# SITE OBSERVATION REPORT

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| **PROJECT No.:** 170381202 | **CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation | **DATE:** | Monday, May 23, 2022 |
| **PROJECT:** 250 Water Street | | **WEATHER:** | Partially cloudy, 62.4 – 76.2 ˚F Wind: NE @ 1.2 – 7.3 mph |
| **LOCATION:** New York, NY | | **TIME:** | 6:00 AM – 7:00 PM |
| **BCP SITE ID:** C231127 | | **MONITOR:** | Lauren Roper, Gabriella DeGennaro |

**EQUIPMENT:**
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
CAT 374F
Komatsu 969
APE Model 150

**PRESENT AT SITE:** **Day 21**
**Langan** (Environmental/Geotechnical) – Lauren Roper, Gabriella DeGennaro, Joe Como
**LendLease** (Construction Manager) – Marty Cohen
**Civetta Cousins JV, LLC (CCJV)** (Foundation Contractor) – George Washburn
**The Howard Hughes Corporation**
**AKRF Inc.** (Archaeologist)

**OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:**

Langan was present to document remediation and construction activities in accordance with the 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**

- CCJV continued to weld four steel walers along the interior of the steel sheet pile wall for support-of-excavation (SOE) around the future pile cap area.
- CCJV excavated an approximately 6-foot-long by 6-foot-wide area to a maximum depth of about 14 feet below grade surface (bgs)
    - Excavated material consisted of hazardous lead-impacted soil/fill and was screened for visual, olfactory and instrumental evidence of impacts using a photoionization detector (PID) and Jerome® J505 mercury analyzer. A maximum PID reading of 27.7 parts per million (ppm) was recorded, however, no staining, odors, or mercury vapor concentrations above background levels were observed. Excavated soil/fill was temporarily graded into the adjacent area in preparation for off-site disposal at a later date.
- CCJV covered exposed soil/fill, stockpiled virgin stone, roll-off containers and the dewatering tank with polyethylene sheeting during periods of inactivity and at the conclusion of site activities.

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**Material Tracking**

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

| Material Import Summary | | |
|---|---|---|
| **Facility Name<br>Location<br>Type of Material** | **Stone Industries, Inc.<br>Haledon, NJ<br>2.5-inch Virgin Stone** | |
| **Quantities** | No. of Loads | Approx. Volume (Tons) |
| Today | 0 | 0 |
| Total | 5 | 115.55 |

| Material Export Summary | | | | |
|---|---|---|---|---|
| **Facility Name<br>Location<br>Type of Material** | **Allocco Recycling<br>Brooklyn, NY<br>Construction & Demolition (C&D) Debris** | | **Clean Earth of North Jersey<br>Kearny, NJ<br>Hazardous Lead Soil** | |
| **Quantities** | No. of Loads | Approx. Volume (CY) | No. of Loads | Approx. Volume (CY) |
| Today | 0 | 0 | 0 | 0 |
| Total | 1 | 5 | 9 | 180 |

**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, VOCs, and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using a handheld Jerome® J505 mercury vapor analyzer and a handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.00 µg/m$^3$ to 0.07 µg/m$^3$.
- Background concentration of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

**Daily Average Concentrations**

| Station ID | Particulate (mg/m$^3$) | Organic Vapor (ppm) | Mercury Vapor (µg/m$^3$) |
|---|---|---|---|
| PM-1 | 0.006 | 0.0 | 0.1 |
| PM-2 | 0.005 | 0.0 | 0.0 |
| PM-3 | 0.003 | 0.0 | 0.1 |
| PM-4 | 0.005 | 0.0 | 0.1 |
| PM-5 | 0.020 | 0.1 | 0.0 |
| PM-6 | 0.008 | 0.0 | 0.0 |
| WZ-1 | - | 0.1 | 0.02 |

**Maximum 15-Minute-Average Concentrations**

| Station ID | Particulate (mg/m$^3$) | Organic Vapor (ppm) | Mercury Vapor (µg/m$^3$) |
|---|---|---|---|
| PM-1 | 0.014 | 0.0 | 0.2 |
| PM-2 | 0.011 | 0.0 | 0.0 |
| PM-3 | 0.005 | 0.0 | 0.3 |
| PM-4 | 0.009 | 0.0 | 0.4 |
| PM-5 | 0.030 | 0.1 | 0.1 |
| PM-6 | 0.025 | 0.0 | 0.0 |
| WZ-1 | - | 0.1 | 0.04 |

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

- Langan used two handheld Jerome® J505 mercury analyzers to monitor ambient air conditions throughout the site and within the work zone.
  - Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/m$^3$ to 0.04 µg/m$^3$.
  - Instantaneous mercury vapor concentrations within the work zone ranged from 0.00 µg/m$^3$ to 0.10 µg/m$^3$.
- Langan used a handheld PID to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Instantaneous mercury vapor concentrations were recorded at concentrations ranging from 0.1 µg/m$^3$ to 1.8 µg/m$^3$ at perimeter CAMP station PM-3 (between 2:40pm and 2:55pm), which was located over 100 feet away and upwind from the work area along Water Street. During this time, no ground-intrusive activities were ongoing at the site and CCJV was welding a steel waler to the interior of the previously installed sheet pile wall in the southwestern portion of the site. The instantaneous mercury vapor concentrations did not

## SITE OBSERVATION REPORT

result in a 15 minute time-weighted average exceedance of the CAMP action level and mercury vapor concentrations at the work zone during this time ranged from 0.00 µg/m$^3$ to 0.06 µg/m$^3$, however, the dedicated CAMP monitor investigated the elevated mercury vapor readings upon notification via the remote telemetry system.
    - Instantaneous mercury vapor concentrations were collected at perimeter station PM-3 using the handheld Jerome® J505 mercury vapor analyzer during equipment troubleshooting from 2:56pm to 3:28pm and mercury vapor concentrations were recorded at 0.0 µg/m$^3$.
    - A 'warm-up' function was run on the Jerome® J405 mercury vapor analyzer at 2:56pm and the unit was disconnected and allowed to cool down from 3:01pm to 3:20pm.
    - Data logging using the Jerome® J405 mercury vapor analyzer resumed at 3:29pm.
- Perimeter air monitoring station PM-2 was relocated to the southern sidewalk of Water Street from 7:02am to 5:17pm.
- A dedicated CAMP monitor was stationed with the work zone air monitoring station, which was located between the work zone and perimeter CAMP station PM-2 (across from Water Street), to monitor the units for potential exceedances of the action levels established in the CAMP.
    - PM10, VOCs and mercury vapor concentrations did not exceed the action level established in the CAMP.
    - Elevated concentrations of PM10, VOCs and mercury vapor were not observed at perimeter CAMP station PM-2, which was located across Water Street.
    - Fugitive dust or odors were not observed to be migrating off-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 using the handheld PID and handheld Jerome® J505 mercury vapor analyzer. CAMP stations were discontinued sequentially from 5:04pm to 5:17pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station were recorded at 0.00 µg/m$^3$.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

**Anticipated Activities**

- CCJV will continue excavating soil/fill within the previously installed steel sheet pile wall to accommodate installation of the future pile cap.
- No work is anticipated to be completed on May 24, 2022 to accommodate State testing at the Peck Slip School.

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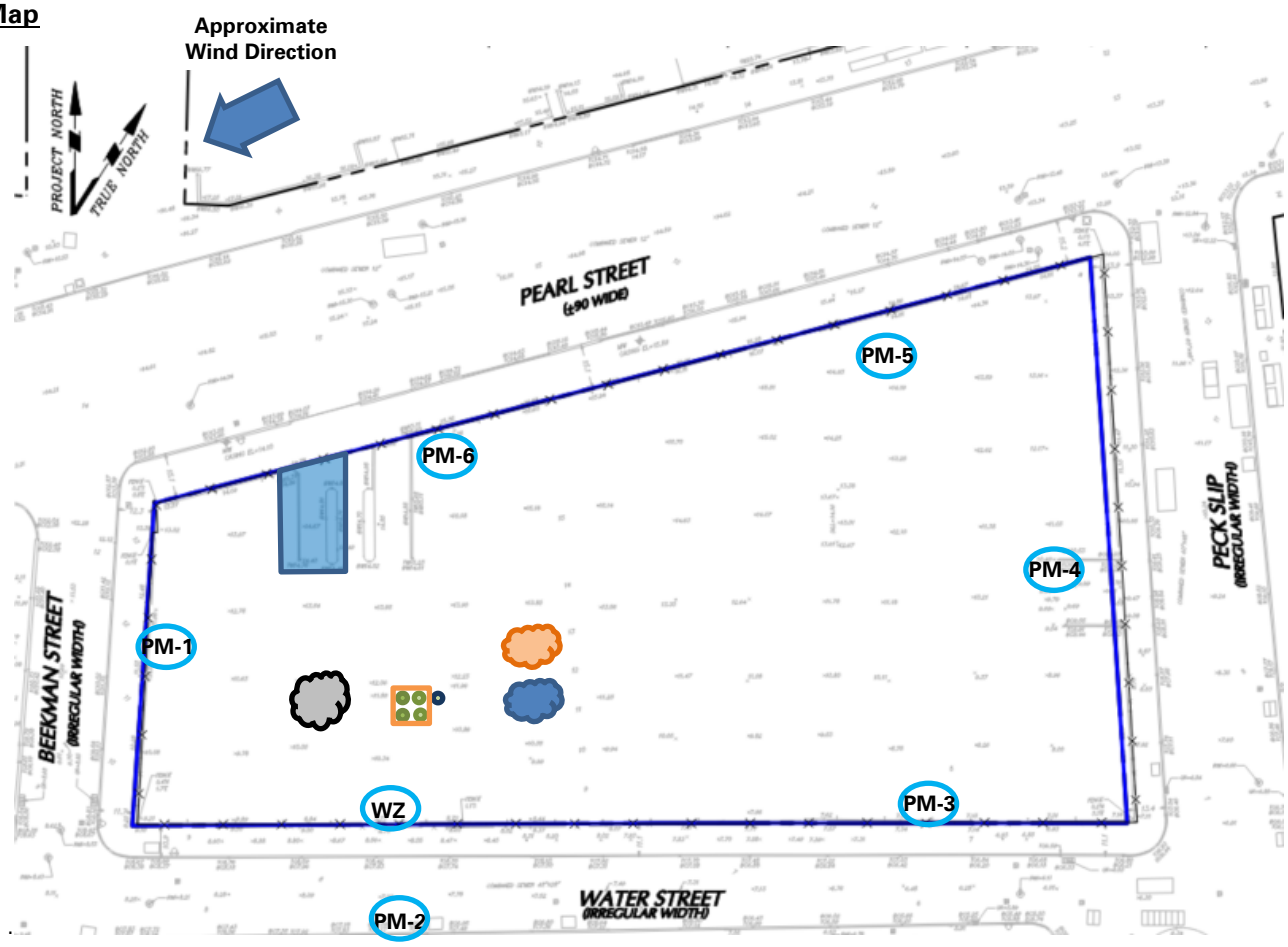
**Site Map**




**Legend:**

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Future Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Settling Tanks
- Approximate Location of Truck Tracking Pad
- Approximate Location of Dewatering Well
- Approximate Location of C&D Container
- Approximate Location of Soil Container
- Approximate Location of Stockpiled Virgin Stone

**Notes:**
1) Locations of air monitoring stations are approximate.

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**Select Site Photographs:**


Photo 1: View CCJV excavating soil/fill between previously installed foundation piles in the southwestern portion of the site (facing southwest)


Photo 2: View of exposed soil/fill and imported virgin stone stockpiles covered at end of day (facing southwest).

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