

Project	Bedford Beverly Brownfield Site	Report No.	194
BCP Site	BCP Site No. C224384	Date	07/25/2024
Location	2359 and 2360 Bedford Avenue, Brooklyn, NY	File No.	0205432
Client	Bedford Beverly Acquisitions LLC	Temperature	75-86 °F
Contractor	Haley & Aldrich, Maman Contracting (Maman), International Concrete	Wind Direction	SW to NE, 8 mph
Weather	Cloudy	Personnel on Site	E. Nunez
Humidity	94%	Time on Site	7:00am to 2:30pm

Haley & Aldrich of New York Engineering and Geology, LLP (Haley & Aldrich) was present to document implementation of the January 2024 NYSDEC-approved Remedial Action Work Plan (RAWP) prepared by Haley & Aldrich for the Bedford Beverly BCP Site (C224384), located at 2359 and 2360 Bedford Avenue, Brooklyn, NY. Site observations are summarized below.

Daily Observations:

- Contractor (International Concrete) continued support of excavation (SOE) and foundation installation within Lots 14 and Lot 53.
- Contractor (International Concrete) continued footing and subgrade preparation in Lots 14 and 53.

Waste Disposal/Backfill Import Tracking:

Material Export:

- 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>Today:</i>	10 Loads	200 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>467 Loads</u>	<u>9,340 CY</u>	<u>2,093 Loads</u>	<u>41,860 CY</u>	<u>995 Loads</u>	<u>19,900 CY</u>
	<i>Facility: Posillico Materials Permitted Wash Plant, LLC, Farmingdale, NY (Non-Haz Soil)</i>		<i>Facility: Republic Environmental Systems, LLC, Hatfield PA (Haz Soil)</i>		<i>Facility: Conestoga Republic Environmental Systems, LLC, Prospect Park, NJ (Non-Haz Soil)</i>	
<i>Today:</i>	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
<i>Total:</i>	<u>687 Loads</u>	<u>13,740 CY</u>	<u>5 Loads</u>	<u>100 CY</u>	<u>44 Loads</u>	<u>880 CY</u>
Sitewide Total			*Note, 1 truck estimated at 20 cubic yards. Final tonnages will be present in the Final Engineering Report (FER)			
<i>Today:</i>	10 Loads	200 CY				
<i>Total:</i>	<u>4,359 Loads</u>	<u>87,180 CY</u>				

- Asphalt disposal is summarized below:

	Facility: Flushing Asphalt Recycling, Flushing NY (Asphalt)		Facility: Mount Materials, Fairless Hills, PA (Asphalt)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>117 Loads</u>	<u>2,340 CY</u>	<u>43 Loads</u>	<u>860 CY</u>	<u>160 Loads</u>	<u>3,200 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:

	Facility: Mount Materials, Fairless Hills, PA (Non-Haz Concrete)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>232 Loads</u>	<u>4,640 CY</u>	<u>232 Loads</u>	<u>4,640 CY</u>

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

Material Import:

- Stone import is summarized below:

	Facility: Mount Hope Quarry, Wharton, NJ (ASTM #57)		Facility: Mount Hope Quarry, Wharton, NJ (ASTM #3)		Totals:	
Today:	0 Loads	0 Tons	0 Loads	0 Tons	1 Loads	24.8 Tons
Total:	<u>114 Loads</u>	<u>2,827.84 Tons</u>	<u>36 loads</u>	<u>931.33 Tons</u>	<u>149 Loads</u>	<u>3,758.97 Tons</u>

- RCA import is summarized below:

	Facility: Allocco Recycling Ltd., Brooklyn, NY (RCA)		Totals:	
Today:	0 Loads	0 CY	0 Loads	0 CY
Total:	<u>125 Loads</u>	<u>2,500 CY</u>	<u>125 Loads</u>	<u>2,500 CY</u>

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

Injection Tracking:

- ZVI injections were completed on February 1, 2024, in Lot 14.
- ISCO injections were completed on February 12, 2024, in Lot 53.

Samples Collected:

- None.

CAMP Activities:

- Air monitoring during ground-intrusive activities was performed at four locations between 7:15 am to 2:00 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 at Lots 14 and 53 for disposal.
- Contractor (International Concrete) will continue transportation and disposal of soil/fill to approved facilities.
- Contractor (International Concrete) will continue footing and subgrade preparation in Lots 14 and 53.

Site Photographs:



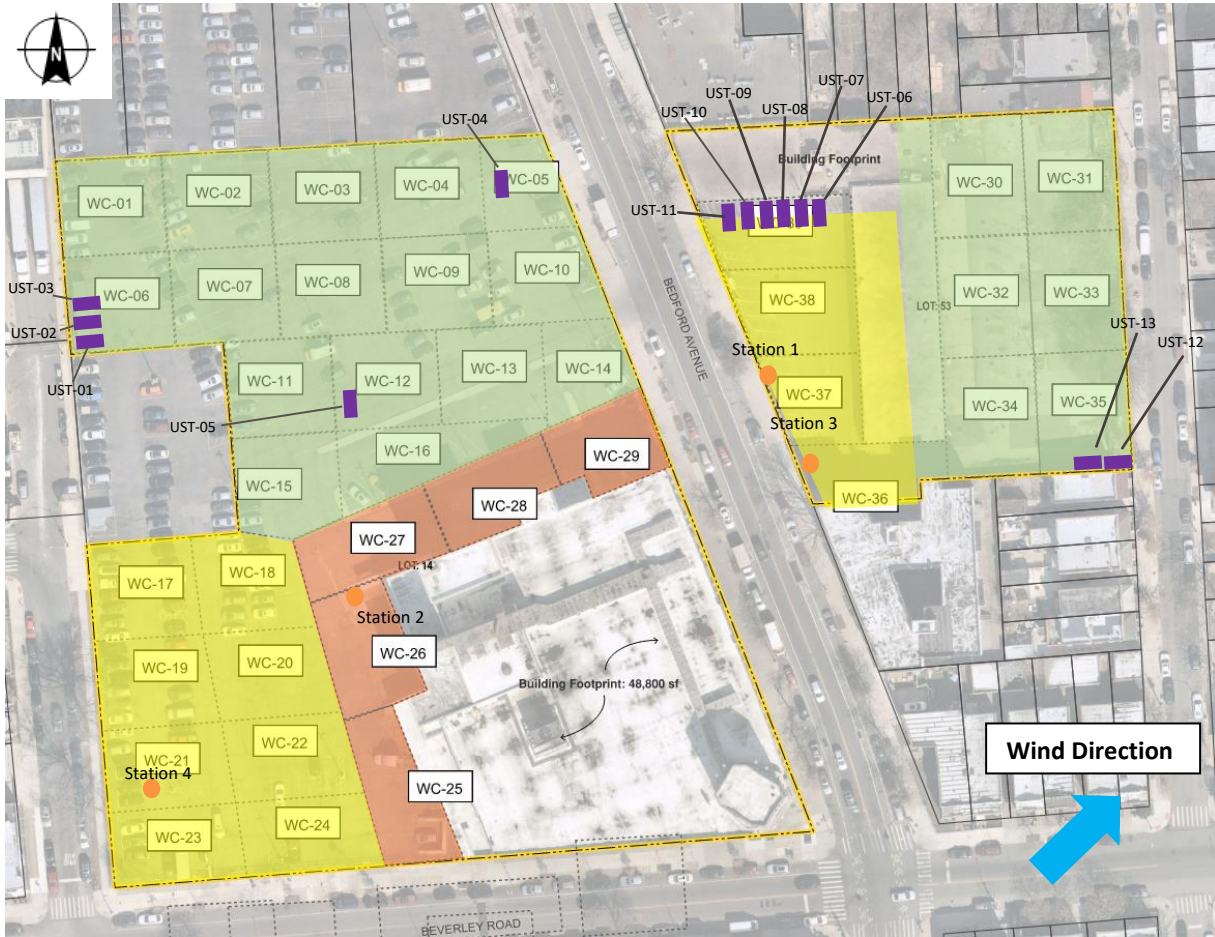
Photo 1: View of elevator pit excavation in Lot 14, facing east.



Photo 2: View of site conditions in Lot 53, facing south.

Site Plan:

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



LEGEND:

- Area of work (below-grade)
- Area of work (above-grade)
- CAMP Station
- Stockpile Location (soil/fill)
- Stockpile location (C&D)
- Former UST Location

2360 Bedford Avenue, Brooklyn NY

Air Monitoring Log

Date : 2024-07-25

Personnel : E. Nunez
 Weather : Cloudy
 Humidity : 94%
 Wind Direction : SW to NE, 8 mph

Particulate Background (ug/m3) : 12.462
 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
07:15		12.042		12.462		0.0		0.0		
07:30	18.268	9.081	22.078	8.483	0.0	0.0	0.0	0.0		
07:45	10.441	9.049	18.074	8.447	0.1	0.0	0.0	0.0		
08:00	11.575	8.943	19.289	8.790	0.0	0.0	0.0	0.0		
08:15	11.998	10.035	19.518	10.323	0.0	0.0	0.0	0.0		
08:30	11.620	9.875	15.365	9.530	0.1	0.0	0.0	0.0		
08:45	18.953	9.611	36.272	8.970	0.0	0.0	0.0	0.0		
09:00	16.364	9.300	22.221	10.164	0.0	0.0	0.0	0.0		
09:15	11.938	9.077	36.508	8.803	0.0	0.0	0.0	0.0		
09:30	16.779	10.035	33.522	9.235	0.0	0.0	0.0	0.0		
09:45	17.913	12.240	65.991	17.334	0.0	0.0	0.0	0.1		
10:00	12.931	12.851	26.512	16.977	0.0	0.0	0.0	0.0		
10:15	16.211	12.986	44.714	16.644	0.0	0.0	0.0	0.0		
10:30	17.152	13.732	129.777	13.419	0.0	0.0	0.0	0.0		
10:45	21.577	11.757	32.256	12.023	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	18.742	14.011	37.392	12.2	0.0	0.0	0.0	0.0		
11:15	21.619	16.368	47.788	11.6	0.0	0.0	0.0	0.0		
11:30	22.021	12.957	29.553	11.8	0.0	0.0	0.0	0.0		
11:45	15.215	12.646	27.826	12.4	0.0	0.0	0.0	0.0		
12:00	13.402	12.383	21.150	12.9	0.0	0.0	0.0	0.0		
12:15	12.197	13.042	19.834	12.4	0.0	0.0	0.0	0.0		
12:30	12.537	13.421	18.783	12.6	0.0	0.0	0.0	0.0		
12:45	14.313	13.482	21.365	13.0	0.0	0.0	0.0	0.0		
13:00	15.495	12.942	23.710	12.2	0.0	0.0	0.0	0.0		
13:15	16.335	14.700	24.068	12.9	0.0	0.0	0.0	0.0		
13:30	15.913	14.097	26.456	12.8	0.0	0.0	0.0	0.0		
13:45	18.811	13.326	30.599	12.4	0.0	0.0	0.0	0.0		
14:00	29.040				0.0					

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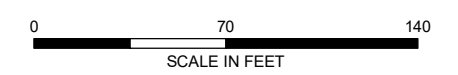


LEGEND

- TRACK 1 UUSCO CONFIRMATION BASE SAMPLE
- TRACK 1 UUSCO CONFIRMATION SIDEWALL SAMPLE
- TRACK 4 DOCUMENTATION SAMPLE
- ENDPOINT SAMPLE GRID
- ▭ SITE BOUNDARY
- ▭ PARCEL BOUNDARY
- ENDPOINT SAMPLE/DOCUMENTATION SAMPLE COLLECTED
- ENDPOINT SAMPLE/DOCUMENTATION SAMPLE NOT COLLECTED

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. UUSCO = UNRESTRICTED USE SOIL CLEANUP OBJECTIVE
3. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
4. AERIAL IMAGERY SOURCE: NEARMAP, 27 FEBRUARY 2022



HALEY ALDRICH BEDFORD BEVERLY BROWNFIELD SITE
 2359 AND 2360 BEDFORD AVENUE
 BROOKLYN, NEW YORK

**CONFIRMATION/DOCUMENTATION SAMPLE
 PROGRESS MAP**

MARCH 2024

FIGURE X