

## **MONTHLY PROGRESS REPORT NO. 3**

250 Water Street

250 Water Street, Manhattan, New York

Brownfield Cleanup Program (BCP) Site No.: C231127

Reporting Period: August 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 August 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 4 (Remaining Site-Wide Soil Borings and Monitoring Wells) of the New York State Department of Environmental Conservation (NYSDEC)-approved 19 May 2020 Remedial Investigation Work Plan (RIWP) was completed between 17 and 25 August 2020. Completed activities are described below:

- AARCO used a Geoprobe 7720 DT or an AMS Power Probe 9580-VTR drill rig with closed point 4- or 5-foot-long Macro-Core® samplers to advance 20 site-wide soil borings (SB11 to SB16, SB21, SB22, and SB26 to SB37) to termination depths ranging from about 10 to 32 feet below grade surface (bgs). Four of the borings (SB16, SB21, SB22, and SB29) encountered refusal (despite off-sets) from about 10 to 15 feet bgs. Langan collected soil samples from each boring, as summarized in Section 5 of this report.
- AARCO used a Geoprobe 7822 DT or an AMS Power Probe 9580-VTR drill rig to install nine monitoring wells (MW11, MW15, MW26, MW28, and MW30 to MW34). Monitoring well depths ranged from about 14 to 24 feet bgs. All monitoring wells were developed using a surge block/submersible pump.

NYSDEC requested additional delineation soil borings that were completed on 26 August 2020. Completed activities undertaken in response to this request are described below:

- AARCO used an AMS Power Probe 9580-VTR drill rig with closed point 4-foot-long Macro-Core® samplers to advance 9 mercury delineation soil borings (SB4N3, SB4NE3, SB4NW3, SB4W3, SB4SW3, SB4S3, and SB4SE3) between about 12 to 16 feet bgs around the location of a former thermometer factory at 302 Pearl Street. Langan collected soil samples from each boring, as summarized in Section 5 of this report.

The Community Air Monitoring Program (CAMP) of the NYSDEC-approved 19 May 2020 RIWP was implemented during ground-intrusive activities. Langan monitored air at seven air monitoring station (six perimeter and one work zone) for mercury vapor, volatile organic compounds (VOCs), and particulate matter smaller than 10 microns in diameter (PM10). A dedicated CAMP personnel used a Jerome J505 mercury vapor analyzer to proactively screen areas of the site for mercury vapor. CAMP results were provided in the daily field reports (DFR) submitted to the NYSDEC and New York State Department of Health (NYSDOH) the following day after field activities were completed.

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

Langan will implement Phase 5 (Groundwater Sampling) of the NYSDEC-approved 19 May 2020 RIWP during the first week of September and will survey the location and elevation of monitoring wells during the third week of September.

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

NYSDEC and NYSDOH, in consultation with the community's consultants, approved the start of Phase 5 (Groundwater Sampling) before reviewing the data from Phase 4 (Remaining Site-Wide Soil Borings and Monitoring Wells) with the NYSDEC, NYSDOH, and community consultants.

### **5. Results of Sampling, Testing and Other Relevant Data**

#### Soil Sampling

Langan collected and provided the following Phase 4 and additional DEC-requested samples to Eurofins Lancaster Laboratories Environmental, Inc. (Eurofins), a NYSDOH Environmental Laboratory Approval Program (ELAP)-certified laboratory in Lancaster, Pennsylvania (ELAP No. 10670) between 17 and 26 August 2020 for analyses proposed in the RIWP:

- 64 soil samples, including a Quality Assurance/Quality Control (QA/QC), 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).
- 3 soil samples were submitted for analysis of VOC, SVOC, and metals.
- 53 soil samples, including a QA/QC, were submitted for analysis of total mercury.

Langan collected and provided the following Phase 4 samples to Alpha Analytical, Inc, a NYSDOH ELAP-certified laboratory in Westborough, Massachusetts (ELAP No. 11148) on 24 and 25 August 2020 for analyses proposed in the RIWP:

- 4 soil samples were submitted for analysis of total petroleum hydrocarbon (TPH) diesel range organics (DRO) and gasoline range organics (GRO), nitrite, nitrate, ammonia, sulfate, phosphate, iron and manganese, total organic carbon (TOC), chemical oxygen demand (COD), biological oxygen demand (BOD), and alkalinity.

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 Remedial Investigation Report (RIR).

## **6. Deliverables Submitted during this Reporting Period**

DFRs 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 10% 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 publicly accessible website for the BCP project was established ([www.250bcp.com](http://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.