

SITE OBSERVATION REPORT

PROJECT No.: 170381202 PROJECT: 250 Water Street LOCATION: New York, NY BCP SITE ID: C231127	CLIENT: 250 Seaport District, LLC	DATE: Wednesday, August 19, 2020 WEATHER: Sunny, 66-72 °F Wind: 0.0 mph (10:28 am) to N @ 5.8 mph (9:48 am) TIME: 6:45 am – 16:45 pm
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		LANGAN REP. : Tyler Zorn Lexi Haley
EQUIPMENT: Geoprobe 7822 DT Niton XL3t XRF Jerome J505 and J405 MiniRAE 3000 Dusttrak DRX	PRESENT AT SITE: RI Day 13 Tyler Zorn, Lexi Haley – Langan Rohn Dixon, Alex Pothemont – AARCO Environmental Services Corp.	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.: Langan continued implementing Phase 4 of the May 13, 2020 Remedial Investigation Work Plan (RIWP) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C231127 located at 250 Water Street (Manhattan Block 98, Lot 1). Site Activities <ul style="list-style-type: none"> • AARCO used a Geoprobe 7822 DT drill rig with 4-foot-long Macro-Core® samplers to advance three soil borings. Langan documented the work, screened the soil samples for environmental impacts, and collected soil samples for laboratory analysis. <ul style="list-style-type: none"> ○ Boring SB11: Boring was advanced to 20 feet below grade surface (bgs). No petroleum-like odors, staining, or photoionization detector (PID) readings above background were observed. Visual evidence of elemental mercury was not identified. Total mercury concentrations evaluated with the Niton XL3t XRF (XRF) were less than the limit of detection (LOD). ○ Boring SB14: Boring was advanced to 20 feet bgs. No petroleum-like odors, staining, or PID readings above background were observed. Visual evidence of elemental mercury was not identified. Total mercury concentrations evaluated with the XRF were less than the LOD. ○ Boring SB15: Boring was advanced to 20 feet bgs. No petroleum-like odors, staining, or PID readings above background were observed. Visual evidence of elemental mercury was not identified. Total mercury concentrations evaluated with the XRF were less than the LOD. • AARCO used a Geoprobe 7822 DT drill rig to install monitoring wells MW11 and MW15. <ul style="list-style-type: none"> ○ MW11 consists of a 2-inch-diameter polyvinyl chloride (PVC) monitoring well with 20-slot well screen from about 12 to 22 feet bgs. MW11 will be developed at a future date. ○ MW15 consists of a 2-inch-diameter PVC monitoring well with 20-slot well screen from about 5 to 15 feet bgs. MW15 will be developed at a future date. • All soil borings were backfilled with clean drill cuttings from the borehole, clean sand, and/or bentonite and then patched with cold patch asphalt after sampling was completed 		
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Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- No investigation derived waste (i.e. soil cutting or groundwater) was generated during site activities.

Sampling

Soil samples were collected and relinquished to Eurofins Lancaster Laboratories Environmental, Inc. (Eurofins) a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Lancaster, Pennsylvania (ELAP No. 10670) for analyses proposed in the RIWP:

- The following sample depths were submitted for analysis of volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, metals including mercury and hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS):
 - SB11: 0-2, 6-8, and 18-20 feet bgs
 - SB14: 0-2, 8-10, and 18-20 feet bgs
 - SB15: 0-2, 8-10, and 14-16 feet bgs
- Four quality assurance/quality control soil sample (a trip blank, equipment blank, field blank, and duplicate) was collected and submitted for analysis.

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CAMP Activities

Langan performed air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of mercury vapor and VOCs did not exceed action levels for the duration of work activities. Daily background concentrations for PM10, VOCs, and mercury vapor based on the June 16, 2020 baseline air monitoring event were 0.025 milligrams per cubic meter (mg/m³) for PM10, 0.5 ppm for VOCs, and 0.0 µg/m³ for mercury vapor.

- The fifteen-minute average concentration of particulate matter smaller than 10 microns in diameter (PM10) exceeded action levels from 14:38 am to 14:52 am at work zone air monitoring station. Intrusive work for the day was previously completed and the exceedance was caused by sweeping excess quick-dry cement used to set monitoring well covers. Housekeeping activities were stopped and the fifteen-minute average concentration dropped below the CAMP action level.

Daily Average Concentrations			
Station ID	Particulate (mg/m ³)	Organic Vapor (ppm)	Mercury Vapor (µg/m ³)
PM-1	0.017	0.3	0.0
PM-2	0.026	0.0	0.0
PM-3	0.022	0.0	0.0
PM-4	0.012	0.0	0.0
PM-5	0.014	0.5	0.0
PM-6	0.019	0.0	0.0
WZ-1	0.023	0.0	0.0

mg/m³ = milligrams per cubic meter
 ppm = parts per million
 µg/m³ = micrograms per cubic meter

Maximum 15-Minute-Average Concentration			
Station ID	Particulate (mg/m ³)	Organic Vapor (ppm)	Mercury Vapor (µg/m ³)
PM-1	0.045	0.0	0.0
PM-2	0.040	0.0	0.0
PM-3	0.029	0.0	0.0
PM-4	0.017	0.0	0.0
PM-5	0.020	1.0	0.0
PM-6	0.038	0.4	0.0
WZ-1	0.206	0.0	0.1

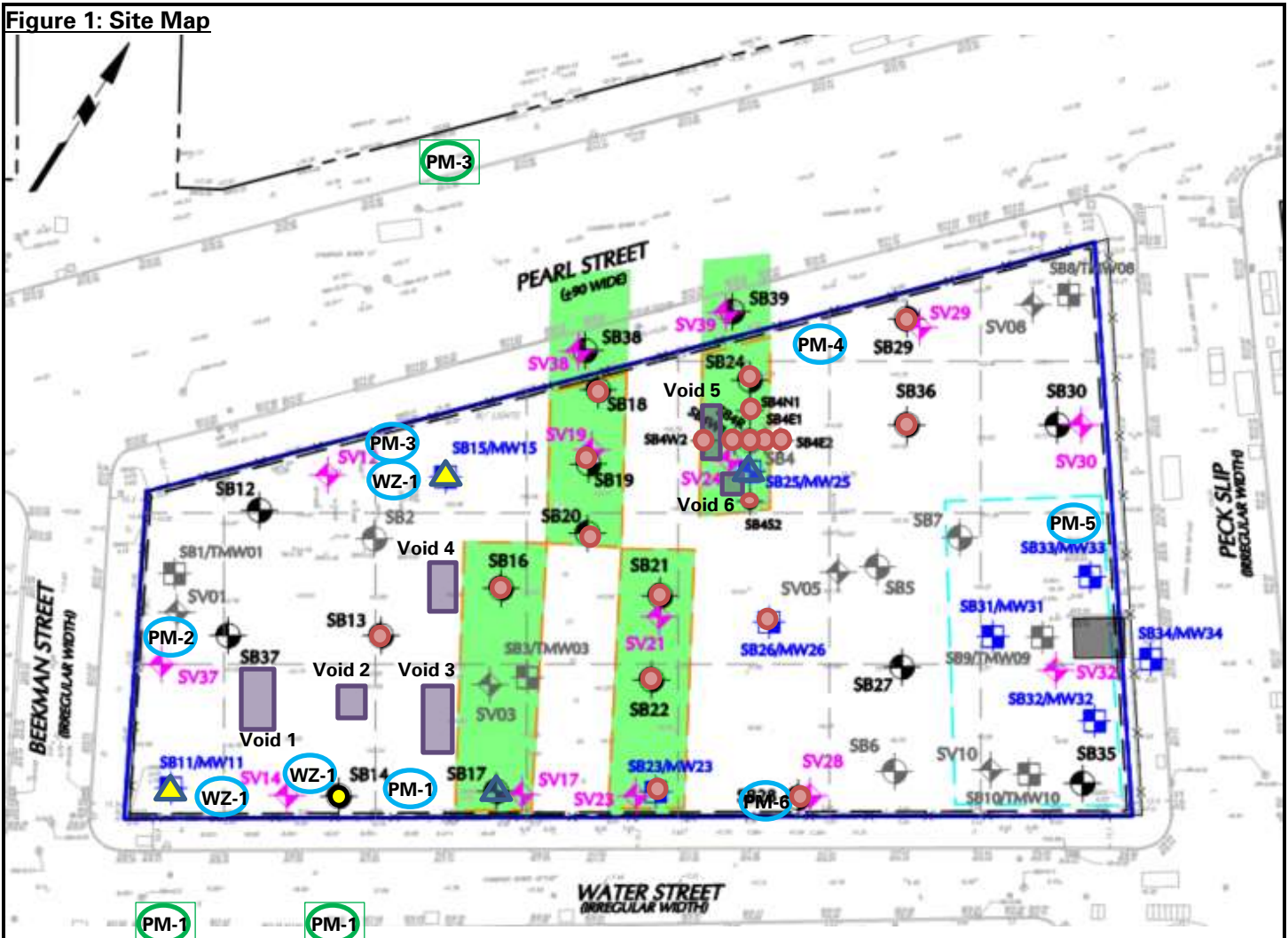
Anticipated Activities

- AARCO and Langan will continue to advance and sample soil borings and install monitoring wells at the site.

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Figure 1: Site Map



Legend:

- Site Boundary
- Approximate area of suspected void space
- Approximate location of soil borings sampled
- Approximate location of previously sampled soil borings
- ▲ Approximate location of completed soil borings and monitoring well
- ▲ Approximate location of previously completed soil borings and monitoring well
- PM-1 Approximate location of air monitoring station (on-site)
- PM-1 Approximate location of air monitoring station (off-site)
- WZ-1 Approximate locations of work zone air monitoring station

Notes:

1) Air monitoring station were relocated based on work area and wind direction. Locations shown above identify the predominant area of the air monitoring station.

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Select Site Photographs:



Photo 1: View of soil from boring SB15.



Photo 2: Perimeter CAMP station WZ-1 and off-site CAMP station PM-1 along Water Street during the drilling of boring SB28 (facing east).

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Photo 3: AARCO drilling boring SB15 (facing northwest).



Photo 4: View of monitoring well MW11.

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