site visits to assess implementation of the procedures. Mr. Malinowski's resume is included in Attachment A.

2.2 Remedial Engineer

Rebecca Kinal, P.E. will serve as the Remedial Engineer. As the Remedial Engineer, Ms. Kinal will oversee the design and installation of the sub-slab depressurization system (SSDS), if necessary. Ms. Kinal's resume is included in Attachment A.

2.3 Project Manager

Jessica Holm will serve as the AKRF Project Manager. The Project Manager will be responsible for directing and coordinating all elements of the IRMWPA. The Project Manager will prepare reports and participate in meetings with the Site owner/Volunteer, and/or the NYSDEC. As Project Manager, Ms. Holm will also be responsible for the general oversight of all aspects of the project, including scheduling, budgeting, data management, and field program decision-making. The Project Manager will communicate regularly with all members of the AKRF and NYSDEC project teams to ensure a smooth flow of information between involved parties. Ms. Holm's resume is included in Attachment A.

2.4 Field Team Leader, Field Technician, and Site Safety Officer

The Field Team Leader will be responsible for supervising the daily sampling and health and safety activities in the field and will ensure adherence to the work plan and Health and Safety Plan (HASP), included as Appendix A of the IRMWPA. The Field Team Leader will also act as the Field Technician and Site Safety Officer (SSO) and will report to the AKRF Project Manager or the Project Manager Alternate on a regular basis regarding daily progress and any deviations from the work plan. The Field Team Leader will be a qualified and responsible person able to act professionally and promptly during environmental work at the Site. Mackenzie Miller will be the Field Team Leader and the Field Team Leader alternate will be Brian Quinn. Ms. Miller and Mr. Quinn's resumes are included in Attachment A.

2.5 Laboratory Quality Assurance/Quality Control Officer

The Laboratory QA/QC Officer will be responsible for quality control procedures and checks in the laboratory and ensuring adherence to laboratory protocols. The QA/QC officer will track the movement of samples from the time they are checked in at the laboratory to the time that analytical results are issued and will conduct a final check on the analytical calculations and sign off on the laboratory reports. The Laboratory QA/QC Officer will be Carl Ambruster of Eurofins Test America (Eurofins). Eurofins, a New York State Department of Health (NYSDOH) Environmental Laboratory Accreditation Program (ELAP)-certified laboratory is being contracted to for all environmental sampling at the Site. Mr. Ambruster's resume is included in Attachment A.

2.6 Third-Party Data Validator

The Third-Party Data Validator will be responsible for reviewing the final data packages for analyzed samples and preparing a Data Usability Summary Report (DUSR) that will provide performance information with regard to accuracy, precision, sensitivity, representation, completeness, and comparability associated with the laboratory analyses for the investigation. The Third-Party Data Validator will be Lori Beyer of L.A.B. Validation Corporation of East Northrop, New York. Ms. Beyer's resume is included in Attachment A.

3.0 STANDARD OPERATING PROCEDURES

The following sections describe the standard operating procedures (SOPs) for the IRMs included in the IRMWPA. During these operations, safety monitoring will be performed as described in the HASP, included as Appendix A of the IRMWPA.

3.1 Decontamination of Sampling Equipment

All equipment will be either dedicated or decontaminated between sampling locations. Decontamination will be conducted to prevent discharge to the ground. The decontamination procedure will be as follows:

1. Scrub using tap water/Alconox® mixture and bristle brush.
2. Rinse with tap water.
3. Scrub again with tap water/Alconox® mixture and bristle brush.
4. Rinse with tap water.
5. Rinse with distilled water.
6. Air-dry the equipment, if possible.

3.2 Management of Investigation-Derived Waste (IDW)

No IDW is expected to be generated. If any IDW is generated, it (IDW) will be containerized in New York State Department of Transportation (NYSDOT)-approved 55-gallon drums. The drums will be sealed at the end of each workday and labeled with the date, location (i.e., suction point ID), the type of waste (i.e., soil cuttings), and the name and phone number of an AKRF point of contact. All IDW will be disposed of or treated according to applicable local, state, and federal regulations.

4.0 SAMPLING AND LABORATORY PROCEDURES

4.1 Soil Vapor, Indoor Air, and Ambient Air Sampling

The sub-slab soil vapor monitoring points will be installed by advancing an expendable drive point using handheld drilling equipment below the building cellar slab. At each monitoring point, either a two-inch or a six-inch stainless steel screen implant, will be connected to Teflon tubing installed by hand. The sampling tubing will extend from the end of the screen to above grade. The push probe rods will then be removed and the boring will be backfilled with clean silica sand to 3 to 6 inches above the screen. Hydrated bentonite will be used to fill the remaining void around the sampling tubing to the ground surface.

The interior sub-slab soil vapor and indoor air samples will be collected from each location using a six-liter (6L), batch-certified SUMMA canister equipped with a vacuum gauge and flow regulator calibrated to collect the sample over an approximately 8-hour period. Prior to sample collection, the sub-slab soil vapor sampling points will be purged of three sample volumes using a low-flow air sampling pump. During purging, an inverted five-gallon bucket will be placed over the sampling point and helium gas will be introduced through a small hole in the bucket to saturate the atmosphere around the sample port with helium gas. Purged vapors will be collected into a Tedlar bag and field-screened for organic vapors using a PID and for methane using a landfill gas meter or similar instrument. The purged air will also be monitored using a portable helium detector to check for short-circuiting of ambient air into the vapor sampling point. If the purged soil vapor contains greater than 10% helium, additional bentonite will be used to enhance the surface seal, and the point will be retested.

For QA/QC purposes, an ambient air sample will also be collected from the exterior portion of the Site and this sample will be collected over the same approximately 8-hour period.

Following purging, a sample will be collected using the vacuum from the SUMMA canister. Immediately after opening the flow control valve equipped with an 8-hour regulator, the initial SUMMA canister vacuum (inches of mercury) will be noted. After sampling period, the flow controller valve will be closed, the final vacuum noted, and the canister placed in a shipping carton for delivery to the laboratory. All samples will be analyzed for VOCs according to USEPA Method TO-15 by a NYSDOH-certified laboratory with Category B deliverables. Samples will be shipped to the laboratory with appropriate chain of custody documentation. No sample preservation is required for soil vapor or ambient air samples. The data will be reviewed by a third-party validator and a DUSR will be prepared to document the suitability of using the data.

4.2 Laboratory Methods

Table 1 summarizes the laboratory methods that will be used to analyze field samples and the sample container type, preservation, and applicable holding times. Eurofins of Burlington, Vermont, a NYSDOH ELAP-certified laboratory subcontracted to AKRF, will be used for all chemical analyses in accordance with the Division of Environmental Remediation (DER)-10 2.1(b) and 2.1(f) with Category B Deliverables.

Table 1
Laboratory Analytical Methods

Matrix	Analysis	EPA Method	Bottle Type	Preservative	Hold Time
Soil Vapor/Indoor Air	VOCs	TO-15	6-L Summa Canister	None	14 days

4.3 Sample Handling

4.3.1 Sample Identification

All samples will be consistently identified in all field documentation, COC documents, and laboratory reports. All samples will be amended with the collection date at the end of the sample same in a year, month, day (YYYYMMDD) format. Special characters, including primes/apostrophes ('), will not be used for sample nomenclature.

Sample Labeling and Shipping

All sample containers will be provided with labels containing the following information:

- Project identification, including Site name, BCP Site number, Site address
- Sample identification
- Date and time of collection
- Analysis(es) to be performed
- Sampler's initials

Once the samples are collected and labeled, they will be stored in an area away from direct sunlight to await shipment to the laboratory.

The samples will be prepared for shipment by placing each sample in laboratory-supplied containers and into cartons for shipment to the laboratory. The COC will be properly completed by the sampler in ink, and all sample shipment transactions will be documented with signatures, and the date and time of custody transfer. Samples will be shipped overnight (e.g., Federal Express) or transported by a laboratory courier. All coolers shipped to the laboratory will be sealed with mailing tape and a COC seal to ensure that the samples remain under strict COC protocol.

Sample Custody

Field personnel will be responsible for maintaining the samples in a secured location until they are picked up and/or sent to the laboratory. The record of possession of samples from the time they are obtained in the field to the time they are delivered to the laboratory or shipped off-site will be documented on the COC. The COC will contain the following information: project name; names of sampling personnel; sample number; date and time of collection and matrix; and signatures of individuals involved in sample transfer, and the dates and times of transfers. Laboratory personnel will note the condition of the custody seal and sample containers at sample check-in.

4.4 Field Instrumentation

Field personnel will be trained in the proper operation of all field instruments at the start of the field program. Instruction manuals for the equipment will be on file at the Site for referencing proper operation, maintenance, and calibration procedures. The equipment will be calibrated according to manufacturer specifications at the start of each day of fieldwork. If an instrument fails calibration, a replacement instrument will be obtained as soon as possible. A calibration log will be maintained to record the date of each calibration, including any failure to calibrate and corrective actions taken. The PID will be equipped with an 11.7 eV lamp and will be calibrated each day using 100 parts per million (ppm) isobutylene standard gas in accordance with the manufacturer's standards.

ATTACHMENT A

**RESUMES OF QA/QC OFFICER, REMEDIAL ENGINEER, PROJECT DIRECTOR/PROJECT MANAGER,
FIELD TEAM LEADER, LABORATORY QUALITY ASSURANCE/QUALITY CONTROL OFFICER, AND
THIRD-PARTY DATA VALIDATOR**

STEPHEN T. MALINOWSKI, QEP, NYSPG

SENIOR VICE PRESIDENT- SITE ASSESSMENT AND REMEDIATION

Stephen Malinowski, QEP is a Senior Vice President with experience in assessment, investigation, and remediation of environmental contamination-related issues. Stephen manages all aspects of environmental projects with multi-disciplinary teams, including public agencies, developers, property owners, architects, and construction managers to navigate regulatory programs efficiently and achieve project objectives. His projects fall under the regulatory oversight of the United States Environmental Protection Agency, New York State Department of Environmental Conservation, New York City Department of Environmental Protection and New York City Office of Environmental Remediation including the Federal and New York State Superfund, New York State Brownfield Cleanup Program (BCP) and petroleum spills, RCRA/IUC closures, New York City Voluntary Cleanup Program (VCP) and E-Designation program, and Nassau and Suffolk County regulatory programs.

Stephen's experience includes the design, implementation, and management of environmental assessment, investigation and remediation projects on Long Island and across the New York Metropolitan Area including soil groundwater investigation, monitoring, and sampling programs, Brownfield and hazardous waste site investigations; underground storage tank studies, including soil contamination delineation, classification, waste removal and disposal. He has overseen and conducted hundreds of Phase I Environmental Site Assessments (ESAs) and Phase II investigations in a variety of environmental settings ranging from industrial sites to sites in challenging urban areas, many of them in conjunction with site redevelopment and property transaction related activities. In addition, Stephen has designed and implemented indoor air and soil vapor intrusion surveys at industrial, commercial, municipal, and residential properties in accordance with New York State Department of Health protocols, many requiring sub-slab depressurization or soil vapor extraction systems.

BACKGROUND

Education

BA, State University of New York at Plattsburgh, Environmental Science, 1992

Licenses/Certifications

Professional Geologist, NY - 000422

Qualified Environmental Professional, Institute of Professional Environmental Practice - 04120009

Health and Safety Operations at Hazardous Materials Sites 29 CFR 1910.120

NYSDEC Erosion and Sediment Control Inspector

OSHA 10 Hour Construction Safety & Health Course

Professional Memberships

Member, Long Island Association of Professional Geologists

Member, Institute of Professional Environmental Practice

Member, New York State Council of Professional Geologists

Years of Experience

31 years in the industry

11 years with AKRF



STEPHEN T. MALINOWSKI, QEP, NYSPG

SENIOR VICE PRESIDENT- SITE ASSESSMENT AND REMEDIATION

RELEVANT EXPERIENCE

Gowanus Canal First Street Turn Basin, New York, NY

AKRF performed professional services for the remedial design for restoration of the Filled-in Former First Street Turning Basin adjacent to the Gowanus Canal in Brooklyn, New York. The remediation is being conducted as part of an Order of Consent between the City of New York and USEPA for the Gowanus Canal Superfund Site. The remedial design included removal of fill and sediment within the filled-in turning basin in an approximately 475-foot by 50-foot area and the creation of a wetland shelf. Design considerations include geotechnical concerns related to adjacent buildings and new and existing bulkheads; soil and water management; landscape design; and access/construction logistics.

Stephen Malinowski was responsible for coordination of a multidisciplinary team to evaluate existing structural and environmental conditions associated with the site and the immediate surrounding area. Stephen oversaw the implementation of underwater bulkhead inspections and multi-beam sounding surveys in the Gowanus Canal, as well as environmental and geotechnical investigations, surveys, structural and existing condition evaluations of nearby properties. He was responsible for all reporting and communications for the project, and worked with nearby property owners to initiate access agreements for work on their properties. Stephen also assisted the DDC with presentations at the Gowanus Community Action Group and worked closely with the USEPA to implement an archaeology monitoring plan during subsurface disturbance activities. The project design was completed 2020, however, Stephen continues to be involved as the work is coordinated with remedial activities associated with the rest of the Gowanus Canal.

Front and York and Magnolia DUMBO at 85 Jay Street, Brooklyn, NY

AKRF served as site assessment/remediation consultant for 85 Jay Street in Brooklyn, a 1.1-million-square-foot residential development in Brooklyn with a pair of 21-story buildings that rise from a multi-level retail podium. Stephen Malinowski was responsible for preparation and implementation of a NYSDEC-approved Remedial Action Work Plan for this approximately three-acre former industrial site that encompasses an entire city-block. The remediation was conducted under the NYSDEC Brownfield Cleanup Program, primarily due to high levels of lead associated with former smelting operations. His responsibilities included overseeing an in-situ soil pre-characterization testing program to obtain pre-approval from the disposal of approximately 170,000 cubic yards of soil during the foundation excavation. He assisted with the review and procurement of bids for the off-site transport and disposal of multiple soil waste streams. As part of the approval process, he oversaw extensive testing to delineate the extent of lead and other hot spot areas of contamination.

Stephen was responsible for preparation and implementation of a NYSDEC-approved Remedial Action Work Plan for this approximately three-acre former industrial site that encompasses an entire city-block. The remediation is being conducted under the NYSDEC Brownfield Cleanup Program, primarily due to high levels of lead associated with former smelting operations. His responsibilities included overseeing an in-situ soil pre-characterization testing program to obtain pre-approval from the disposal of approximately 170,000 cubic yards of soil during the foundation excavation. As part of the approval process, he oversaw extensive testing to delineate the extent of lead and other hot spot areas of contamination.

The testing program included the development of a bench-scale study to condition the lead in-situ with a patented product to reduce its leachability from the soil and lower disposal costs. Based on the results of the bench tests, a Soil Stabilization Plan detailing an in-situ pilot study followed by wide-scale implementation was prepared and approved by NYSDEC. Upon receipt of the pilot test results, the soil conditioning program was approved for implementation for 40,000 tons of lead contaminated material. Stephen assisted with the review and procurement of bids for the off-site transport and disposal of multiple soil waste streams and oversaw a soil conditioning program, the excavation monitoring with community and work-zone air monitoring, and the daily and monthly reporting obligation to NYSDEC. He was responsible for preparation of the Final Engineering Report (FER). The FER was approved by NYSDEC and the project received a certificate of completion in December 2019 for a Track I cleanup.



STEPHEN T. MALINOWSKI, QEP, NYSPG

SENIOR VICE PRESIDENT- SITE ASSESSMENT AND REMEDIATION

East Side Coastal Resiliency (ESCR) Preliminary & Final Design, New York, NY

AKRF is leading a multidisciplinary design team that was selected by the New York City agency partnership of NYCDDC, New York City Department of Parks and Recreation (NYC Parks), New York City Department of Transportation, and the Mayor's Office of Recovery and Resiliency (ORR) to provide engineering, planning, landscape architecture, urban design and community engagement services for the Preliminary and Final Design Services for East Side Coastal Resiliency (ESCR).

Stephen Malinowski worked with the design team to identify additional data needs based on advances in the design and developed a Supplemental Subsurface Investigation Work Plan for NYCDEP-approval. He leads all aspects of the management and implementation of the supplemental field investigation including access coordination, utility locating, permitting and reporting. Stephen is responsible for the interpretation of a wide-range of data, and to provide critical cost and health/safety direction to the design team. He is also responsible for preparation of all reports (EIS, cost reports, Soil and Groundwater Management Plan, and presentations to the NYC team.)

Stephen has led extensive geology and hydrogeological studies to evaluate the impacts of the flood protection structure on the groundwater flow and transport of MGP-related wastes. He is currently supporting the City team with the coordination of remedial efforts pertains to MGP contaminants with NYSDEC, Con Ed and the various public and private entities that have a stake in the project. Once the preliminary design is released, he will prepare environmental specifications for the project to be used during the procurement of contractor bids.

J2 at 147-25 94th Avenue, Queens, NY

AKRF provided site assessment/remediation, civil engineering, and E-Designation services related to noise and hazardous materials for J2, a 25-story residential and retail building at 147-25 94th Avenue in Jamaica, Queens. The 550,000-square-foot building will include 543 residential units, including affordable housing, and is located adjacent to the Jamaica Station transit hub. Construction of J2 broke ground in March 2020. A Certificate of Completion for participation in New York State's Brownfield Cleanup Program was issued by NYSDEC in December 2020.

Stephen Malinowski directed all Phases of this NYS Brownfield Cleanup Program (BCP) project located within the Jamaica Brownfield Opportunity Area. He has been responsible for overseeing the implementation of a Phase I Environmental Site Assessment and asbestos survey of this former industrial property adjacent to the Long Island Rail Road tracks. Since the site had an E-Designation for hazardous materials, noise and air quality, Stephen coordinated with the New York City Office of Environmental Remediation (NYCOER) to ensure that all technical deliverables would also satisfy NYCOER's predevelopment requirements in order to obtain a Notice to Proceed from the NYC Department of Buildings. In doing so, he designed a scope of work for the Remedial Investigation that would satisfy both OER and the NYSDEC BCP.

Upon the receipt of results indicating the presence of contaminated soil and soil vapor beneath the site, the client decided to apply for the NYS BCP. Stephen was responsible for preparation and submission of a BCP Application simultaneously with the Remedial Investigation Report and a Remedial Action Work Plan (RAWP) to expedite the approval process and enable implementation of the remediation concurrently with construction. He prepared a remedial estimate for the activities required by the RAWP, allowing the client to obtain financing for construction. Stephen designed a testing program to pre-characterize approximately 15,000 cubic yards of soil underlying the existing building for disposal during the remedial excavation. The disposal testing identified a hotspot containing hazardous levels of lead,

STEPHEN T. MALINOWSKI, QEP, NYSPG

SENIOR VICE PRESIDENT- SITE ASSESSMENT AND REMEDIATION

which he coordinated with the EPA to remediate at the onset of construction. The remedial excavation was completed during the height of the COVID outbreak with Stephen's team providing environmental oversight, community air monitoring with NYSDEC. Upon completion of the work, he prepared a Final Engineering report and the Client received a Certificate of Completion from NYSDEC in 2020.

Elton Crossing - Melrose Commons North Site C, Bronx, NY

AKRF provided environmental consulting services in connection with the purchase and redevelopment of the Elton Crossing site at 899 Elton Avenue in the Bronx, NY. The work initially involved the preparation of a Phase II Subsurface investigation including soil and soil vapor testing to determine if the site would be eligible for the New York State Brownfield Cleanup Program (NYSBCP). Upon completion of the investigation, AKRF prepared a NYCBCP Application and the site was accepted into the NYSBCP. AKRF managed all aspects of the brownfield cleanup including; development of Investigation Work Plans, performing Remedial Investigations and Reports, preparation of Phase I ESAs, preparation of a Citizen Participation Plan, distribution of public notices, preparation and implementation of a Remedial Action Work Plan (RAWP), design of a sub-slab depressurization system, preparation of the Final Engineering Report and Site Management Plan, and sampling and management of soil disposal. AKRF is in the midst of implementing the Site Management Plan.

Stephen Malinowski was responsible for overseeing the implementation of the NYSDEC-approved Remedial Action Work Plan for this former industrial property. His responsibilities included the in-situ testing of all site soil to obtain pre-approval from facilities for 15,000 tons of soil disposal during the foundation excavation. Stephen secured approval and procured bids for the off-site transport and disposal for six different classifications of soil. During excavation, he coordinated the transport and disposal of excavated material with the foundation contractor, while on-site personnel working under his direction managed the excavation and manifests for each truckload leaving the site. Stephen was the regulatory and technical lead for the remediation, which involved providing guidance for the closure of two petroleum spills; the registration, removal, and closure of five petroleum storage tanks encountered during excavation; and the delineation of soil contaminants, including hazardous lead, petroleum, and pesticides. His efforts prior to construction and his strong communication skills allowed the foundation excavation to advance with minimal delays from environmental matters.

Additionally, Stephen oversaw the implementation of the Community Air Monitoring Program (CAMP) during soil excavation activities and developed a soil-testing program that allowed the client to reuse certain material on-site, avoiding delays and soil import fees. The site was remediated to achieve Track 4 site-specific cleanup criteria and received a Certificate of Completion in 2016.

REBECCA KINAL, P.E.

VICE PRESIDENT

Rebecca Kinal has over 20 years of experience in the assessment and remediation of soil and groundwater contamination and other hazardous/non-hazardous waste problems. Ms. Kinal's experience includes environmental due diligence, soil and groundwater investigations, leaking underground storage tank studies, soil gas/vapor intrusion surveys, and oversight of small- and large-scale remediation programs, including design of groundwater remediation systems and vapor mitigation systems. She has directed numerous Phase I and Phase II investigations and remediation programs, many of them in conjunction with commercial/residential developers, law firms, lending institutions, and public agencies. She is experienced in the cleanup of contaminated properties under New York State Brownfield Cleanup Program (BCP) regulations and the New York City "E-designation" program. As a part of this work, her duties have included technical and report review, proposal writing, scheduling, budgeting, and acting as liaison between clients and regulatory agencies, and project coordination with federal, state, and local authorities.

BACKGROUND

Education

M.S., Hydrogeology, Rensselaer Polytechnic Institute, 1995

B.S., Civil Engineering, Lafayette College, 1992

Licenses/Certifications

State of New York, P.E. Registration No. 082046, 2004

Years of Experience

Year started in company: 2000

Year started in industry: 1996

RELEVANT EXPERIENCE

White Plains Mall/Hamilton Green

Ms. Kinal managed environmental due diligence and remediation planning for the project, which included Phase I and II environmental assessments, a petroleum Spill investigation, preparation of remediation cost estimates, and application to the NYSDEC BCP.

New York City School Construction Authority On-Call Contracts for Environmental Consulting Services, Various Sites, NY

Ms. Kinal serves as the project manager for AKRF's on-call hazardous materials consulting contract with the New York City School Construction Authority for over 8 years. For potential new school sites, assignments include initial due diligence, Phase I environmental site assessments, (ESAs) and subsurface investigation of soil, groundwater, and soil vapor to determine the suitability of a site for development as a school, likely remediation requirements, and associated costs. For sites undergoing design and development, assignments include preparation of remediation plan, contract specifications, and design drawings. The work has also included conducting indoor air quality testing, vapor intrusion assessments, preparation of specifications, supervision of storage tank removals, and investigation and remediation of spills for existing schools. Due to the sensitivity of school sites, work under this contract is often conducted on short notice and during non-school hours.

REBECCA KINAL, P.E.

**VICE PRESIDENT-ENVIRONMENTAL
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USTA National Tennis Center, Queens, NY

AKRF prepared an EIS for the New York City Departments of City Planning (DCP) and Environmental Protection (DEP) as co-lead agencies to analyze the expansion of the National Tennis Center, which includes multiple improvements and construction projects at the USTA campus over several years. As part of the EIS requirements, AKRF prepared a Remedial Action Plan for implementation during the proposed project's construction. In accordance with the RAP, vapor mitigation systems were incorporated into the design for several of the proposed structures at the facility, including two new stadiums, a new transportation center, and several practice court facilities. Ms. Kinal prepared the specifications and design drawings for the vapor mitigation and is providing on-going construction support to review contractor submittals and inspect the vapor barrier and sub-slab depressurization system installations.

Montefiore Medical Center, Various Locations, NY

Ms. Kinal provides due diligence assistance to Montefiore Medical Center (MMC) for the ongoing expansion of their facilities, primarily in the Bronx and Westchester County. She conducts and manages environmental due diligence tasks related to their property transactions, including Phase I Environmental Site Assessments (ESAs), Phase II investigations, and geophysical surveys. She also assists MMC in making decisions with respect to environmental risk issues.

Queens West Development Project, Long Island City, NY

For over 20 years, AKRF has played a key role in advancing the Queens West development, which promises to transform an underused industrial waterfront property into one of largest and most vibrant mixed-use communities just across the East River from the United Nations. AKRF has prepared an Environmental Impact Statement that examines issues pertaining to air quality, land use and community character, economic impacts, historic and archaeological resources, and infrastructure. As part of the project, AKRF also undertook the largest remediation ventures completed to date under the NYSDEC Brownfields Cleanup Program (BCP). Ms. Kinal helped prepare the Remedial Work Plan (RWP) and oversaw the remediation of Parcel 9, a 1.8-acre former industrial site. Remediation includes installation of a sheet pile containment wall, excavation of coal tar- and petroleum-contaminated soil under a temporary structure to control odors during remediation, vapor mitigation for the future buildings, and institutional controls. Upon completion of the remediation activities, Ms. Kinal managed the preparation of a Final Engineering Report (FER) to document the clean-up activities. The NYSDEC issued a Certificate of Completion (COC) for the Parcel 9 site in December 2006. Ms. Kinal continues to oversee post-remediation monitoring and site management activities to ensure that the remedy remains in-place and effective.

Roosevelt Union Free School District, Roosevelt, NY

Ms. Kinal managed environmental investigation and remediation activities for the sites of three new elementary schools and a new middle school in Roosevelt, New York. Remediation activities include removal/closure of contaminated dry wells and underground petroleum storage tanks, and excavation and off-site disposal of petroleum- and pesticide-contaminated soil. Remediation of the new middle school site, which also included a sub-slab depressurization system, was conducted through coordination with the NYSDEC, NYSDOH, New York State Education Department (NYSED), and the local school district. Upon completion of the remediation and school construction, Ms. Kinal managed confirmatory indoor air testing and preparation of a Final Engineering Report to document the site clean-up. The NYSDEC issued a Certificate of Completion and the school was open for the Fall 2008 semester as planned.

Proposed NYC Public School Campus, Bronx, NY

Ms. Kinal provided environmental consulting services to the selected environmental remediation contractor for this former manufactured gas plant in the Mott Haven neighborhood of the Bronx, which was remediated under the NYSDEC BCP. These services included: preparation of an in situ sampling plan and excavation plan for waste

REBECCA KINAL, P.E.

**VICE PRESIDENT-ENVIRONMENTAL
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characterization and disposal; supervision of waste characterization sampling activities; development and implementation of a community air monitoring program during all remediation activities; and daily reporting to the NYC School Construction Authority.

National Grid – Halesite Manufactured Gas Plant Site, Town of Huntington, NY

Ms. Kinal served as the project manager for the remedial design and engineering work associated with remediation of National Grid's former manufactured gas plant (MGP) located in the Town of Huntington. The site is situated in a sensitive location along the waterfront, surround by commercial and residential properties, and half the property where the remediation was conducted is a steep slope. The remedy consisted of soil removal, oxygen injection, and non-aqueous phase liquid recovery. Ms. Kinal developed the remedial work plans, design/construction documents, and managed environmental oversight of the remedial work, including waste characterization and tracking, confirmatory endpoint sampling, air monitoring, and reporting to the NYSDEC. After the remediation work was completed, Ms. Kinal prepared appropriate close-out documentation in accordance with NYSDEC requirements.

Shell Service Station, Millwood, NY

Ms. Kinal planned and oversaw a Phase I Environmental Site Assessment and Phase II Subsurface Investigation of this active gasoline station in northern Westchester County. The Phase I/Phase II investigations were performed for the potential buyer of the property who wished to redevelop it with a more modern service station and convenience store. Ms. Kinal also prepared a conceptual remediation plan to address several areas of petroleum contamination identified during the Phase II. The plan, which was approved by NYSDEC, will be implemented in conjunction with the site redevelopment activities to achieve closure for several spills reported at the site.

Pelham Plaza Shopping Center Site Investigation & Remediation, Pelham Manor, NY

Ms. Kinal managed a Site Investigation at Pelham Plaza, an approximately ten-acre site that formerly contained a manufactured gas plant. The site was investigated under a voluntary clean-up agreement entered into with the NYSDEC by the site owner. The site investigation included advancing over 100 soil borings with continuous soil sampling to bedrock, installing monitoring and recovery wells, and conducting test pitting both indoor and outdoor locations to collect soil and groundwater samples and determine the extent of Non-Aqueous Phase Liquid (NAPL). The investigation also included: soil gas sampling to determine contaminant concentrations in the vapors beneath the foundation of an on-site retail store; sediment sampling in an adjacent creek to identify off-site impacts; and a tidal survey to determine tidal influence on groundwater levels at the site. Ms. Kinal also oversaw interim remedial measures, which include biweekly pumping of recovery wells to remove dense NAPL (DNAPL) from the site subsurface.

Shaws Supermarket Redevelopment Project, New Fairfield, CT

Ms. Kinal managed the Remedial Investigation (RI) for an approximately nine-acre shopping center site that was contaminated by releases from former dry cleaning operations. The site was being redeveloped with a new supermarket and separate retail stores. The investigation included the installation of monitoring wells in the intermediate overburden aquifer and bedrock aquifer, sampling of existing and newly installed wells, geophysical logging in bedrock wells, and pump testing in intermediate and bedrock wells. Ms. Kinal prepared a Remedial Action Work Plan (RAWP) based on results from the RI, which included a groundwater pump and treat system to contain a plume of perchlorethylene (PCE)-contaminated groundwater, and excavation and disposal of contaminated soil in the presumed source area. Following CTDEP approval of the RAWP, Ms. Kinal prepared bid specifications for soil excavation and remediation system installation, and oversaw their implementation. Ms. Kinal also prepared NPDES permit applications for discharges from construction dewatering and the groundwater remediation system, and conducted associated discharge monitoring.

REBECCA KINAL, P.E.

**VICE PRESIDENT-ENVIRONMENTAL
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Yankee Stadium, Bronx, NY

Ms. Kinal performed the hazardous materials analysis for the Draft Environmental Impact Statement for the proposed new Yankee Stadium. The analysis included a Phase I Environmental Site Assessment of the entire project area and Subsurface (Phase II) Investigation in areas where environmental conditions were identified. The Phase II investigation included geophysical surveys to search for potential underground storage tanks; and soil, soil gas, and groundwater sampling at over 40 locations to determine potential environmental impacts during and after the proposed construction. Ms. Kinal also developed an extensive community air monitoring plan and oversaw its implementation during deconstruction of the old Yankee Stadium.

Avalon on the Sound, New Rochelle, NY

Ms. Kinal oversaw environmental investigation and soil remediation during the construction of two luxury high-rise apartment buildings and an associated parking garage. Investigation activities included an electromagnetic survey to search for possible underground storage tanks, and subsurface sampling to characterize soil and groundwater. Remediation activities included removing underground storage tanks, excavating and disposing of soil contaminated with volatile and semi-volatile organic compounds, and collecting end-of-excavation confirmation samples.

Davids Island Environmental Audit, New Rochelle, NY

Ms. Kinal managed the hazardous materials portion of the audit of this undeveloped island site, including a Phase I Environmental Site Assessment (ESA) and Subsurface (Phase II) Investigation in areas where environmental conditions were identified. The Phase II investigation included collecting soil samples from more than 100 locations and analyzing them for targeted compounds, including volatile organic compounds, semi-volatile compounds, metals, pesticides, and polychlorinated biphenyls (PCBs). Ms. Kinal also oversaw an electromagnetic (EM) survey conducted to identify the location of suspected underground storage tanks on the island. Based on soil sample results, Ms. Kinal estimated the volume of contaminated soil requiring remediation and prepared cost estimates for soil excavation and for transportation and disposal of contaminated soil and hazardous materials.

Outlet City Site Investigation, Queens, NY

Ms. Kinal prepared a work plan for remedial investigation of the Outlet City site, a property in Long Island City that was formerly occupied by a manufacturer of industrial cleaners and pharmaceuticals. The site is being investigated and remediated under the NYSDEC voluntary clean-up program. In preparing the work plan, Ms. Kinal evaluated results from several previous investigations and conducted a limited groundwater sampling program to determine future data needs for designing remediation of creosote-contaminated soil and groundwater. The work plan included additional soil and groundwater sampling, a tidal survey to determine tidal influence on groundwater levels, and pilot free product recovery testing. Ms. Kinal also helped design a venting system for an on-site basement and performed exposure calculations for the vented vapors.

Yonkers Waterfront Redevelopment Project, Yonkers, NY

For this redevelopment along Yonkers' Hudson River waterfront, Ms. Kinal supervised the remediation of Parcels H and I that were contaminated with hazardous soil. During the remediation process, she reviewed the subcontractor health and safety plans, delineated the areas of excavation, and oversaw field activities to ensure compliance with the specifications and appropriate regulations. This property was remediated under the NYSDEC Environmental Restoration Program (ERP).

JESSICA HOLM

SENIOR PROFESSIONAL/ENVIRONMENTAL SCIENTIST – SITE ASSESSMENT AND REMEDIATION

Jessica Holm is an Environmental Scientist in AKRF's Site Assessment and Remediation group, with experience conducting environmental sampling and monitoring, subsurface and vapor intrusion investigations, potable drinking water and indoor environmental testing, remediation system operation and maintenance, and technical reporting.

EDUCATION

B.S. Environmental Science, Susquehanna University, 2015

CERTIFICATIONS

OSHA 40-hour HAZWOPER Certified
OSHA 30-hour Construction Safety Training
OSHA 10-hour Construction Industry
USEPA/NJDOH Lead-Based Paint Risk Assessor

YEARS OF EXPERIENCE

9 years in the industry
2 years at AKRF

RELEVANT EXPERIENCE – AKRF

New York City School Construction Authority On-Call Contracts for Environmental Consulting Services, Various Sites, NY

AKRF has undertaken various assignments under five consecutive hazardous materials on-call contracts, including environmental assessment, remedial design, construction support, plumbing disinfection, and potable water (lead) sampling consulting tasks. For potential new school sites, assignments include initial due diligence, Phase I environmental site assessments, and subsurface investigation of soil, groundwater, and soil vapor to determine the suitability of a site for development as a school, likely remediation requirements, and associated costs. For sites undergoing design and development, assignments include preparation of remediation plans, design of sub-slab depressurization systems and contract specifications, and construction oversight. The work also includes conducting indoor air quality testing, vapor intrusion assessments, preparation of specifications and construction management for petroleum storage tank removals, and investigation and remediation of spills for existing schools. Under the most recent contract, Jessica Holm helped to complete a Phase I Environmental Site Assessment for the site of a proposed annex for John Bowne High School in Queens.

Remedial Action – MGD South Portland, Brooklyn, New York

AKRF performed a Remedial Action at the MGD South Portland Site as part of the NYC Voluntary Cleanup Program. Jessica Holm assisted in preparing the Remedial Action Report for submittal to the NYC Office of Environmental Remediation (OER).

Phase I ESA – 2955 West 29th Street, Brooklyn, New York

Jessica Holm completed a Phase I Environmental Site Assessment (ESA) in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13 and E1527-21, which included documentary

Jessica Holm

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research to determine past uses on the Property, a site inspection, interviews, review of regulatory databases and preparing the final report.

Remedial Action – Pyne Residence, Far Hills, New Jersey

AKRF performed a Remedial Action which included the in-situ treatment of contaminated groundwater using bio-stimulation and bio-augmentation to reduce the contaminant mass in the overburden aquifer at the Site. Jessica Holm supervised the system decommissioning, after the groundwater monitoring program was complete, indicating the treatment system was effective in reducing the contaminants to below applicable NJDEP Groundwater Quality Standards. Additionally, Ms. Holm prepared the Remedial Action Report for submittal to the New Jersey Department of Environmental Protection (NJDEP).

Remedial Action – PSEG Target Range, Lower Alloways Creek, New Jersey

AKRF performed a Remedial Action at the PSEG Target Range for the remediation of lead in soils by implementing in-situ soil stabilization at the Site. Jessica Holm performed air monitoring, oversaw remedial activities and collected appropriate end-point and composite samples to document the soil stabilization process was effective in compliance with the NJDEP regulations.

Remedial Investigation – NYSDOT Livingston Avenue Bridge, Albany, New York

Jessica Holm performed oversight and collected sediment samples for selected analytical parameters during the installation of geotechnical borings within the Hudson River for this project.

RELEVANT EXPERIENCE – TECTONIC ENGINEERING, MOUNTAINSIDE, NJ

Jersey City Public Schools Environmental Consulting Services – Jersey City, New Jersey

Jessica Holm conducted a multitude of environmental projects for the district including drinking water testing, performing right-to-know surveys, soil and groundwater sampling related to existing underground storage tanks (USTs), indoor air sampling, assistance with indoor environmental health assessments (IEHA), and technical reporting.

Passaic Board of Education Environmental Consulting Services - Passaic, New Jersey

Jessica Holm conducted drinking water testing at various schools within the district as well as assisted in the asbestos monitoring program inspection and reporting pursuant to the Asbestos Hazardous Emergency Response Act (AHERA).

Preliminary Assessments for Various Child Care Centers in New Jersey

Jessica Holm conducted multiple Phase I ESAs/Preliminary Assessments (PAs) including site review, data research and final reporting for various childcare centers in New Jersey.

RELEVANT EXPERIENCE – BOSWELL ENGINEERING, SOUTH HACKENSACK, NJ

Remedial Investigation/Remedial Action - G.I. Auto Salvage, Montville, New Jersey

Jessica Holm conducted remedial investigation and oversaw remedial actions as part of the development of a Site-Specific Remediation Standard and Classification Exception Area (CEA) for groundwater contamination present at the Site. Her work included: preparation of the Site Implementing Plan (SIP) for submittal to the United States Environmental Protection Agency (USEPA) for polychlorinated biphenyl (PCB) soil contamination; oversight of in-situ chemical oxidation (ISCO) injections for contaminated groundwater; oversight of soil excavation at multiple areas of concern (AOC); collection of post excavation samples pursuant to the SIP or Remedial Action Workplan (RAWP); and oversight of monitoring well installations and decommissioning.

Jessica Holm

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Site Investigation/Remedial Investigation – Woodport Road, Sparta, New Jersey

Jessica Holm worked on the delineation of groundwater contamination in accordance with NJDEP requirements through the installation of monitoring wells and subsequent groundwater sampling as well as related indoor air sampling as part of the monitoring program. She provided an in-depth review and interpretation of laboratory data and previously performed remedial activities as part of the preparation of the Site and Remedial Investigation (SI/RI) technical reports for submittal to the NJDEP.

MACKENZIE MILLER

ENVIRONMENTAL SCIENTIST

Mackenzie Miller is an Environmental Scientist at AKRF. She has experience in a laboratory setting, as well as participating in scientific field work, writing, and analysis. Her environmental consulting experience includes implementing Phase I Environmental Site Assessments and Phase II Environmental Site Investigations; implementing Indoor Air Quality Surveys; overseeing remedial action programs under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) and NYC Office of Environmental Remediation (OER) E-Designation program, including soil excavation, community air monitoring, remedial system installation, and collection of environmental samples.

BACKGROUND

Education

BA, University of Colorado at Boulder, Environmental Studies, 2020
BA, University of Colorado at Boulder, Ecology & Evolutionary Biology, 2020

Licenses/Certifications

OSHA Safety Training Institute – 30-Hour Construction Safety and Health Certification
OSHA Safety Training Institute – 40-Hour Hazardous Waste and Emergency Response Certification
NYC SST – 8-Hour Fall Prevention for Construction Certification
New York State Conservation District – Certificate of Erosion and Sediment Control Training (exp. July 2023)

Years of Experience

5 years in the industry
3 years with AKRF

RELEVANT EXPERIENCE

80614.04, New York City Economic Development Corporation, New York City Public Health Laboratory, New York, NY

AKRF is providing site assessment/remediation services on behalf of the New York City Economic Development Corporation and the Department of Health and Mental Hygiene for a new 10-story, 240,000-square-foot Public Health Laboratory on the Harlem Hospital campus in Manhattan. The \$454 million building will allow for testing and services for a wide range of clinical and environmental health-related concerns related to microbiology, virology, immunology, and biosafety. The topping-out ceremony was held in September 2023. Mackenzie is providing air monitoring in accordance with the site-specific Community Air Monitoring Plan (CAMP) during remedial excavation activities, on-site field inspections for construction oversight, overseeing soil export manifests, and documenting construction and remedial activities performed under the NYSDEC -approved BCP Remedial Action Work Plan (RAWP).

80619, New York City School Construction Authority, On-Call Environmental Consulting (Multiple) Contracts, Various Locations, New York, NY

For new school sites, initial due diligence involves conducting Phase I environmental site assessments (ESAs) and multi-media sampling of soil, groundwater, and soil vapor to determine the suitability of a site for development as a school and remediation requirements and associated costs. Once design for a school is underway, AKRF would prepare remediation plans and construction specifications and oversee the construction activities. For existing school sites, the work can involve conducting Phase I ESAs and indoor air quality testing, preparation of specifications, supervision of storage tank removals, investigation and remediation of spills, and development of remediation cost estimates. Mackenzie is

MACKENZIE MILLER

ENVIRONMENTAL SCIENTIST

providing on-site field inspections, overseeing drinking water disinfection and sampling protocol associated with installation of new plumbing fixtures, and documenting daily activities performed for task orders at various SCA sites.

210379, NYCHA PACT Williamsburg Houses, Brooklyn, NY

AKRF is providing professional environmental services in connection with the Williamsburg Houses site, which consists of 20 four-story residential buildings situated on four city blocks in Williamsburg, Brooklyn. The site is being rehabilitated under NYCHA's Permanent Affordability Commitment Together (PACT) program. AKRF is providing remedial engineering services, assisting the Client with soil management services including testing, import and export), and vapor mitigation work required under a NYCDEP-approved Remedial Action Work Plan (RAWP). As the RAWP was prepared by a prior consulting firm, AKRF successfully amended the RAWP to reduce certain monitoring and vapor mitigation requirements on behalf of our Client. At the conclusion of AKRF's work, we will document all activities in a Remedial Closure Report (RCR) for approval by NYCDEP. Mackenzie is providing air monitoring in accordance with the site-specific Community Air Monitoring Plan (CAMP) during remedial excavation activities, on-site field inspections for construction oversight, overseeing soil export manifests, and documenting construction and remedial activities performed under the NYSDEC -approved BCP Remedial Action Work Plan (RAWP).

Phipps Houses, Lambert Houses Redevelopment, Bronx, NY

AKRF is providing a range of services to Phipps Houses for the phased redevelopment of their Lambert Houses complex in the West Farms neighborhood of the Bronx. The current Lambert Houses will be demolished and replaced with new buildings on nearly 12 acres of the Bronx Park South Large-Scale Residential Development area, increasing by 1,000 the number of permanently affordable housing units along with tenant amenities, retail space, and community facilities. AKRF prepared the Environmental Impact Statement pursuant to CEQR, SEQRA, and NEPA guidelines for the entire redevelopment, and has since provided site assessment/remediation services along with civil engineering and permitting for buildings on Parcels 3 and 5. We have also provided civil engineering and resident engineering inspection services for NYCDEP utility improvements and supported a city map change application pursuant to ULURP. AKRF has also been responsible for noise and air quality consulting related to the property's E-Designation. Mackenzie is providing air monitoring in accordance with the site-specific Community Air Monitoring Plan (CAMP) during remedial excavation activities, on-site field inspections for construction oversight, overseeing soil export manifests, and documenting construction and remedial activities performed under the NYSDEC -approved BCP Remedial Action Work Plan (RAWP), including engineering controls such as the Sub-Slab Depressurization System (SSDS) and collection of environmental documentation and waste characterization samples.

190021, 272 4th Avenue, Brooklyn, NY

AKRF is providing site assessment/remediation services for a proposed residential apartment building at 272-274 Fourth Avenue in Gowanus, Brooklyn. Mackenzie is providing air monitoring in accordance with the site-specific Community Air Monitoring Plan (CAMP) during remedial excavation activities, on-site field inspections for construction oversight, overseeing soil export manifests, and documenting construction and remedial activities performed under the NYSDEC -approved BCP Remedial Action Work Plan (RAWP), including engineering controls such as the Sub-Slab Depressurization System (SSDS) and collection of environmental documentation and waste characterization samples.

BRIAN QUINN

ENVIRONMENTAL PROFESSIONAL I – SITE ASSESSMENT AND REMEDIATION

Brian Quinn is an Environmental Professional I in AKRF's Site Assessment and Remediation group, with experience in environmental sampling and monitoring during site remediation, subsurface and vapor intrusion investigations, and groundwater remediation system operation and maintenance.

BACKGROUND

Role in Project

Field Technician

EDUCATION

B.A. Environmental Studies, Bucknell University, May 2020

CERTIFICATIONS

OSHA 40-hour Hazardous Waste Operations and Emergency Response Training

OSHA 30-hour Construction Safety Training

YEARS OF EXPERIENCE

Date started at AKRF: March 2022

Prior industry experience: Greenstar Environmental Solutions: February 2021- February 2022 (1 year)

RELEVANT EXPERIENCE - AKRF

Construction Oversight and Community Air Monitoring – American Museum of Natural History, Manhattan, New York

AKRF prepared and is implementing a NYCDEP-approved RAP during construction of the new Gilder Center for Science, Education, and Innovation at the AMNH. Mr. Quinn serves as an on-site environmental monitor during construction to ensure compliance with the RAP. His duties include community and work zone air monitoring, overseeing excavation and export of contaminated soil, and documenting the import of environmentally clean backfill.

RELEVANT EXPERIENCE – GREENSTAR ENVIRONMENTAL SOLUTIONS, SOMERSET, NJ

As an Environmental Scientist at Greenstar, Mr. Quinn conducted Phase II subsurface investigations, low-flow groundwater sampling and soil vapor intrusion assessments, and prepared associated technical reports. He also conducted routine O&M of a large groundwater treatment system, and oversaw installation of new extraction wells for system upgrades

Carl Armbruster
QA Manager

Qualifications Summary

Mr. Armbruster has over 30 years of experience in the environmental laboratory and engineering industry that includes extensive technical, management/leadership experience in all aspects of the laboratory business. He is an action-oriented manager dedicated to ensuring the laboratory maintains a quality program that holds the highest credentials in PT scores, accreditations and customer satisfaction. His unique experience lends itself to working successfully with employees, managers and clients at all levels.

Professional Experience

Quality Assurance Manager – TestAmerica Edison - 2005 to Present

Mr. Armbruster is responsible for establishing and implementing the quality assurance program at the Edison facility; and for interfacing with the corporate Quality Assurance Director to ensure adherence with the overall Quality Management Plan. He is also responsible for monitoring implementation and compliance with NELAC and TestAmerica's QMP, conducting annual management system audits and data audits, as well as providing regulatory updates and technical support to the Laboratory Director, Operations Manager, Client Services and Sales department.

Project Manager/Assistant Technical Director – STL Edison --2000 to 2005

Laboratory Director – STL Whippany – 1998 to 2000

Account Manager – Clean Harbors Environmental Services – 1997 to 1998

Laboratory Manager – Waste Management Inc., and Chemical Waste Management Inc – 1988 to 1997

Environmental Scientist – ICF Technology – 1987 to 1988

Analytical Chemist – IT Corporation – 1985 to 1987

Analytical Chemist – Hess Environmental Laboratories – 1983 to 1985

Education

- ◆ MS in Biology – East Stroudsburg University, 1984
- ◆ BS in Environmental Studies - East Stroudsburg University, 1980

L.A.B. Validation Corp., 14 West Point Drive, East Northport, New York 11731

Lori A. Beyer

SUMMARY:

General Manager/Laboratory Director with a solid technical background combined with Management experience in environmental testing industry. Outstanding organizational, leadership, communication and technical skills. Customer focused, quality oriented professional with consistently high marks in customer/employee satisfaction.

EXPERIENCE:

1998-Present L.A.B. Validation Corporation, 14 West Point Drive, East Northport, NY

President

- Perform Data Validation activities relating to laboratory generated Organic and Inorganic Environmental Data.

1998-Present American Analytical Laboratories, LLC. 56 Toledo Street, Farmingdale, NY

Laboratory Director/Technical Director

- Plan, direct and control the operation, development and implementation of programs for the entire laboratory in order to meet AAL's financial and operational performance standards.
- Ensures that all operations are in compliance with AAL's QA manual and other appropriate regulatory requirements.
- Actively maintains a safe and healthy working environmental that is demanded by local laws/regulations.
- Monitors and manages group's performance with respect to data quality, on time delivery, safety, analyst development/goal achievement and any other key performance indices.
- Reviews work for accuracy and completeness prior to release of results to customers.

1996-1998 Nytest Environmental, Inc. (NEI) Port Washington, New York

General Manager

- Responsible for controlling the operation of an 18,000 square foot facility to meet NEI's financial and operational performance standards.
- Management of 65 FTEs including Sales and Operations
- Ensure that all operations are in compliance with NEI's QA procedures
- Ensures that productivity indicators, staffing levels and other cost factors are held within established guidelines
- Maintains a quantified model of laboratory's capacity and uses this model as the basis for controlling the flow of work into and through the lab so as to ensure that customer requirements and lab's revenue and contribution targets are achieved.

1994-1996 Nytest Environmental, Inc. (NEI) Port Washington, New York

Technical Project Manager

- Responsible for the coordination and implementation of environmental testing programs requirements between NEI and their customers
- Supervise Customer Service Department
- Assist in the development of major proposals
- Complete management of all Federal and State Contracts and assigned commercial contracts
- Provide technical assistance to the customer, including data validation and interpretation
- Review and implement Project specific QAPP's.

1995-1996 Nytest Environmental, Inc. (NEI) Port Washington, New York

Corporate QA/QC Officer

- Responsible for the implementation of QA practices as required in the NJDEP and EPA Contracts
- Primary contact for NJDEP QA/QC issues including SOP preparation, review and approval
- Responsible for review, verification and adherence to the Contract requirements and NEI QA Plan

1992-1994 Nytest Environmental, Inc. (NEI) Port Washington, New York

Data Review Manager

- Responsible for the accurate compilation, review and delivery of analytical data to the company's customers. Directly and effectively supervised a department of 22 personnel.
- Managed activities of the data processing software including method development, form creation, and production
- Implement new protocol requirements for report and data management formats
- Maintained control of data storage/archival areas as EPA/CLP document control officer

1987-1991 Nytest Environmental, Inc. (NEI) Port Washington, New York

Data Review Specialist

- Responsible for the review of GC, GC/MS, Metals and Wet Chemistry data in accordance with regulatory requirements
- Proficient with USEPA, NYSDEC, NJDEP and NEESA requirements
- Review data generated in accordance with SW846, NYSDEC ASP, EPA/CLP and 40 CFR Methodologies

1986-1987 Nytest Environmental, Inc (NEI) Port Washington, New York

GC/MS VOA Analyst

EDUCATION:

1982-1985 State University of New York at Stony Brook, New York; BS Biology/Biochemistry

1981-1982 University of Delaware; Biology/Chemistry

5/91 Rutgers University; Mass Spectral Data Interpretation Course, GC/MS Training

8/92 Westchester Community College; Organic Data Validation Course

9/93 Westchester Community College; Inorganic Data Validation Course

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

L.A.B VALUATION CORP

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:

Individual/sole proprietor C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ►

Exempt payee

Other (see instructions) ►

Address (number, street, and apt. or suite no.)

14 WEST POINT DRIVE

Requester's name and address (optional)

City, state, and ZIP code

EAST NORTHPORT, New York 11731

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

<input type="text"/>	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Employer identification number

<input type="text"/>	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign
Here

Signature of
U.S. person ►

Jaci A. Baker

Date ►

01/18/13

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

Westchester Community College

Professional Development Center

Awards this Certificate of Achievement To

LORI BEYER

for Successfully Completing

ORGANIC DATA VALIDATION COURSE (35 HOURS)

Dr. John Samuelian

Date AUGUST 1992


Lori Beyer
Assistant Dean
Professional Development Center



The Professional
Development Center

 SUNY
WESTCHESTER COMMUNITY COLLEGE
Valhalla, New York 10595

Westchester Community College

Professional Development Center

Awards this Certificate of Achievement To

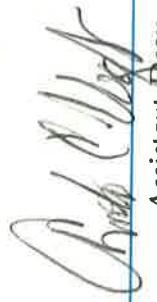
LORI BEYER

for Successfully Completing

INORGANIC DATA VALIDATION

Instructor: Dale Boshart

Date MARCH 1993



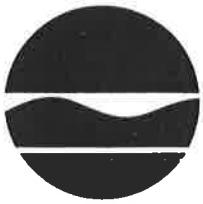
Assistant Dean

Professional Development Center



The Professional
Development Center

New York State Department of Environmental Conservation
50 Wolf Road, Albany, New York 12233



Thomas C. Jorling
Commissioner

July 8, 1992

Ms. Elaine Sall
Program Coordinator
Westchester Community College
Valhalla, NY 10595-1698

Dear Elaine,

Thank you for your letter of June 29, 1992. I have reviewed the course outline for organic data validation, qualifications for teachers and qualifications for students. The course that you propose to offer would be deemed equivalent to that which is offered by EPA. The individuals who successfully complete the course and pass the final written exam would be acceptable to perform the task of organic data validation for the Department of Environmental Conservation, Division of Hazardous Waste Remediation.

As we have discussed in our conversation of July 7, 1992, you will forward to me prior to the August course deadline, the differences between the EPA SOW/90 and the NYSDEC ASP 12/91. You stated these differences will be compiled by Mr. John Samulian.

I strongly encourage you to offer an inorganic data validation course. I anticipate the same list of candidates would be interested in an inorganic validation course as well, since most of the data to be validated consists of both organic and inorganic data.

Thank you for your efforts and please contact me if I can be of any further assistance.

Sincerely,

Maureen P. Serafini

Maureen P. Serafini
Environmental Chemist II
Division of Hazardous Waste
Remediation

(Handwritten signature)



The Professional
Development Center
at
WESTCHESTER COMMUNITY COLLEGE

914 285-6619

October 2, 1992

Ms. Lori Beyer
3 sparkill Drive
East Northport, NY 11731

Dear Ms. Beyer:

Congratulations upon successful completion of the Organic Data Validation course held August 17 - 21, 1992, through Westchester Community College, Professional Development Center. This course has been deemed by New York State Department of Environmental Conservation as equivalent to EPA's Organic Data Validation Course.

Enclosed is your Certificate. Holders of this Certificate are deemed competent to perform organic data validation for the New York State DEC Division of Hazardous Waste Remediation.

The Professional Development Center at Westchester Community College plans to continue to offer courses and seminars which will be valuable to environmental engineers, chemists and related personnel. Current plans include a TCLP seminar on November 17th and a conference on Environmental Monitoring Regulations on November 18th.

We look forward to seeing you again soon at another environmental program or event. Again, congratulations.

Very truly yours,

Passing Grade is 70%
Your Grade is 99%

Elaine Sall
Program Coordinator

ES/bf



The Professional
Development Center
AT
WESTCHESTER COMMUNITY COLLEGE

914 285-6619

June 21, 1993

Dear Ms. Beyer:

Enclosed is your graded final examination in the Inorganic Data Validation course you completed this past March. A score of 70% was required in order to receive a certificate of satisfactory completion. Persons holding this certificate are deemed acceptable to perform Inorganic Data Validation for the New York State Department of Environmental Conservation, Division of Hazardous Waste Remediation.

I am also enclosing a course evaluation for you to complete if you have not already done so. The information you provide will greatly aid us in structuring further courses. We wish to make these course offerings as relevant, targeted and comprehensive as possible. Your evaluation is vital to that end.

Congratulations on your achievement. I look forward to seeing you again at another professional conference or course. We will be co-sponsoring an environmental monitoring conference on October 21, 1993 with the New York Water Pollution Control Association, Lower Hudson Chapter, at IBM's Yorktown Heights, NY site. Information regarding this event will be going out in August.

Very truly yours,


Elaine Sall
Program Coordinator

ES/bf

Enclosures



SUNY
WESTCHESTER COMMUNITY COLLEGE
Valhalla, New York 10595