

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 26, 2020 WEATHER: Sunny, 70-82 °F Wind: NW @ 3.5 mph (7:51 am) to WNW @ 10.4 mph (12:07 pm) TIME: 5:45 am – 15:00 pm
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		LANGAN REP. : Tyler Zorn Lexi Haley
EQUIPMENT: AMS Power Probe 9580-VTR Niton XL3t XRF Jerome J505 and J405 MiniRAE 3000 Dusttrak DRX	PRESENT AT SITE: RI Day 18 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 an AMS Power Probe 9580-VTR drill rig with 4-foot-long Macro-Core® samplers to advance seven additional soil borings requested by the NYSDEC. 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 SB4N3: Boring was advanced to 12 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. ○ Boring SB4NE3: Boring was advanced to 16 feet bgs. Petroleum-like odors, staining, and PID readings up to 9.2 ppm were observed from about 12 to 14 feet bgs. Visual evidence of elemental mercury was not identified. ○ Boring SB4SE3: Boring was advanced to 16 feet bgs. Petroleum-like odors, staining, and PID readings up to 218.0 parts per million (ppm) were observed from about 12 to 16 feet bgs. Visual evidence of elemental mercury was not identified. ○ Boring SB4S3: Boring was advanced to 16 feet bgs. Petroleum-like odors, staining, and PID readings up to 102.8 ppm were observed from about 14 to 16 feet bgs. Visual evidence of elemental mercury was not identified. ○ Boring SB4SW3: Boring was advanced to 12 feet bgs. No petroleum-like odors, staining, or PID readings above background were observed. Visual evidence of elemental mercury was not identified. ○ Boring SB4W3: Boring was advanced to 12 feet bgs. No petroleum-like odors, staining, or PID readings above background were observed. Visual evidence of elemental mercury was not identified. ○ Boring SB4NW3: Boring was advanced to 16 feet bgs. No petroleum-like odors, staining, or PID readings above background were observed. Visual evidence of elemental mercury was not identified. 		
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- AARCO installed monitoring well MW30.
 - MW30 consists of a 2-inch-diameter polyvinyl chloride (PVC) monitoring well with 20-slot well screen from about 9 to 19 feet bgs. MW34 was developed after installation.
- AARCO developed monitoring wells MW26, MW30, MW31, MW32, MW33, and MW34.
- All soil borings were backfilled with clean drill cuttings from the borehole, clean sand, and/or bentonite and then patched with cold patch asphalt or concrete after sampling was completed.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.
- Impacted soil cuttings from soil borings SB4NE3, SB4SE3, and SB4S3 were containerized in sealed 55-gallon drums. The drums were stored on-site for future off-site disposal.

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 total mercury
 - SB4N3: 0-2, 2-3, 6-8, 9-10, and 10-12 feet bgs
 - SB4NE3: 0-2, 2-4, 5-6, 6-8, 9-10, 10-12, 13-14, and 14-16 feet bgs
 - SB4SE3: 0-2, 2-4, 4-6, 6-8, 8-10, 10-12, 12-14, and 14-16 feet bgs
 - SB4S3: 0-2, 2-3, 5-6, 6-8, 8-10, 10-12, 13-14, and 14-16 feet bgs
 - SB4SW3: 0-2, 2-3, 4-6, 6-8, 8-10, and 10-12 feet bgs
 - SB4W3: 0-2, 2-4, 4-6, 6-8, 8-10, and 10-12 feet bgs
 - SB4NW3: 0-2, 2-3, 4-6, 6-8, 9-10, 10-12, 12-14, and 14-16 feet bgs
- The following sample depths were submitted and placed on hold for analysis of TCLP mercury:
 - SB4N3: 2-3 feet bgs
 - SB4NE3: 2-4 feet bgs
 - SB4SE3: 2-4 feet bgs
 - SB4S3: 2-3 feet bgs
 - SB4SW3: 2-3 feet bgs
 - SB4W3: 2-4 feet bgs
 - SB4NW3: 2-3 feet bgs
- Twelve quality assurance/quality control soil samples (three field blanks, three MS/MSD, and three duplicates) were collected and submitted for analysis.

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CAMP Activities

Langan performed air monitoring during ground-intrusive activities. Fifteen-minute average concentrations of particulate matter smaller than 10 microns in diameter (PM10), 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.

Daily Average Concentrations			
Station ID	Particulate (mg/m ³)	Organic Vapor (ppm)	Mercury Vapor (µg/m ³)
PM-1	0.005	0.0	0.0
PM-2	0.016	0.0	0.0
PM-3	0.005	0.0	0.0
PM-4	0.004	1.1	0.0
PM-5	0.004	0.6	0.0
PM-6	0.000	0.0	0.0
WZ-1	0.001	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	0.007	0.0	0.0
PM-2	0.024	0.0	0.0
PM-3	0.009	0.0	0.0
PM-4	0.015	2.4	0.2
PM-5	0.009	1.0	0.0
PM-6	0.006	0.0	0.0
WZ-1	0.006	0.2	0.0

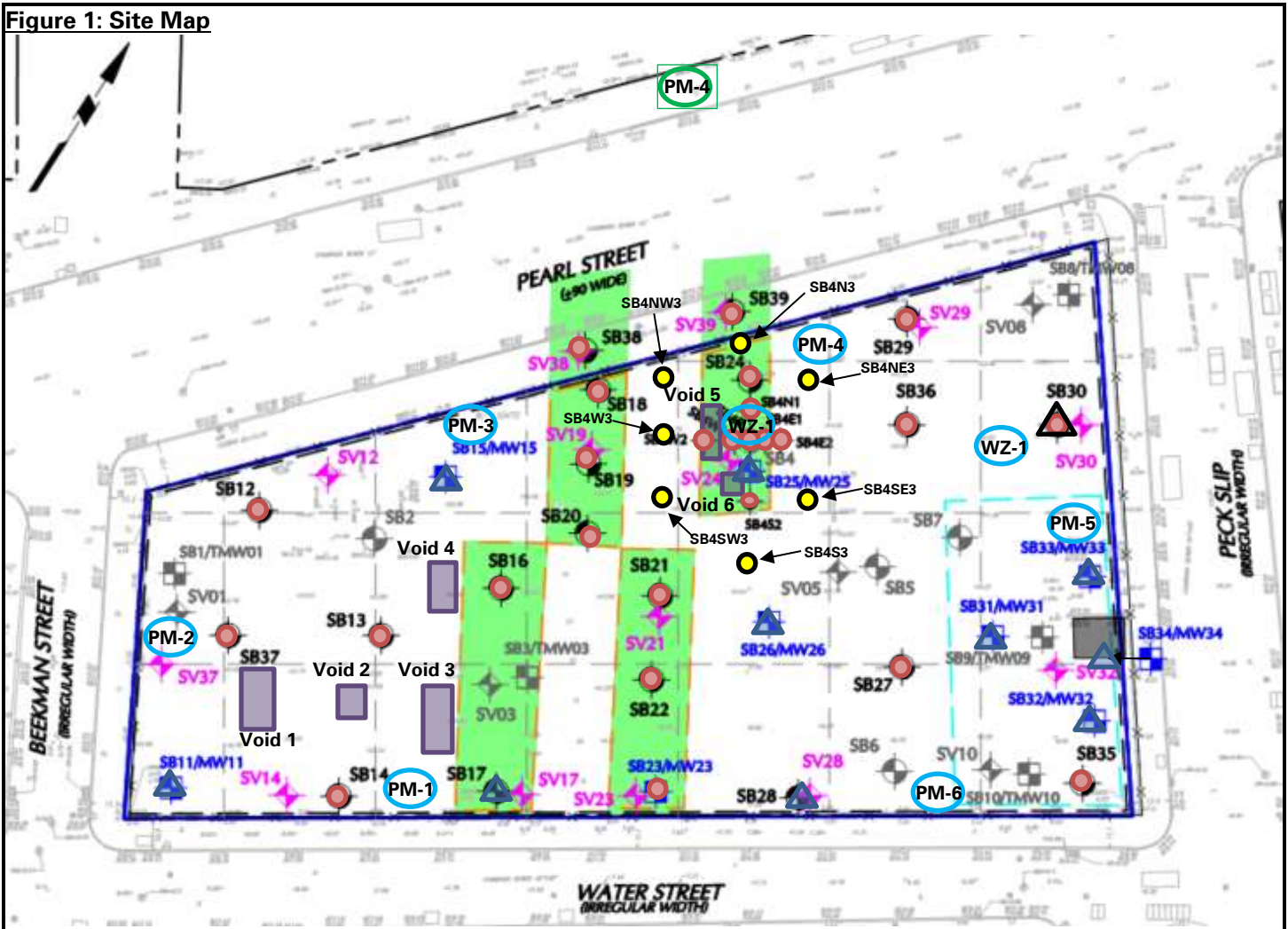
Anticipated Activities

- Phase 5 of the RIWP (groundwater sampling) is anticipated to be begin on August 31, 2020.

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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 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 SB4SE3



Photo 2: Perimeter CAMP station WZ-1 and off-site CAMP station PM-4 along Pearl Street during the drilling of boring SB4N3 (facing north)

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Photo 3: AARCO drilling boring SB4W3 (facing southwest)



Photo 4: AARCO developing monitoring well MW30 (facing north)

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