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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: February 10, 2021

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 January 2021.

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.
3. Collected monitoring measurements for the passive SSDS at 60 North 6th Street.

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 January 5, 2021. Pressure readings were collected from VMPs; airflow velocity readings were collected from SSDS suction points. The results of the January 5, 2021 monitoring event for all SSDS suction points and VMPs are presented in Table 1 below.

Table 1. January 5, 2021 135 Kent Avenue SSDS Monitoring Results

| Location | Airflow Velocity (ft/min) | Pressure (inches of H ₂ O) |
|---------------------|------------------------------|--|
| SSDS Suction Points | | |
| V-1 | 2,455 | -- |
| V-2 | 1,064 | -- |
| V-3 | 1,545 | -- |
| V-4 | 1,278 | -- |
| V-5 | 1,128 | -- |
| V-6 | 880 | -- |
| VMPs | | |
| PV-1R | -- | -0.010 |
| PV-2R | -- | -0.002 |
| PV-3 | -- | -0.026 |
| PV-4R | -- | -0.029 |
| PV-5R | -- | -0.005 |
| PV-6RR | -- | +0.002 |
| PV-7RR | -- | -0.004 |
| PV-8 | -- | -0.020 |
| PV-10RR | -- | -0.025 |
| PV-11R | -- | -0.004 |

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 January 2021 monitoring event. SSDS airflow velocity data collected on January 5, 2021 were generally comparable to those collected during 2020 monitoring events, and those performed at the Site since December 2016. Pressure readings at PV-6RR vacillated between negative and positive values during monitoring and stabilized on a positive pressure. Integral will note if this continues to be a problem and will re-install this point if necessary.

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 January 2021 reporting period, and will perform this maintenance event on February 17, 2021.

60 North 6th Street SSDS Monitoring

On January 22, 2021, Integral met with P. W. Grosser (representative for the owner of 60 North 6th Street) to collect monitoring data for the passive SSDS located at 60 North 6th Street. Pressure readings were collected from each of the system's two monitoring points and are presented in Table 2 below.

Table 2. January 20, 2021 60 North 6th Street SSDS Monitoring Results

| Location | Pressure (inches of H ₂ O) as Measured by Integral | Pressure (inches of H ₂ O) as Measured by P.W. Grosser |
|--------------|---|---|
| VMP-1 (west) | +0.004 | -0.0011 to +0.0005 |
| VMP-2 (east) | -0.003 | -0.0031 |

The two monitoring points were accessible but required plumber's putty to create a seal around the manometer hose. Readings collected by P.W. Grosser for VMP-1 vacillated between negative and positive values; Integral observed a positive value of 0.004 inches of water at this location. Integral and P.W. Grosser obtained similar, negative pressure readings for VMP-2. Integral will collect additional monitoring data at 60 North 6th Street during the month of February 2021.

PLANNED ACTIVITIES FOR THE FEBRUARY 2021 REPORTING PERIOD

The February 2021 monthly monitoring event is scheduled for February 8, 2021; Integral will collect monitoring data from accessible monitoring points at 60 North 6th Street on that day as well. The SSDS system is currently operating. Integral is coordinating air filtration unit maintenance for those spaces with installed air filtration units on February 17, 2021. Integral is also coordinating an SSDS carbon changeout at 135 Kent Avenue for February 24, 2021. Additional details regarding February 2021 activities will be provided in the next monitoring report, due March 10, 2021.

135 Kent Avenue
 Site # C224177
 SSDS Monitoring Form

Date: 1/5/21
 Time Begin: 1345
 Time End: 1545
 Staff: P. McGuire & M. Jones

| Sub-Slab Monitoring Point | Pressure (in. H ₂ O) |
|---------------------------|---------------------------------|
| PV-1R | -0.010 |
| PV-2R | 0.0 |
| PV-3 | -0.026 |
| PV-4R | -0.029 |
| PV-5R | -0.005 |
| PV-6RR | +0.002 |
| PV-7RR | -0.004 |
| PV-8 | 0.020 |
| PV-10RR | 0.025 |
| PV-11RR | -0.004 |

| SSDS Monitoring Point | Flow Velocity (ft/min) |
|-----------------------|------------------------|
| V-1 | 2455 |
| V-2 | 1064 |
| V-3 | 1545 |
| V-4 | 1278 |
| V-5 | 1128 |
| V-6 | 880 |

90° water at valve to 45° elbow in riser
 45°
 75°
 90°
 45°
 90°

Notes:

| 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 | 5.6 | |
| After lag drum | Gauge PI104 Sample Port | 18 | 3.3 | |
| Ambient Air | | 0 | 0.0 | |

- Is SSDS blower operating: Yes No
- Is heat exhaust fan operating: Yes No
- Is Sensaphone operating: Yes No
- Tampering, vandalism, or damage to
 SSDS: Yes No
- Exhaust stack: Yes No