

Received from Lawra Dodge August 18, 2020

As requested, this email is a follow up to the email from Mike Komoroske of NYSDEC dated August 13, 2020 which contained a brief summary of the findings of Phase 3 of the Remedial Investigation Work Plan (RIWP) soil boring program at the 250 Water Street site. As Mike stated in his email, Langan completed the Phase 3 field work which consisted of installing borings, installation of certain monitoring wells, and the mercury delineation borings in the Area of Concern - 3 (AOC-3), the Former Thermometer Factory and Workshops. Note that the data are considered preliminary until validated by a third party validator but, as is customary, the results can be used by the professionals and the agencies to inform the next phase of field work prior to the start of that work.

As is also customary, data that are not yet validated are not issued to the public but, once validated, will be included in the Remedial Investigation (RI) Report, the draft of which will be provided to the community's environmental consultants before it is approved by the agencies, the latter of which is unprecedented and gives us an opportunity to comment further before the RI Report is finalized.

In accordance with the RIWP, the NYSDEC and NYSDOH reviewed the preliminary analytical results for soil samples collected at various intervals in the borings, discussed the results with Langan and then provided the results to the community environmental consultants (myself and Tom Fusillo of Ramboll on behalf of The Blue School) prior to a virtual meeting with Tom and I during which we discussed the results, asked questions, and discussed the next phase of field activity, specifically the Phase 4 Soil Boring program for the underground storage tanks and site-wide historic fill.

As Mike's August 13, 2020 email stated, the Phase 3 soil analytical data confirms the presence of total mercury in soil beneath the surface of the footprint of the historical thermometer factory located at the former 302 Pearl Street lot and, to a lesser degree beneath the footprints of the thermometer workshops. All mercury concentrations are in the soil column beneath the ground surface and are covered with pavement. There is no potential for direct contact with the soil nor is there any exceedance of the mercury action level in air during implementation of the CAMP for the soil boring program.

Based on review of the soil analytical results, Tom Fusillo and I are in agreement with NYSDEC and NYSDOH that, other than slight adjustments to the locations of soil borings to avoid drilling into the suspected underground storage tanks identified during the Geophysical Survey, there was no change to the Phase 4 work scope warranted at this time. We were therefore in agreement that Langan can proceed with the Phase 4 field work. Mike's email and the NYSDEC project website provided advance notice of the start of the Phase 4 field work yesterday, Monday, August 17, 2020.

The Phase 4 work scope includes installing soil borings and collection of soil samples for laboratory analysis for to determine whether the nature and extent of previously identified petroleum impacts associated with the underground storage tanks have been sufficiently delineated. The work also includes investigation of site-wide soil/fill quality. In an effort to complete the intrusive field activities all in this Phase 4 field program, the remainder of the monitoring wells will also be installed. Tom Fusillo and I agreed with combining the well installation into this field activity to ensure that the intrusive field work is completed before school resumes in September. Langan anticipates that the Phase 4 field work will require all of this week and the early part of next week to complete.

Excel's Project Scientist, Brian Ehalt, will be onsite beginning first thing tomorrow morning to verify that the Phase 4 soil boring program is proceeding in strict accordance with the RIWP and to verify air quality is below all of the RIWP action levels using the Jerome J505 mercury vapor analyzer, a PID for volatile organic concentrations and a particulate meter to confirm dust levels are all within the action levels established by the RIWP.

As Mike also explained in his August 13th email, based on the Phase 3 soil analytical results and per the RIWP, soil samples for speciation of mercury concentrations were also selected and the proposed samples for laboratory speciation were discussed with Tom Fusillo and I before Langan proceeded with that work. Both Tom and I agreed with the selection of soil samples for speciation and will be receiving those laboratory analytical results once they are received by Langan and discussed with the agencies.

One final note is that, per the RIWP, after completion of Phase 5 of the RIWP field work (sampling of the monitoring wells for laboratory analysis), all of the data generated from all 5 phases of field work will be taken together and reviewed and discussed with the NYSDEC and NYSDOH, Langan, and the community's environmental professionals to determine whether any additional field investigation of any environmental media (soil, soil vapor, groundwater) is warranted. At this time, we will have another opportunity to request any additional field investigation should either Tom Fusillo or I believe in our professional opinion that additional investigation is warranted. This will also include whether or not any exploratory test pits are warranted to better understand the subsurface conditions at the site.