



Integral Engineering, P.C.
1001 6th Avenue
11th Floor
New York, NY 10007

telephone: 212.962.4303
facsimile: 212.962.4302
www.integral-corp.com

MEMORANDUM

To: Wendi Y. Zheng
New York State Department of Environmental Conservation

From: Sara Barbuto and Keith P. Brodock, P.E. Integral Engineering, P.C.

Date: January 11, 2020

Subject: Monthly Progress Report
Former Cleaner Sales and Equipment Corp. NYSDEC Site No. 224177

Project No.: E051

In accordance with the reporting requirements of the Brownfield Site Cleanup Agreement for the above-captioned Site, Integral Engineering, P.C. (Integral) presents this monthly progress report to New York State Department of Environmental Conservation (NYSDEC) on behalf of 135 Kent Avenue Management Corp. This progress report presents an update on the implementation of the remedial program activities at 135 Kent Avenue (Former Cleaner Sales and Equipment Corp. Site; NYSDEC Site No. 224177) for the month of December 2020.

ACTIONS COMPLETED DURING THIS REPORTING PERIOD

During this reporting period we have completed the following actions:

1. Collected sub-slab depressurization system (SSDS) monitoring measurements at vacuum monitoring points (VMPs) and suction points at 135 Kent Avenue.
2. Coordinated maintenance of the air filtration units in 135 Kent Avenue.

Additional information regarding these actions is provided in the following sections.

135 Kent Avenue SSDS Monitoring

Integral performed SSDS monitoring of accessible VMPs and SSDS suction points on December 8, 2020. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the December 8, 2020 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below. v

Table 1. December 8, 2020 SSDS Monitoring Results

Location	Airflow Velocity (ft/min)	Pressure (inches of H ₂ O)
SSDS Suction Points		
V-1	2,217	--
V-2	1,032	--
V-3	1,286	--
V-4	1,060	--
V-5	1,249	--
V-6	858	--
VMPs		
PV-1R	--	-0.009
PV-2R	--	+0.378
PV-3	--	-0.010
PV-4R	--	-0.028
PV-5R	--	-0.007
PV-6RR	--	-0.321
PV-7RR	--	-0.002
PV-8	--	-0.020
PV-10RR	--	-0.028
PV-11R	--	+0.005

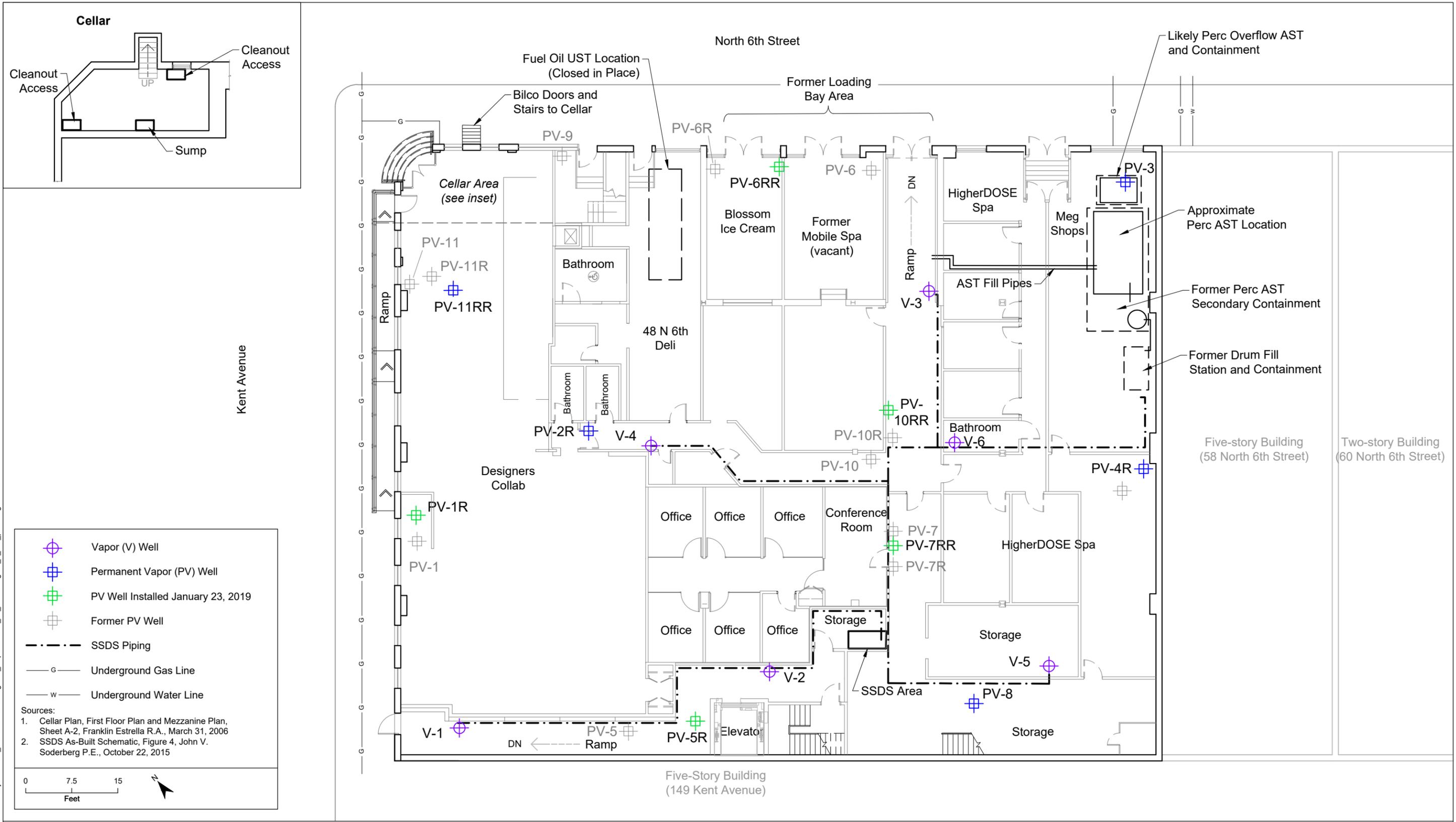
The Site plan, included as Figure 1, shows the locations of VMPs labeled as PV-x (permanent vapor wells) and SSDS suction points labeled as V-x (vapor wells). All locations were accessible during the December 2020 monitoring event. SSDS airflow velocity data collected on December 11, 2020 were generally comparable to those collected during previous 2020 monitoring events, and those performed at the Site since December 2016. Pressure readings at PV-2R and PV-11RR vacillated between negative and positive values during monitoring and stabilized on positive pressures. Integral did not typically observe positive pressure in PV-2R or PV-11RR during previous 2020 monitoring events. During the January 5, 2021 monitoring event, Integral recorded negative pressure at these two PVs and there was not an issue with values vacillating between negative and positive pressures.

135 Kent Avenue Air Filtration Unit Maintenance

NYSDEC and Integral discussed required maintenance to the air filtration units in 135 Kent Avenue in November 2020. This entails replacement of the carbon filter and pre-filter materials within the AirPura filtration units. Integral coordinated the procurement of these materials during the December 2020 reporting period, and plans to perform this maintenance event in January 2021.

PLANNED ACTIVITIES FOR THE JANUARY 2021 REPORTING PERIOD

The January 2021 monthly monitoring event is scheduled for January 5, 2020. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units. Integral is also coordinating an SSDS carbon changeout. Additional details regarding January 2021 activities will be provided in the next monitoring report, due February 10, 2021.



N:\GIS\Projects\ED01_135Kent\CAD\Progress_Reports\2020_03_March\Figure_1_site_plan.dwg 1/4/2021 11:22:28 AM

	Vapor (V) Well
	Permanent Vapor (PV) Well
	PV Well Installed January 23, 2019
	Former PV Well
	SSDS Piping
	Underground Gas Line
	Underground Water Line

Sources:

1. Cellar Plan, First Floor Plan and Mezzanine Plan, Sheet A-2, Franklin Estrella R.A., March 31, 2006
2. SSDS As-Built Schematic, Figure 4, John V. Soderberg P.E., October 22, 2015



DRAFT

Figure 1.
Site Sub-Slab Depressurization System and Monitoring Points
135 Kent Avenue, Brooklyn, NY



135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 12/8/20
 Time Begin: 1030
 Time End: 1300
 Staff: Patrick McGuire

Sub-Slab Monitoring Point	Pressure (in. H ₂ O)
PV-1R	-0.009
PV-2R	+0.378
PV-3	-0.010
PV-4R	-0.028
PV-5R	-0.007
PV-6RR	-0.321
PV-7RR	-0.002
PV-8	-0.020
PV-10RR	-0.028
PV-11RR	+0.005

SSDS Monitoring Point	Flow Velocity (ft/min)
V-1	2,217
V-2	1,032
V-3	1,286
V-4	1,050
V-5	1,249
V-6	858

Notes: PV-2R stabilized for 5 minutes from 3-4 in H₂O down to 0.378 in H₂O
 PV-11RR oscillating from 0.001 to 0.005 in H₂O
 PV-11R also ranges 0.004-0.007 in H₂O

SSDS Treatment Room	Monitoring Point	Pressure (in. H ₂ O)	PID (ppm)	Notes
Before lead drum	Gauge PI102	44	no port	
Before lag drum	Gauge PI103 Sample Port	30	5.5	
After lag drum	Gauge PI104 Sample Port	18	3.2	
Ambient Air			0.02	

Is SSDS blower operating: Yes No
 Is heat exhaust fan operating: Yes No
 Is Sensaphone operating: Yes No Need replacement batteries. Have 4 batteries, need 2 more
 Tampering, vandalism, or damage to
 SSDS: Yes No
 Exhaust stack: Yes No