

MONTHLY PROGRESS REPORT NO. 1
250 Water Street
250 Water Street, Manhattan, New York
Brownfield Cleanup Program (BCP) Site No.: C231127
Reporting Period: June 2020

1. Introduction

In accordance with Article XI of Appendix A of the 1 August 2019 Brownfield Site Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report on behalf of 250 Seaport District, LLC (the Volunteer) to summarize the work performed at 250 Water Street, Manhattan, New York (the site) during June 2020.

The site is approximately 48,057 square feet (1.10 acres) in area, is located at 250 Water Street in the South Street Seaport neighborhood of New York, New York, and is identified as Block 98, Lot 1 on the Borough of Manhattan tax map. The site occupies the entire city block bordered by Pearl Street to the northwest, Peck Slip to the northeast, Water Street to the southeast, and Beekman Street to the southwest. The site is used as an open-air, asphalt-covered commercial parking lot with a 400-vehicle capacity; a parking attendant kiosk and temporary storage shed are near the center of the lot. The perimeter of the site is fenced with one automated barrier ingress/egress gate on Pearl Street.

2. Remedial Actions Relative to the Site during This Reporting Period

Phase 1 (baseline air monitoring and geophysical survey) of the New York State Department of Environmental Conservation (NYSDEC)-approved 19 May 2020 Remedial Investigation Work Plan (RIWP) was completed on 15 and 16 June 2020. Completed activities are described below:

- Hager-Richter Geoscience, Inc. (HRG) conducted a geophysical survey using electromagnetic (EM), PUL utility line locator, and ground-penetrating radar (GPR) instruments to identify potential subsurface utilities, voids, and significant subsurface anomalies and to clear boring locations prior to the commencement of subsurface work.
- Langan conducted an 8-hour baseline air monitoring event for dust particulates 10 micrometers or less in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor. Langan used seven air monitoring stations equipped with a DustTrak II Aerosol Monitor, a MiniRAE 3000 photoionization detector (PID), and a Jerome J405 mercury vapor analyzer to establish baseline conditions.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will implement Phase 2 (soil vapor sampling) of the NYSDEC-approved 19 May 2020 RIWP on 8 and 9 July 2020. Phase 3 (Area of Concern 3 and mercury delineation soil borings) may be implemented during the the last week of July.

4. Approved Activity Modifications (changes of work scope and/or schedule)

Based on the results of the geophysical survey the following modifications to future Remedial Investigation work were proposed by Langan and approved by the NYSDEC and New York State Department of Health (NYSDOH):

- Shift soil vapor point SV12 about 2 feet closer to Pearl Street to avoid the reinforced concrete area.
- Shift soil vapor point SV32 about 2 feet closer to Water Street to avoid the reinforced concrete area.
- Based on the dense network of utilities in the sidewalk, the off-site soil vapor points (SV38 and SV39) will need to need pre-cleared with either a hand auger or air knife. The off-site soil vapor points (SV38 and SV39) will be completed during Phase 3 to reduce disturbance to the sidewalk flags by completing the sidewalk work in a single mobilization event.
- Several suspected void spaces below that asphalt cover were identified during the geophysical survey. The suspected void areas will be investigated during Phase 2 using a hand-held hammer to drill through the asphalt. After drilling through the asphalt, the void space, if confirmed by the driller, will be monitored using a mercury vapor meter. Additional sub-slab vapor samples may be installed and collected from these areas during Phase 2 of the Remedial Investigation after consultation with the NYSDEC and NYSDOH.

5. Results of Sampling, Testing and Other Relevant Data

Geophysical Survey

- The following potential subsurface anomalies were identified:
 - Four possible underground storage tanks (UST) under a portion of reinforced concrete pad near the fence along Peck Slip.
 - One possible UST near the corner of Beekman Street and Water Street.
- Additional findings:
 - Several possible utility lines in the parking lot and in the adjacent sidewalks.
 - Areas of moderate to high amplitude GPR reflectors, possibly indicating the presence of air-filled voids, within the parking lot and on the Water Street sidewalk.
 - Five possible buried utility manhole covers in the parking lot.
 - Possible former building foundation walls.
 - Multiple areas of low to high amplitude EM results (>100 millivolts) in the parking lot.

Baseline Community Air Monitoring Event

- Baseline daily average concentrations¹ from the 8-hour baseline air monitoring event are as follows:
 - Baseline daily average concentrations for PM10 ranged from 0.000 to 0.026 milligrams per cubic meter (mg/m³)

¹ Value is the average of all one-minute instantaneous concentration collected at an air monitoring station over the work day.

- Baseline daily average concentrations for VOCs ranged from 0.0 to 0.5 parts per million (ppm)
- Baseline daily average concentrations for mercury vapor were 0.0 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)

A full presentation of Remedial Investigation results will be provided in the draft Remedial Investigation Report (RIR).

6. Deliverables Submitted during this Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 2% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Community Participation (CP) Plan Activities during This Reporting Period

No activities specified in the CP Plan were performed during the reporting period.

A publically accessible website for the BCP project was established (www.250bcp.com) and updated with daily field reports during the reporting period.

The NYSDEC and Langan hosted a virtual public meeting on 8 June 2020 to present the revisions that were made to the RIWP based on NYSDEC and NYSDOH review and public comments.

10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:

Langan will deliver the final CP Plan and RIWP to the document repositories when they re-open. The project website will continue to be updated with site-specific information as it is generated.

11. Miscellaneous Information

None