SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC	**DATE:**	Thursday, April 21, 2022
PROJECT:	250 Water Street		**WEATHER:**	Clear, 55.5 – 58.8 ˚F Wind: SE @ 2.7 – 10.8 mph
LOCATION:	New York, NY		**TIME:**	8:00 AM – 5:00 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools

PRESENT AT SITE: **Day 1**
Langan (Environmental) – Lauren Roper, Padmanabhan Krishnaswamy
Triumvirate Environmental, Inc. (TEI) – Grant Ginder
UBS (Fence Installation Contractor) – Marty Cohen

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation activities in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- TEI mobilized six air monitoring stations; each containing a DustTrak II for particulate monitoring, a photoionization detector (PID) for organic vapor monitoring, and a Jerome J405® analyzer for mercury vapor monitoring.
- UBS began installing perimeter construction fencing along the northern boundary of the site (along Pearl Street). Perimeter construction fencing consisted of about 8-foot-high plywood panels, which were secured to the ground surface using about 4-inch-long bolts.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.

Sampling

- No samples were collected.

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CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10 and VOCs did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities.

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.013	0.2	0.0
PM-2	0.010	0.2	0.0
PM-3	0.009	0.0	0.0
PM-4	0.009	0.0	0.0
PM-5	0.010	0.2	0.1
PM-6	0.012	0.6	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu g/m^3$)
PM-1	0.014	0.6	0.1
PM-2	0.016	1.2	0.0
PM-3	0.013	0.1	0.0
PM-4	0.015	0.3	0.0
PM-5	0.015	1.5	*1.6 @ 11:03am
PM-6	0.025	1.4	0.2

●mg/m^3 = milligrams per cubic meter ●ppm = parts per million ●$\mu g/m^3$ = micrograms per cubic meter

- *Mercury vapor concentrations exceeded the action level established in the CAMP from 11:03am to 11:17am at perimeter station PM-5, located along Pearl Street. The exceedances were determined to be erroneous high readings resulting from an equipment malfunction and not a result of ground-intrusive activities associated with construction activities.
    - One instantaneous mercury vapor concentration causing the erroneous exceedance was recorded at 24.6 $\mu g/m^3$. Ground-intrusive activities were not ongoing at the time of the exceedance and UBS was in the process of assembling a plywood panel for the perimeter construction fencing.
    - Langan used a Jerome® J505 mercury vapor analyzer to collect readings from the station intake and instantaneous mercury vapor concentrations ranged from 0.07 $\mu g/m^3$ to 0.10 $\mu g/m^3$.
    - The Jerome® J405 was temporarily disconnected from the remote telemetry system to run a "warm-up" of the sensor and readings returned to background conditions. The Jerome® J405 continued to read 0.00 $\mu g/m^3$ for the remainder of the day.
- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions throughout the site. Instantaneous mercury vapor concentrations ranged from 0.05 $\mu g/m^3$ to 0.11 $\mu g/m^3$.
- Perimeter air monitoring station PM-6 was relocated to the northern sidewalk of Pearl Street from 11:34am to 2:26pm during installation of the perimeter construction fence along the northern boundary of the site.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. The CAMP stations were shut down at the following times: PM-1 - 3:00pm; PM-2 - 3:06pm; PM-3 - 3:11pm; PM-4 - 3:11pm; PM-5 - 3:12pm; and PM-6 - 3:16pm.

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- Due to a downloading error on the handheld Jerome® J505 mercury analyzer, mercury vapor concentrations collected through the "Auto Sampling" function were not recorded.
- Perimeter CAMP station PM-1 did not record dust or mercury vapor data from 10:24am to 11:29am and from 2:18pm to 2:41pm due to a malfunction with the telemetry system. The dedicated CAMP monitor (with the handheld Jerome® J505 mercury analyzer) was located between the work area and perimeter CAMP station PM-1 during these times and mercury vapor was not detected at a concentration exceeding the action level established in the CAMP.

Anticipated Activities

- UBS will continue installing construction fence along the northern perimeter of the site.

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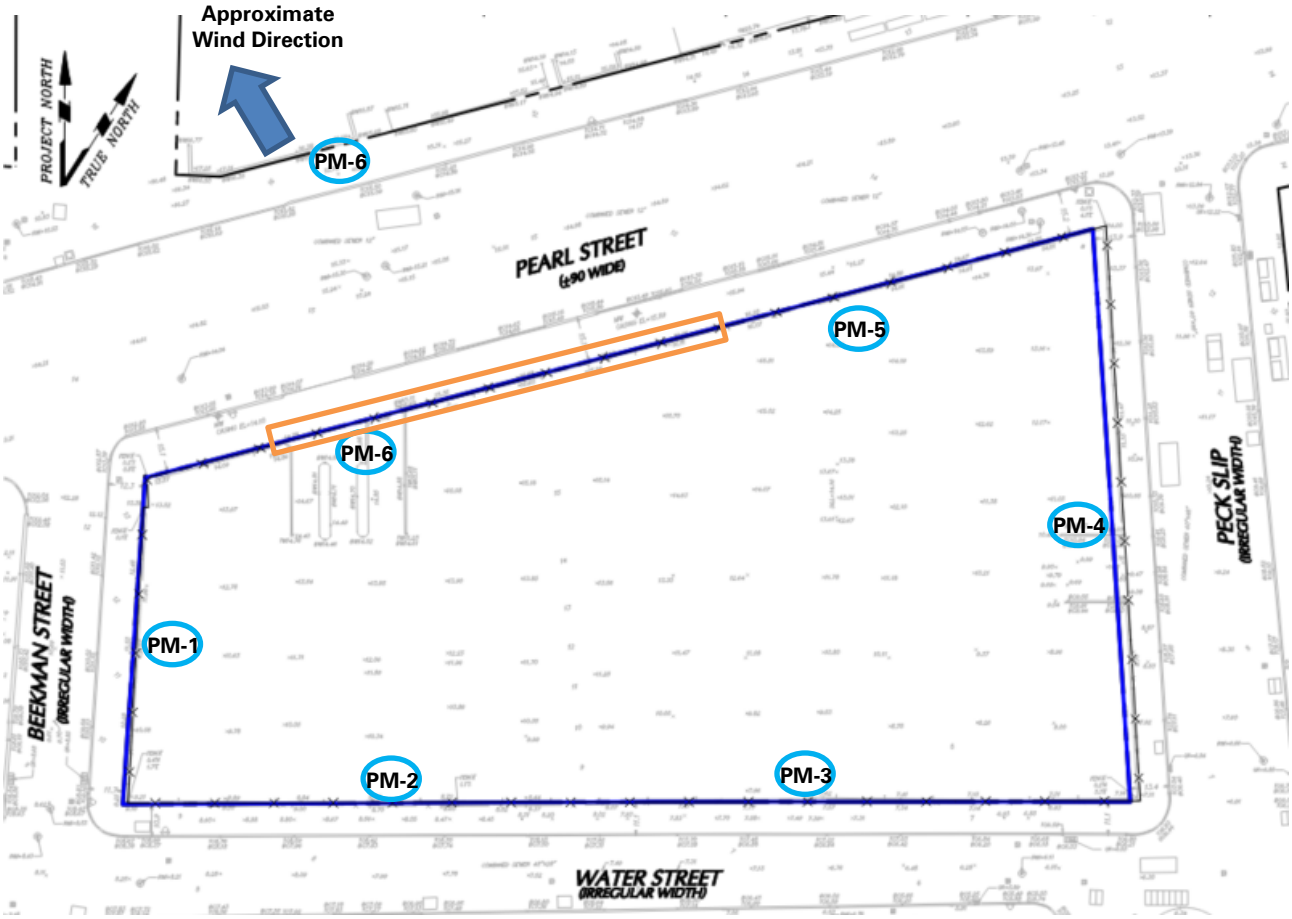
Site Map:



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:

1) Air monitoring stations 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 a typical CAMP station setup.

Photo 2: UBS installing construction fence at the northern perimeter of the site (facing northeast)

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