# SITE OBSERVATION REPORT

| | | | | | |
|---|---|---|---|---|---|
| **PROJECT No.:** | 170381202 | **CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation | **DATE:** | Monday, July 10, 2023 |
| **PROJECT:** | 250 Water Street | | **WEATHER:** | Partly Sunny, 70 – 80˚F<br>Wind: SSE @ 0.2 – 2.6 mph |
| **LOCATION:** | New York, NY | | **TIME:** | 5:45am – 4:45pm |
| **BCP SITE ID:** | C231127 | | **MONITOR** | Jack Millman |

**EQUIPMENT:**
CAT 335 Excavator
Komatsu PC138 Excavator
ABI Mobilram Drill Rig
Jerome J505 Mercury Vapor Analyzer
RKI GX-6000 Photoionization Detector (PID)
Aeroqual ASQ1 Air Monitoring Station

**PRESENT AT SITE:** **Day 156**
**Langan** (Environmental) Jack Millman, Gabriella DeGennaro
**Suffolk Construction (Suffolk)** (General Contractor) Anthony Galu
**East Coast Drilling, Inc. (ECD)** (Foundation Contractor) Danny Rodgers
**New York State Department of Environmental Conservation (NYSDEC)** Rob Strang, Mike Sollecito
**TRC Companies Inc.** (NYSDEC Consultant)
**Earth Efficient** (Soil Broker) Yinette Batista, Mike DiGaetano

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

Langan was present to document remediation 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**

- ECD demolished existing asphalt and concrete in the southwestern part of the site. The construction and demolition (C&D) debris was temporarily stockpiled on and covered with polyethylene sheeting in the northwestern part of the site pending future off-site disposal.
- ECD excavated an about 8-foot-long by 4-foot-wide area to a maximum depth of about 4 feet below grade surface (bgs) to identify potential subsurface utilities and/or obstructions prior to support-of-excavation (SOE) installation in the southwestern part of the site (along Water Street). A fiber optic cable was identified during excavation activities.
    - Excavated soil/fill was temporarily stockpiled adjacent to the work area and was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. No evidence of impacts was observed. The excavated soil/fill was temporarily backfilled into the original location following removal of concrete obstructions.
- ECD poured concrete into the previously installed wooden formwork in the southeastern part of the site for concrete guide wall installation. The concrete guide wall will be used to facilitate installation of SOE along the perimeter of the site.

| | | | |
|---|---|---|---|
| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |

# SITE OBSERVATION REPORT

## Material Tracking

- ECD exported three truckloads (about 60 cubic yards [CY]) of C&D (previously demolished concrete and asphalt) for off-site disposal at the Earth Efficient MSM facility located in East Stroudsburg, PA.
- ECD exported two truckloads (about 40 CY) of non-hazardous soil/fill from waste characterization cell WC01 for off-site disposal at the Middlesex County Landfill located in East Brunswick, NJ.
- No material was imported to the site.

**Material Import Summary**

| Facility Name<br>Location<br>Type of Material | Stone Industries, Inc.<br>Haledon, NJ<br>1.5/2.5-inch Virgin Stone | | Stone Industries, Inc.<br>Haledon, NJ<br>0.75-inch Virgin Stone | | Impact Reuse & Recovery Center or<br>Impact Materials Jersey City, Lyndhurst/Jersey City, NJ<br>1.5-inch Clean Bluestone | | Impact Reuse & Recovery Center,<br>Lyndhurst, NJ<br>General Fill | |
|---|---|---|---|---|---|---|---|---|
| **Quantities** | No. of Loads | Approx. Volume (Tons) | No. of Loads | Approx. Volume (Tons) | No. of Loads | Approx. Volume (Tons) | No. of Loads | Approx. Volume (Tons) |
| Today | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Project Total | 8 | 184.42 | 0 | 0 | 15 | 339.65 | 336 | 8,216.79 |
| NYSDEC Approved: | 1,800 tons* | | | | 720 tons* | | 19,500 tons* | |

*0.75-inch, 1.5-inch, and 2.5-inch virgin stone from the Stone Industries, Inc. facility and 1.5-inch clean bluestone from the Impact Reuse & Recovery Center (IRRC) facility were approved for import of 1,000 cubic yards (CY) and 400 CY, respectively. Assuming a conversion factor of 1.8, each quantity was converted to tons in order to accurately compare with import weight tickets. General fill from the IRRC facility was approved for import of 13,000 CY and a conversion factor of 1.5 is applied.

**Material Export Summary (1 of 3)**

| Facility Name<br>Location<br>Type of Material | Allocco Recycling<br>Brooklyn, NY<br>Construction & Demolition (C&D) Debris | | IRRC<br>Lyndhurst, NJ<br>C&D Debris | | Earth Efficient MSM<br>East Stroudsburg, PA<br>C&D Debris | | Clean Earth of North Jersey<br>Kearny, NJ<br>Non-hazardous Soil/Fill | |
|---|---|---|---|---|---|---|---|---|
| **Quantities** | No. of Loads | Approx. Volume (CY) | No. of Loads | Approx. Volume (CY) | No. of Loads | Approx. Volume (CY) | No. of Loads | Approx. Volume (CY) |
| Today | 0 | 0 | 0 | 0 | 3 | 60 | 0 | 0 |
| Project Total | 5 | 85 | 42 | 840 | 3 | 60 | 95 | 1,900 |

**Material Export Summary (2 of 3)**

| Facility Name<br>Location<br>Type of Material | Middlesex County Landfill<br>East Brunswick, NJ<br>Non-hazardous Soil/Fill | | Bayshore Soil Management<br>Keasbey, NJ<br>Petroleum-Impacted Soil/Fill | | Clean Earth of Carteret, NJ<br>Carteret, NJ<br>Non-hazardous Soil/Fill | |
|---|---|---|---|---|---|---|
| **Quantities** | No. of Loads | Approx. Volume (CY) | No. of Loads | Approx. Volume (CY) | No. of Loads | Approx. Volume (CY) |
| Today | 2 | 40 | 0 | 0 | 0 | 0 |
| Project Total | 263 | 5,260 | 267 | 5,340 | 66 | 1,320 |

| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |
|---|---|---|---|

# SITE OBSERVATION REPORT

| Material Export Summary (3 of 3) | | |
|---|---|---|
| **Facility Name**<br>**Location**<br>**Type of Material** | **Clean Earth of North Jersey**<br>**Kearny, NJ**<br>**Non-hazardous Soil/Fill** | |
| **Quantities** | No. of Loads | Approx. Volume (CY) |
| Today | 0 | 0 |
| Project Total | 216 | 4,320 |

**Sampling**

- No samples were collected.

| | | | |
|---|---|---|---|
| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |

# SITE OBSERVATION REPORT

**CAMP Activities**

Langan performed air monitoring at the perimeter of the site, at the northern sidewalk of Pearl Street, at the western sidewalk of Beekman Street, and at the southern sidewalk of Water Street at seven total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10) from about 7:00am to 3:45pm. There were no fifteen-minute average concentrations for mercury vapor, VOCs or PM10 that approached or exceeded the action levels established by the CAMP (1.00 µg/m$^3$, 5.0 ppm, or 0.100 mg/m$^3$, respectively).

Background Concentrations

Prior to implementation of CAMP, instantaneous 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 were recorded at 0.00 µg/m$^3$.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Perimeter and Work Zone Concentrations

**Daily Average Concentrations**

| Station ID | Particulate (mg/m$^3$) | Organic Vapor (ppm) | Mercury Vapor (µg/m$^3$) |
|---|---|---|---|
| PM-1 | 0.004 | 0.00 | 0.01 |
| PM-2 | 0.003 | 0.00 | 0.01 |
| PM-3 | 0.002 | 0.00 | 0.01 |
| PM-4 | 0.002 | 0.00 | 0.01 |
| WZ-1 | 0.003 | 0.00 | 0.00 |
| WZ-2 | 0.002 | 0.00 | 0.00 |
| WZ-3 | - | - | - |
| WZ-4 | 0.03 | 0.00 | 0.00 |

**Maximum 15-Minute-Average Concentrations**

| Station ID | Particulate (mg/m$^3$) | Organic Vapor (ppm) | Mercury Vapor (µg/m$^3$) |
|---|---|---|---|
| PM-1 | 0.015 | 0.01 | 0.04 |
| PM-2 | 0.018 | 0.03 | 0.02 |
| PM-3 | 0.003 | 0.01 | 0.08 |
| PM-4 | 0.004 | 0.06 | 0.05 |
| WZ-1 | 0.013 | 0.02 | 0.01 |
| WZ-2 | 0.003 | 0.01 | 0.01 |
| WZ-3 | - | - | - |
| WZ-4 | 0.008 | 0.01 | 0.00 |

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

| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |
|---|---|---|---|

# SITE OBSERVATION REPORT

Ambient Air (Handheld Jerome® J505 and Handheld PID)

- The dedicated mobile monitor (Langan) used a handheld Jerome® J505 mercury vapor analyzer to monitor ambient air conditions at various heights throughout the site. Instantaneous mercury vapor concentrations throughout the site ranged from 0.00 µg/$m^3$ to 0.17 µg/$m^3$.
- The dedicated mobile monitor (Langan) used a handheld PID to monitor VOC concentrations throughout the site. Instantaneous VOC concentrations were not detected above background concentrations throughout the workday.

Off-site CAMP Stations

- CAMP station WZ-1 was placed on the western sidewalk of Beekman Street from 6:23am to 4:03pm.
- CAMP station WZ-2 was placed on the southern sidewalk of Water Street from 6:26am to 4:17pm.
- CAMP station WZ-4 was placed on the northern sidewalk of Pearl Street from 6:29am to 4:08pm.

Prior to CAMP Shutdown

Prior to discontinuing CAMP, mercury vapor and VOC concentrations were confirmed to return to background conditions at each perimeter station using the handheld Jerome® J505 mercury vapor analyzer and handheld PID, respectively. CAMP stations were discontinued sequentially between 3:46pm and 4:17pm.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.0 to 0.01 µg/$m^3$.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

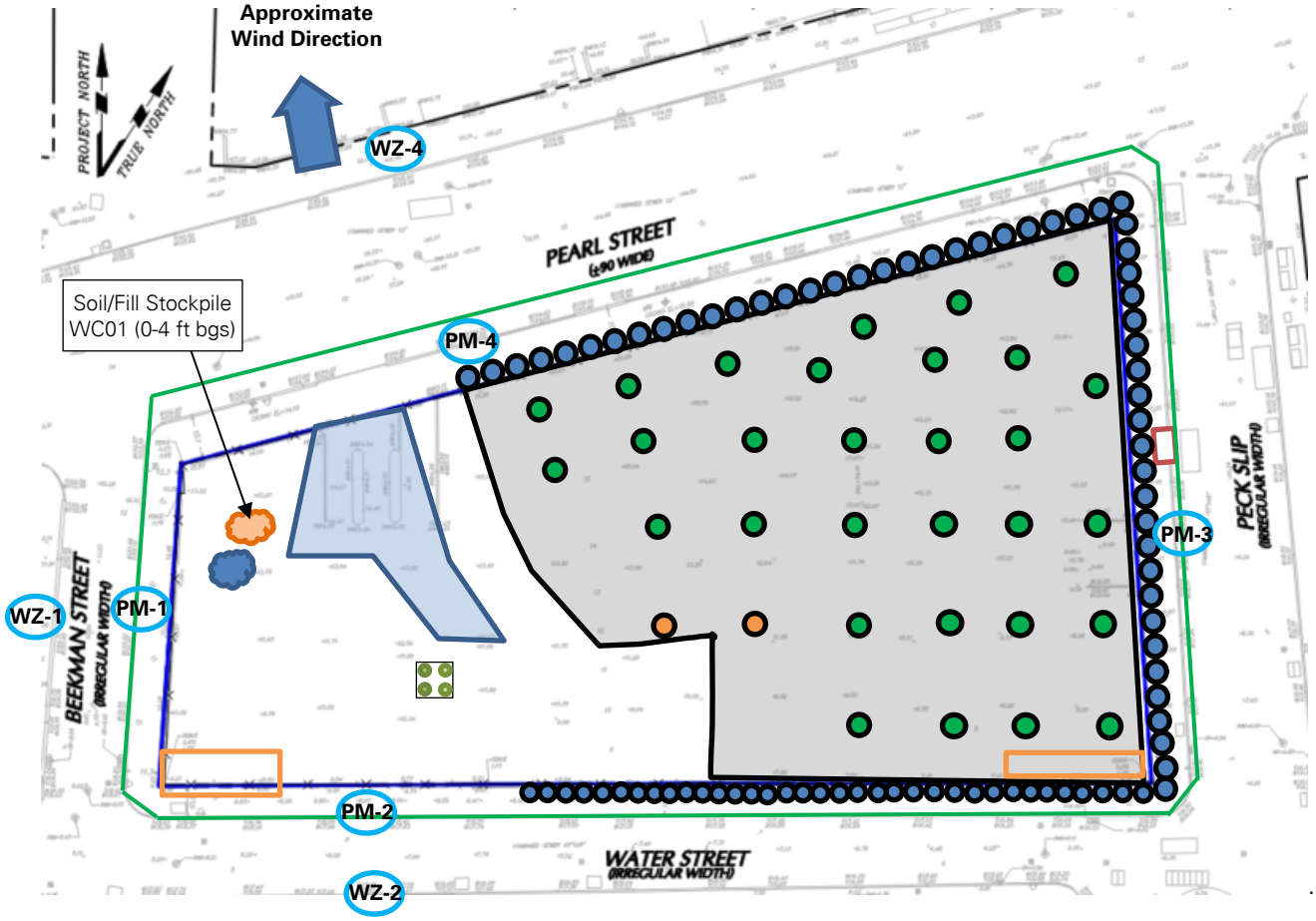
**Anticipated Activities**

- ECD will continue excavating soil/fill along the perimeter of the site to identify potential subsurface utilities and/or obstructions prior to SOE installation.
- ECD will continue exporting C&D debris and soil/fill from the western part of the site for off-site disposal.

| | | | |
|---|---|---|---|
| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |

# SITE OBSERVATION REPORT

## Site Map




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

**Legend:**

- PM-1 — Approximate Location of Air Monitoring Station
- Approximate Work Area
- Approximate Location of Installed Pile Cap
- Approximate Location of Foundation Piles Completed
- Approximate Location of Truck Tracking Pad
- Approximate Location of Underground Storage Tank
- Approximate Location of C&D Stockpile
- Approximate Location of Soil/Fill Stockpile
- Approximate Location of Soldier Pile
- Approximate Perimeter Construction Fence Location
- Previous Excavation Area
- Approximate Location of Documentation Sample
- Approximate Location of Previously Collected Endpoint Sample

| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |
|---|---|---|---|

# SITE OBSERVATION REPORT

**Select Site Photographs:**


**Photo 1:** ECD washing a tri-axle truck prior to existing the site (facing north)


**Photo 2:** ECD excavating soil/fill in the southwestern part of the site (facing southwest)

| | | | |
|---|---|---|---|
| Cc: | M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson | By: | Jack Millman<br>**LANGAN** |