STRUCTURAL
ENGINEERING
TECHNOLOGIES, P.C.

40-12 28TH Street, Long Island City, NY 11101 • (P) 718-706-7196 • (F) 718-472-4464 • (E) info@set-ny.com

MONTHLY REPORT FOR DECEMBER 2024

SITE NAME: Gerry Street Site (a.k.a. Former Pfizer Site D, Operable Unit 1)
SITE ADDRESS: 60-66 Gerry Street, Brooklyn, NY 11206
BCP NUMBER: C224396
REPORTING PERIOD: December 2024

REMEDIAL ACTIONS DURING THE REPORTING PERIOD

- The depth to groundwater at the Site was gauged on December 9, 2024 as requested by the NYSDEC project manager, Ms. Madeleine Babick. The depth to groundwater was measured in monitoring wells 23MW-1 (11.65 ft bgs), 23MW-2 (11.95 ft bgs), 23MW-3 (12.03 ft bgs), 23MW-4S (11.89 ft bgs), and 23MW-4D (12.35 ft bgs) using an interface probe. The NYSDEC project manager was on-Site to oversee the groundwater measurement activities.

- A meeting was held with the NYSDEC and NYSDOH via Microsoft Teams on December 19, 2025 to discuss the sequence of the Remedial Action proposed in the RAWP. The following topics were discussed during the meeting in relation to the remedial action sequence: the performance of dewatering activities at the Site, actions that will be performed to ensure dewatering activities have not removed the ISBR + Chemical Injection substrate from the treated soil area, the installation of SSDS piping as a contingency if the groundwater table does not rebound to its pre-pumping elevation, and the performance of a Soil Vapor Intrusion investigation including the collection of indoor air samples from the basement and first floor of the buildings following the completion of the building envelope and installation of HVAC equipment. The NYSDEC additionally approved the installation of two monitoring wells (23MW-5 and 23MW-6) on Lot 5 prior to the approval of the RAWP.

- Received a revised Contained-In Determination Approval Letter from the NYSDEC Division of Materials Management dated December 24, 2024. The letter indicates that soil excavated and removed from the Site from 0 to 10 feet in non-gray areas and 0-15 feet in gray areas does not have to be managed as a hazardous waste and can be transported off-site to a permitted solid waste landfill able to accept the material as non-hazardous waste.

- Monitoring wells 23MW-5 and 23MW-6 were installed to approximately 16-feet below grade on Lot 5 as requested by the NYSDEC. The monitoring wells were installed using a track mounted Geoprobe and consisted of 10-feet of screen from 6 to 16 feet below grade. The remaining portion of the monitoring well consisted of riser. During the installation of the monitoring wells, two soil samples were collected from each monitoring well location as follows: 23MW-5 (10-12’), 23MW-5 (14-16’), 23MW-6 (12-14’), and 23MW-6 (14-16’).

ANTICIPATED ACTIVITIES FOR THE NEXT REPORTING PERIOD

1. Submit RAWP to the NYSDEC.

2. Receive approval of the RAWP from the NYSDEC.
3. Submit updated waste characterization letters to disposal facilities.

SAMPLING RESULTS, TESTS AND OTHER DATA

Soil samples collected from SP-9, SP-11, SP-16, SP-17, SP-20, and SP-21 on November 29, 2024 were analyzed for Total SVOCs and TCLP Lead. Analytical results are summarized below:

- TCLP Lead was not detected at a concentration greater than its Reporting Limit (RL) in soil samples SP-9 (10-12' and 12-14'), SP-11 (12-14'), SP-16 (10-12' and 12-14'), SP-17 (10-12' and 12-14'), SP-20 (10-12' and 12-14'), and SP-21 (12-14') or in waste characterization sample WC-11-29. TCLP Lead was detected at a concentration greater than its RL but less than its EPA Standard of 5 mg/L in soil samples SP-11 (1.47 mg/l) and SP-21 (10-12').

- No SVOCs were detected at concentrations greater than their respective RLs in soil samples SP-9 (12-14'), SP-11 (12-14'), SP-16 (10-12' and 12-14'), and SP-17 (10-12' and 12-14'). Total SVOCs were detected in soil samples SP-9 (10-12'), SP-11 (10-12'), SP-20 (10-12' and 12-14'), and SP-11 (10-12' and 12-14') at concentrations ranging from 1,510 ug/kg in SP-21 (12-14') to 105,200 ug/kg in SP-11 (10-12').

Soil samples 23MW-5 (10-12'), 23MW-5 (14-16'), 23MW-6 (12-14'), and 23MW-6 (14-16') were analyzed for VOCs via EPA Method 8260. Analytical results are summarized below and will be included in the pre-design groundwater investigation report:

- The VOC tetrachloroethylene (4,200 ug/kg) was detected at a concentration exceeding its PGWSCO of 1,300 ug/kg in 23MW-5 (10-12'). No other VOCs were detected in 23MW-5 (10-12') at concentrations greater than their respective RRSCOs or PGWSCOs. The VOCs cis-1,2-Dichloroethelene (210 ug/kg), naphthalene (210 ug/kg), and trichloroethene (310 ug/kg) were detected in 23MW-5 (10-12') at concentrations greater than their respective Reporting Limits (RLs) but less than their respective RRSCOs and PGWSCOs.

- The VOC vinyl chloride (72 ug/kg) was detected at a concentration exceeding its PGWSCO of 20 ug/kg in 23MW-5 (14-16'). No other VOCs were detected in 23MW-5 (14-16') at concentrations greater than their respective RRSCOs or PGWSCOs. The VOCs acetone (12 ug/kg), cis-1,2-Dichloroethelene (240 ug/kg), tetrachloroethylene (5.3 ug/kg), trans-1,2-Dichloroethene (0.71 ug/kg), and trichloroethene (1.2 ug/kg) were detected in 23MW-5 (14-16') at concentrations greater than their respective RLs but less than their respective RRSCOs and PGWSCOs.

- No VOCs were detected in 23MW-6 (12-14') at concentrations greater than their respective RRSCOs or PGWSCOs. The VOCs naphthalene (210 ug/kg) and tetrachloroethylene (17 ug/kg) were detected in 23MW-6 (12-14') at concentrations greater than their respective RLs but less than their respective RRSCOs and PGWSCOs.

- No VOCs were detected in 23MW-6 (14-16') at concentrations greater than their respective RLs.

ESTIMATED PERCENTAGE OF SITE INVESTIGATION COMPLETION
100%

DELAYS ENCOUNTERED

None.

EFFORTS MADE TO MITIGATE DELAYS
N/A

CITIZEN PARTICIPATION ACTIVITIES FOR THE REPORTING PERIOD
None.

ANTICIPATED CITIZEN PARTICIPATION ACTIVITIES FOR NEXT REPORTING PERIOD
None.

SCHEDULE

Schedule Task	Timeframe	Estimated Date
Mobilize equipment to the Site.	Within 7 days of RIWP approval	January 2024
Complete fieldwork	Within 1 week of the mobilization date	February 2024
Investigation Derived Waste Drum Pickup	Following completion of monitoring well, soil vapor, and soil probe installation	February 2024
Receive all Laboratory Reports	Within 2 weeks of completion of fieldwork	February 2024
Receive all Laboratory Deliverable	Within 4 weeks of completion of fieldwork	March 2024
Receive DUSR	Within 8 weeks of completion of fieldwork	April 2024
Submit Remedial Investigation Report	Within 8 weeks of completion of the Fieldwork	April 2024 *RIR Submitted February 2024* *RAWP Submitted March 2024*
Submit Supplemental Investigation Work Plan	N/A	June 2024
Mobilize equipment to the Site.	Within 2 days of SRIWP approval	June 2024
Complete fieldwork	Within 1 week of the mobilization date	July 2024
Perform Waste Characterization Testing and Soil Delineation	Within 1 week following the Pre-Construction meeting and issuance of Pre-Construction Fact Sheet	Complete
Investigation Derived Waste Drum Pickup	Following completion of soil probe installation	July 2024
Receive all Laboratory Reports	Within 2 weeks of completion of fieldwork	July 2024
Receive all Laboratory Deliverable	Within 4 weeks of completion of fieldwork	July 2024
Receive DUSR	Within 8 weeks of completion of fieldwork	July 2024
Submit Remedial Investigation Report with Supplemental Data and with comments from NYSDEC addressed	Within 8 weeks of completion of fieldwork	August 2024 *Final RIR Submitted August 2024*
Submit updated Remedial Action Work Plan	RAWP will be submitted with the updated RIR	August 2024 *RAWP Submitted August 2024*
45-day comment period for the RAWP	45 days	September 2024 – October 2024
Perform Remedial Work During Site Construction	Contingent on-Site Development	November 2024 – September 2025
Installation of two monitoring wells on Lot 5	Upon approval of the NYSDEC	December 2024
Perform Pre-Design Investigation and prepare Pre-Design Document for NYSDEC Approval	Once groundwater levels return to the natural state	January 2025
Submit Supplemental Groundwater	Within 1 week following the groundwater	January 2025

Remediation Design to the NYSDEC	analytical results.	
Issuance of the RAWP Approval and Decision Documents	Upon Approval of the NYSDEC	January 2025
Mobilize equipment to the site and construct truck pad and other designated areas	Within 2 weeks following the preconstruction meeting and issuance of Pre-Construction Fact Sheet	February 2025
Mobilize shoring contractor and equipment to the Site	Within 3 weeks following the Pre-construction meeting	February 2025
Mobilize excavation contractor and equipment to the Site	Within 3 weeks following the installation of shoring or as shoring proceeds	February 2025
Decommissioning of Monitoring Wells and Soil Vapor Probes	Within 1 week following the preconstruction meeting and issuance of Pre-Construction Fact Sheet	February 2025
Performance of ISBR and ISCO Injection	Upon Approval of the NYSDEC	April 2025
Complete excavation and disposal of CVOC impacted source material to 11 feet below grade and remaining soil to 13 feet below for foundation excavation	Immediately following the collection and analysis of endpoint samples	By June 2025
Perform documentation sampling at 2 feet below grade.	Performed in sequence as each excavated area is complete.	By June 2025
Perform confirmation endpoint verification of the entire site.	Performed in sequence as the final depth of each excavated area is complete.	By June 2025
Perform Dewatering Activities	Performed in sequence as the final depth of each excavated area is complete.	June 2025
Perform Soil Mixing of ISBR + Chemical Injection	Performed in sequence as the final depth of each excavated area is complete.	May – June 2025
Installation and Sampling of Monitoring Wells on the sidewalk	Upon completion of the site excavation.	August 2025
Install SSDS, Vapor Barrier, and Concrete Cap over the Site	Within 18 months of mobilization	By September 2025
Sample monitoring wells to determine the effectiveness of the remedy	At least three months after ISBR + Chemical injections	September 2025
Execute Environmental Easement (if necessary)	Contingent on-Site Development	November 2025
Perform Indoor Air Sampling	Following the completion of the building envelope	By February 2026
Submit Site Management Plan	By August 15th of the year in which the COC is sought or as required by DEC.	February 2026
Submit Final Engineering Report	By September 15th of the year in which the COC is sought or as required by DEC.	April 2026
Certificate of Completion		December 2026