

Project	Bedford Beverly Brownfield Site	Report No.	50
BCP Site	BCP Site No. C224384	Date	12/15/2023
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC, Maman Contracting (Maman), International Concrete	Temperature	38-58 °F
Contractor	Haley & Aldrich	Wind Direction	SW to NE, 8 mph
Weather	Mostly Sunny	Personnel on Site	A. Stewart, M. Cal & D. Djombalic
Humidity	48%	Time on Site	6:30 am to 4:00 pm

Haley & Aldrich of New York (Haley & Aldrich) was present to document implementation of the Remedial Action Work Plan (RAWP) prepared by Haley & Aldrich currently under review by NYSDEC and the NYSDEC-approved Change of Use dated 17 August 2023 to begin support of excavation work. Site observations are summarized below.

Daily Observations:

- Contractor (International Concrete) continued support of excavation (SOE) preparation along the perimeter of Lot 14.
- Contractor (International Concrete) continued loading soil for transport and disposal off-site.
- Contractor (International Concrete) began installing SOE piles along the perimeter of lot 53.

Waste Disposal/Backfill Import Tracking:

Material Export:

- Twelve (12) loads of non-hazardous fill material from grid WC-11 (10-15’).
- Soil/Fill disposal is summarized below:

	<i>Facility: Bayshore Soil Management, Keasbey, NJ (Non-Haz Soil)</i>		<i>Facility: P Park NJ LLC, Prospect Park, NJ (Non-Haz Soil)</i>		<i>Facility: Keystone Trade Center, Fairless Hills, PA (Non-Haz Soil)</i>		<i>Facility: Posillico Materials Permitted Wash Plant, LLC, Farmingdale, NY (Non-Haz Soil)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	12 Loads	240 CY	0 Loads	0 CY	0 Loads	0 CY	12 Loads	240 CY
<i>Total:</i>	<u>186 Loads</u>	<u>3,720 CY</u>	<u>569 Loads</u>	<u>11,380 CY</u>	<u>229 Loads</u>	<u>4,580 CY</u>	<u>97 Loads</u>	<u>1,940 CY</u>	<u>1,081 Loads</u>	<u>21,620 CY</u>

*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

- Asphalt disposal is summarized below:

	<i>Facility: Flushing Asphalt Recycling, Flushing NY (Asphalt)</i>		<i>Facility: Mount Materials, Fairless Hills, PA (Asphalt)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>117 Loads</u>	<u>2,340 CY</u>	<u>9 Loads</u>	<u>180 CY</u>	<u>126 Loads</u>	<u>2,520 CY</u>

*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

- C&D disposal is summarized below:

	<i>Facility: Mount Materials, Fairless Hills, PA (Non-Haz Concrete)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>61 Loads</u>	<u>1,220 CY</u>	<u>61 Loads</u>	<u>1,220 CY</u>

*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

Material Import:

- Material import is summarized below:

	<i>Facility: Mount Hope Quarry, Wharton, NJ (ASTM #57)</i>		<i>Facility: Mount Hope Quarry, Wharton, NJ (ASTM #3)</i>		<i>Totals:</i>	
<i>Today:</i>	0 Loads	0 CY	0 loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>5 Loads</u>	<u>100 CY</u>	<u>11 loads</u>	<u>220 CY</u>	<u>16 Loads</u>	<u>320 CY</u>

*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)

Samples Collected:

- Sixteen confirmation soil samples were collected in the following locations: EP-47, EP-48, EP-57, EP-66, EP-72, EP-36, EP-90, EP-91, EP-95, EP-96, EP-101, EP-102, EP-106, EP-107, EP-112, EP-212, and EP-216.
- QA/QC samples including one duplicate, one MS/MSD sample, and one trip blank were collected in accordance with the RAWP.
- The soil samples were relinquished to Eurofins Scientific of Edison, New Jersey (a NYSDOH ELAP certified laboratory) under standard chain of custody procedures.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at four locations during ground intrusive work from 6:45 am to 2:30 pm. No 15-minute average concentration of volatiles organic compounds (VOCs) or particulate 15-minute average concentration of matter smaller than 10 microns in diameter (PM10) exceeded the action levels. No visible dust was observed leaving the site perimeter.

Activities Planned for Coming Week:

- Contractor (International Concrete) will continue stockpiling soil on the perimeter of Lot 14 for disposal.
- Contractor (International Concrete) will begin stockpiling soil on the perimeter of Lot 53 for disposal.
- Contractor (International Concrete) will continue installing H piles as part of SOE installation on the perimeter of the site.
- Contractor (International Concrete) will continue transportation and disposal of soil/fill to an approved facility.

Site Photographs:



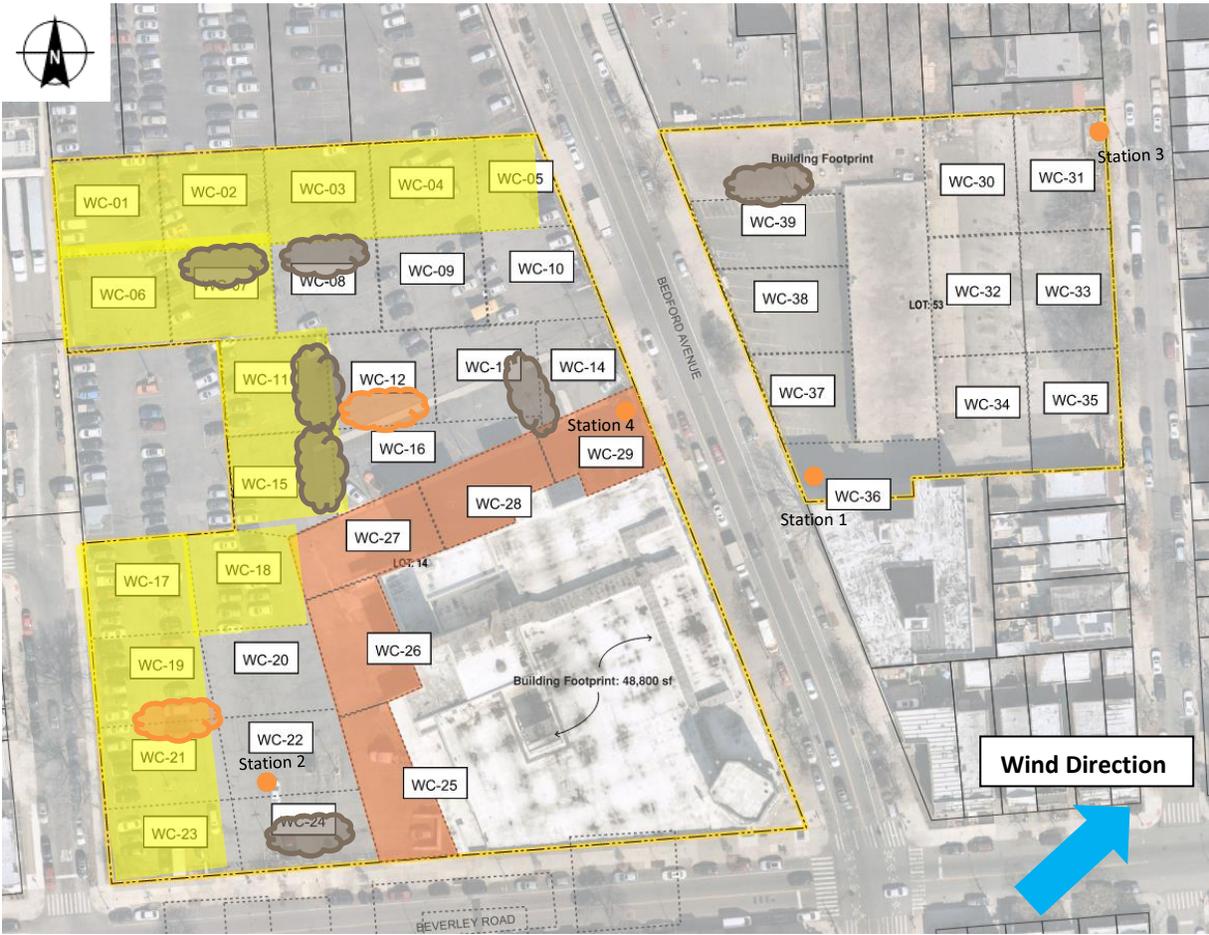
Photo 1: View of contractor loading soil for off-site disposal on Lot 14, facing west.



Photo 2: View of contractor installing piles on Lot 53, facing south-southeast.

Site Plan:

Reference: Waste Characterization Letter Figure 3 Grid Location Map, prepared by Haley & Aldrich, dated October 2023



LEGEND:

- Area of work
- CAMP Station
- Stockpile Location (soil/fill)
- Stockpile location (C&D)

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Date : 2023-12-15

Personnel : D. Djombalic, M. Cal & A. Stewart

Weather : Mostly Sunny

Humidity : 48%

Wind Direction : SW to NE, 8 mph

Particulate Background (ug/m3) : 14.537

PID Background (ppm) : 0.0

Action Levels : Downwind perimeter of work area above background levels

PID (ppm) : > 5 ppm for the 15-min average

Dust (ug/m3) : > 150 for the 15-min average

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
06:45		14.537		10.915		0.0		0.0		
07:00		12.142		17.557		0.0		0.0		
07:15		10.952		11.734		0.0		0.0		
07:30		10.361		10.748		0.0		0.0		
07:45		8.564		9.819		0.0		0.0		
08:00		8.386		10.233		0.0		0.0		
08:15		8.259		8.899		0.0		0.0		
08:30	34.325	8.012	13.078	8.746	0.0	0.0	0.0	0.0		
08:45	23.999	8.017	11.190	8.309	0.0	0.0	0.0	0.0		
09:00	18.267	9.317	9.417	7.460	0.0	0.0	0.0	0.0		
09:15	16.104	7.775	8.966	9.252	0.0	0.0	0.0	0.0		
09:30	16.382	7.860	8.911	9.308	0.0	0.0	0.0	0.0		
09:45	16.046	8.006	8.601	9.025	0.0	0.0	0.0	0.0		
10:00	16.400	8.464	8.801	9.235	0.0	0.0	0.0	0.0		
10:15	15.566	8.581	8.502	8.371	0.0	0.0	0.0	0.0		
10:30	14.510	8.397	8.366	8.899	0.0	0.0	0.0	0.0		
10:45	14.598	9.043	8.201	8.291	0.0	0.0	0.0	0.0		

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Minute of Time	Avg. PM10 (Station1)	Avg. PM10 (Station2)	Avg. PM10 (Station3)	Avg. PM10 (Station4)	Avg. VOC(Station1)	Avg. VOC(Station2)	Avg. VOC(Station3)	Avg. VOC(Station4)	Odors	Notes Activities/ Additional Monitoring
11:00	13.231	9.479	7.963	8.5	0.0	0.0	0.0	0.0		
11:15	14.966	8.466	8.566	9.7	0.0	0.0	0.0	0.0		
11:30	13.899	8.848	8.379	8.4	0.0	0.0	0.0	0.0		
11:45	13.833	8.839	8.901	8.9	0.0	0.0	0.0	0.0		
12:00	14.020	8.843	8.459	9.0	0.0	0.0	0.0	0.0		
12:15	12.223	8.395	7.583	8.3	0.0	0.0	0.0	0.0		
12:30	11.834	7.822	7.678	8.4	0.0	0.0	0.0	0.0		
12:45	14.026	7.281	7.276	7.3	0.0	0.0	0.0	0.0		
13:00	12.998	7.300	6.997	7.5	0.0	0.0	0.0	0.0		
13:15	13.313	6.863	6.471	8.5	0.0	0.0	0.0	0.0		
13:30	11.807	6.163	6.352	8.3	0.0	0.0	0.0	0.0		
13:45	11.683	6.160	5.879	6.9	0.0	0.0	0.0	0.0		
14:00	11.527	6.251	6.183	6.9	0.0	0.0	0.0	0.0		
14:15	10.070	5.808	5.454	5.6	0.0	0.0	0.0	0.0		
14:30	8.844	5.804	5.304	5.5	0.0	0.0	0.0	0.0		