MONTHLY PROGRESS REPORT NO. 2
250 Water Street
250 Water Street, Manhattan, New York
Brownfield Cleanup Program (BCP) Site No.: C231127
Reporting Period: July 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 July 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 2 (soil vapor) of the New York State Department of Environmental Conservation (NYSDEC)-approved 19 May 2020 Remedial Investigation Work Plan (RIWP) was completed on 8 and 9 July 2020. Completed activities are described below:

- AARCO Environmental Services Corp. (AARCO) used a Bosch RH540M Hammer Drill to confirm the presence of potential void spaces (Voids 1 through 6) identified during Phase 1 (geophysical survey). Langan used a Jerome J505 mercury vapor analyzer and photoionization detector (PID) to screen void spaces for mercury vapor and volatile organic compounds (VOC).
- AARCO used a Geoprobe 7720 DT drill rig with a closed point sampler to install 12 on-site soil vapor probes to about 7 and 8 feet below grade surface (bgs). Three additional soil vapor probes were installed in Voids 1, 3, and 5 to a depths of about 1.5 feet bgs.
- Langan collected soil vapor samples for VOC analysis from the 12 soil vapor probes (not including the soil vapor probes installed in Voids 1, 3 and 5).
- Langan collected soil vapor samples for mercury vapor analysis from the 15 soil vapor probes, including from the soil vapor probes installed in Voids 1, 3 and 5.
- Two planned soil vapor probes were not advanced in the Pearl Street sidewalk in footprints of two former thermometer factories; these probes were advanced as part of Phase 3 to allow for only one sidewalk disturbance event.

Phase 3 (Area of Concern [AOC] #3 and Mercury Delineation) of the NYSDEC-approved 19 May 2020 RIWP was completed between 27 July and 3 August 2020. Completed activities are described below:

- AARCO used a Geoprobe 7720 DT drill rig with closed point 4-foot-long Macro-Core® samplers to advance nine AOC #3 mercury delineation soil borings (SB4R, SB24, SB25, SB4N1, SB4E1, SB4E2, SB4S2, SB4W1, and SB4W2) to about 30 feet bgs. Langan collected soil samples from each boring, as summarized in Section 5 of this report.
- AARCO used a Geoprobe 7720 DT drill rig with closed point 4-foot-long Macro-Core® samplers to advance seven AOC #3 soil borings (SB17 to SB20, SB23, SB38 and SB39) to between about 20 to 32 feet bgs. Langan collected soil samples from each boring, as summarized in Section 5 of this report.
- AARCO used a Geoprobe 7720 DT drill rig with closed point 4-foot-long Macro-Core® samplers to advance three AOC #3 soil borings (SB16, SB21, and SB22) to a refusal depth of 10 feet bgs. Four additional step-off borings were attempted around each original boring location, but could not be advanced past the refusal depth. No samples were collected from these locations.
- AARCO used a Geoprobe 7720 DT drill rig with a closed point sampler to install two, Phase 2 off-site soil vapor probes in the Pearl Street sidewalk to 15 feet bgs. Langan collected soil vapor samples for VOC and mercury vapor analysis from the two soil vapor probes.
- AARCO used a Geoprobe 7822 DT drill rig to install monitoring well MW25 to 22 feet bgs and monitoring well MW17 to 17 feet bgs. Both monitoring wells were developed using a surge block/submersible pump. The wells will be sampled as part of Phase 5.

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

Langan will implement Phase 4 (AOC-2 soil borings and all other site-wide soil borings) of the NYSDEC-approved 19 May 2020 RIWP starting the third or fourth week of August.

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

Based on the results of the geophysical survey, soil vapor sampling results, and Phase 3 field observations 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 Phase 4 soil boring and monitoring well SB11/MW11 closer (about 7 feet north) to the suspected underground storage tank (UST).
- Shift Phase 4 soil boring and monitoring well SB33/MW33 about 5 feet closer to Pearl Street to avoid the reinforced concrete area.

Additional modifications to future Phases of work may be discussed with NYSDEC and NYSDOH pending the receipt of Phase 3 laboratory results.

5. Results of Sampling, Testing and Other Relevant Data

<u>Soil Vapor Sampling</u>

Langan collected and provided the following samples to Alpha Analytical, Inc, a NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory in Westborough, Massachusetts (ELAP No. 11148) for analyses proposed in the RIWP:

- Fifteen two-hour soil vapor samples, including a Quality Assurance/Quality Control (QA/QC) sample, were collected in 6-liter Summa canisters for VOC analysis by USEPA Method TO-15.
- Eighteen two-hour soil vapor samples, including a QA/QC sample, were collected in sorbent tubes for mercury vapor by NIOSH Method 6009.
- One ambient air sample was collected in a 6-liter summa canister for VOCs by USEPA Method TO-15 and in a sorbent tube for mercury vapor by NIOSH Method 6009.

Soil Sampling

Langan collected and provided the following samples to Eurofins Lancaster Laboratories Environmental, Inc. (Eurofins) a NYSDOH ELAP-certified laboratory in Lancaster, Pennsylvania (ELAP No. 10670) for analyses proposed in the RIWP:

- 91 mercury delineation soil samples, including QA/QC samples, were submitted for analysis of total mercury.
- 45 mercury delineation soil samples were placed on hold pending total mercury results.
- 29 soil samples, including QA/QC samples, were submitted for analysis of VOC, semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, metals including hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS).
- Three soil samples were submitted for analysis of VOC, SVOC, and metals.

Sample results are pending receipt from the laboratory and validation by a third party data validator. A full presentation of Remedial Investigation results will be provided in the draft Remedial Investigation Report (RIR).

6. Deliverables Submitted during this Reporting Period

Daily field reports (DFR) were submitted to the NYSDEC and NYSDOH the following day after field activities were completed.

7. Information Regarding Percentage of Completion

The BCP project is about 8% 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 and community air monitoring results during the reporting period.

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.