

SITE OBSERVATION REPORT

PROJECT No.: 170381202	CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation	DATE: Monday, October 16, 2023
PROJECT: 250 Water Street		WEATHER: Sunny, 48 – 65° F Wind: NE @ 0.1 – 2.0 mph
LOCATION: New York, NY		TIME: 5:30 am – 5:30 pm
BCP SITE ID: C231127		MONITOR Gabriella DeGennaro

EQUIPMENT: CAT 335 Excavator CAT 328 Excavator Komatsu PC210 Excavator Delmag Drill Rig Bauer RTG RG 27S Bauer BG45 Drill Rig Casagrande M6A-1 Tieback Drill Rig Jerome J505 Mercury Vapor Analyzer RKI GX-6000 Photoionization Detector (PID) Aeroqual ASQ1 Air Monitoring Station	PRESENT AT SITE: Day 225 Langan (Environmental/Geotechnical) Gabriella DeGennaro, Michael Cole, Pradeep Pandey Suffolk Construction (Suffolk) (General Contractor) Wyatt Favia East Coast Drilling, Inc. (ECD) (Foundation Contractor) Danny Rodgers New York State Department of Environmental Conservation (NYSDEC) Shawn Roberts Earth Efficient (Soil Broker) Henry Batista AKRF, Inc. (Archaeologist) Theresa Imbriolo
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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 used a Bauer RTG RG 27S drill rig to pre-drill two boreholes in the northeastern part of the site to loosen the underlying soil in preparation for soil mix column installation.
- ECD used a Bauer BG45 drill rig to install two deep soil mix columns for support-of-excavation (SOE) system installation in the southern part of the site (along Peck Slip). ECD’s drill rig advanced a steel rod with two cutter blades at the bottom of the rod, while concurrently injecting grout through the cutting head and spinning and advancing the blades downward to depths of about 106 and 108 feet below grade surface (bgs), respectively.
 - No drilling spoils were generated during installation of the soil mix columns.
 - Excess grout was contained within a temporary containment area in the eastern part of the site and will be managed as construction and demolition (C&D) debris at a later date.
- ECD identified a previously unknown about 800-gallon underground storage tank (UST) during remedial excavation in the southeast part of the site. The UST was partially filled with soil and water, and the interior of the tank was screened for organic vapors using a PID. A faint petroleum-like odor and a maximum PID reading of 4.0 parts per million (ppm) were observed. The UST was placed on and covered with polyethylene sheeting in the southern part of the site in preparation for future decommissioning and off-site disposal.
 - Following removal of the UST, the excavation area was screened for odors, staining, organic vapors, and mercury vapor using a PID and handheld Jerome® J505 mercury vapor analyzer, respectively. A faint petroleum-like odor, staining, and a maximum PID reading of 8.3 ppm was observed during screening of the soil/fill surrounding the tank.

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- Atmos® AC-645 odor/vapor suppressing foam was applied to the soil/fill during excavation and was applied to the exposed soil/fill after excavation was complete.
- ECD excavated an about 25-foot-long by 6-foot-wide area to a maximum depth of about 8 feet below the existing grade in the southwest part of the site (waste characterization cell WC03) to install timber lagging between previously installed soldier piles.
 - Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. Evidence of impacts was not observed and the excavated soil/fill was separated from C&D debris using a sifting bucket. The C&D debris was either loaded into securely covered tri-axle dump trucks for off-site disposal or stockpiled adjacent to the excavation in preparation for future off-site disposal.
- ECD graded soil/fill in an about 100-foot-long by 100-foot-wide area in the eastern part of the site to stabilize the surface for SOE system installation.
 - Graded soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld PID and handheld Jerome® J505 mercury vapor analyzer, respectively. Evidence of impacts was not observed and the soil/fill generated from grading activities was added to the stockpile in the northeast part of the site for future off-site disposal.
- ECD continued installation of the concrete guide wall in the southern part of the site (along Water Street, respectively). The concrete guide wall will be used to facilitate installation of SOE along the perimeter of the site.

Material Tracking

- ECD exported 2 truckloads (about 40 cubic yards [CY]) of C&D debris for off-site disposal at the Earth Efficient MSM facility located in East Stroudsburg, PA.
- No material was imported to the site.

Material Import Summary								
Facility Name Location Type of Material	Stone Industries, Inc. Haledon, NJ 1.5/2.5-inch Virgin Stone		Stone Industries, Inc. Haledon, NJ 0.75-inch Virgin Stone		Impact Reuse & Recovery Center or Impact Materials Jersey City, Lyndhurst/Jersey City, NJ 1.5-inch Clean Bluestone		Impact Reuse & Recovery Center, Lyndhurst, NJ 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	13	309.28	0	0	15	339.65	374	9,157.85
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.

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Material Export Summary (1 of 3)								
Facility Name Location Type of Material	Allocco Recycling Brooklyn, NY Construction & Demolition (C&D) Debris		IRRC Lyndhurst, NJ C&D Debris		Earth Efficient MSM East Stroudsburg, PA C&D Debris		Clean Earth of North Jersey Kearny, NJ Hazardous Lead-Impacted 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	2	40	0	0
Project Total	5	85	42	840	195	3,900	101	2,020

Material Export Summary (2 of 3)						
Facility Name Location Type of Material	Middlesex County Landfill East Brunswick, NJ Non-hazardous Soil/Fill		Bayshore Soil Management Keasbey, NJ Petroleum-Impacted Soil/Fill		Clean Earth of Carteret, NJ Carteret, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	313	6,260	267	5,340	66	1,320

Material Export Summary (3 of 3)						
Facility Name Location Type of Material	Clean Earth of North Jersey Kearny, NJ Non-hazardous Soil/Fill		Cycle Chem, Inc. Elizabeth, NJ Hazardous Lead - Impacted Soil/Fill		Harmony Foul Rift (HFR) Belvidere, NJ Non-hazardous Soil/Fill	
Quantities	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0
Project Total	201	4,020	10	200	27	540

Sampling

- No samples were collected.

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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, at the eastern sidewalk of Peck Slip, and at the southern sidewalk of Water Street at eight total locations for mercury vapor, volatile organic compounds (VOCs), and particulate matter less than 10 microns in diameter (PM10) from about 6:55am to 4:55pm. 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 $\mu\text{g}/\text{m}^3$, 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 $\mu\text{g}/\text{m}^3$.
- 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 ($\mu\text{g}/\text{m}^3$)
PM-1	0.003	0.00	0.01
PM-2	0.003	0.00	0.01
PM-3	0.002	0.00	0.00
PM-4	0.006	0.00	0.02
WZ-1	0.002	0.00	0.00
WZ-2	0.002	0.00	0.00
WZ-3	0.001	0.00	0.01
WZ-4	0.002	0.00	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor ($\mu\text{g}/\text{m}^3$)
PM-1	0.008	0.01	0.05
PM-2	0.011	0.02	0.02
PM-3	0.006	0.03	0.01
PM-4	* 0.121	0.02	0.06
WZ-1	0.006	0.01	0.02
WZ-2	0.004	0.01	0.01
WZ-3	0.003	0.01	0.02
WZ-4	0.005	0.01	0.02

• mg/m^3 = milligrams per cubic meter • ppm = parts per million • $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter

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* PM10 concentrations at perimeter CAMP station PM-4 exceeded the 15-minute time-weighted average (TWA) action level established in the CAMP (0.100 mg/m³) at about 7:05am due to a truck driving by the CAMP station. The exceedance was not the result of ground-intrusive activities associated with soil/fill at the site and fugitive dust was not observed migrating from the site during this time. PM10 concentrations returned to background levels at CAMP station PM-4 by 7:15am.

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/m³ to 0.09 µg/m³.
- 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 about 6:45am to 4:22pm.
- CAMP station WZ-2 was placed on the southern sidewalk of Water Street from about 6:48am to 4:28pm.
- CAMP station WZ-3 was placed on the eastern sidewalk of Peck Slip from about 6:53am to 4:38pm.
- CAMP station WZ-4 was placed on the northern sidewalk of Pearl Street from about 6:55am to 4:51pm.

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. Perimeter CAMP stations were discontinued sequentially between 4:22pm and 4:51pm.

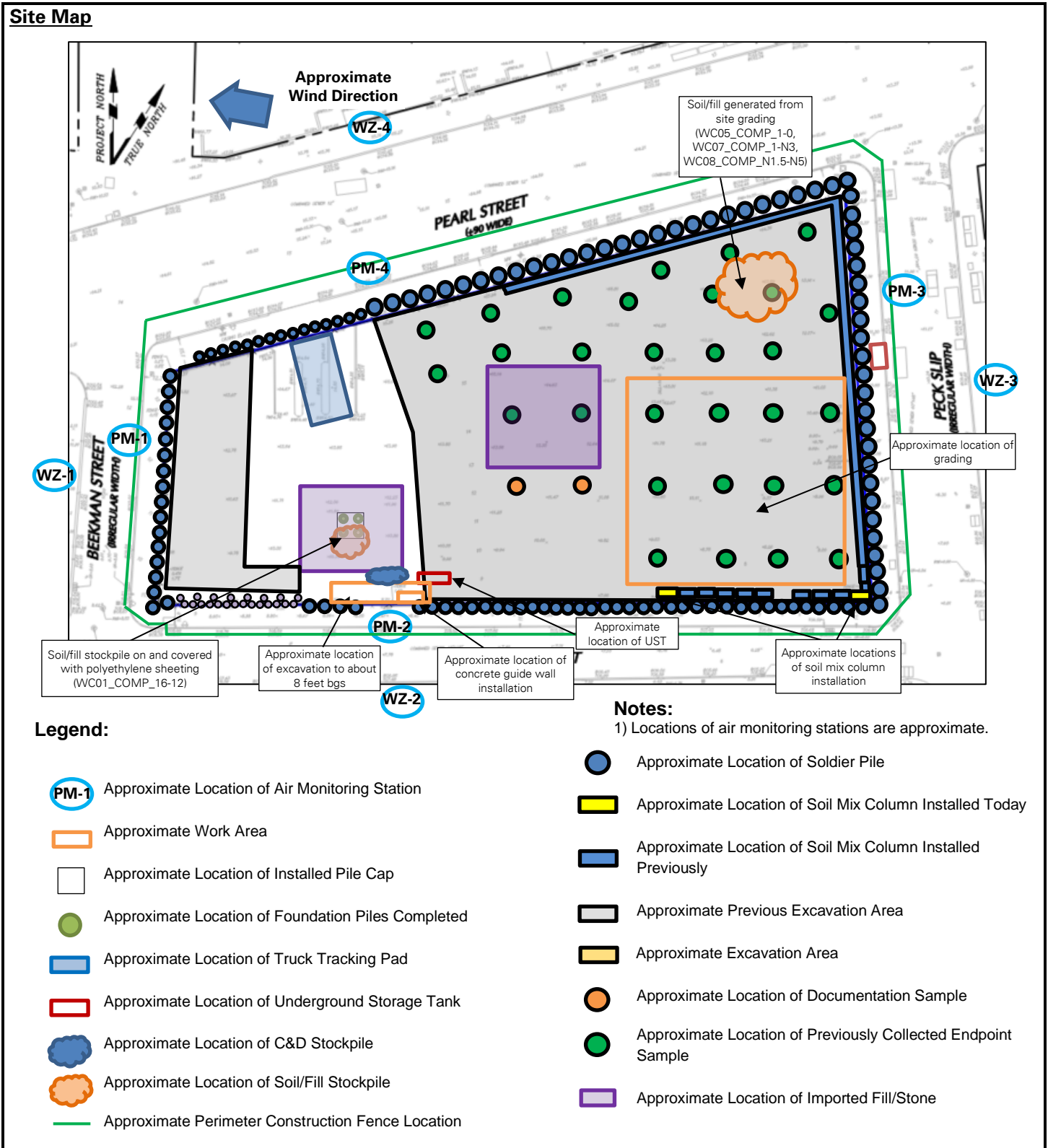
- Background concentrations of mercury vapor at each CAMP station were recorded at 0.00 µg/m³.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- ECD will continue exporting C&D and soil/fill from the eastern part of the site for off-site disposal.
- ECD will continue installing soil mix columns and/or soldier piles for SOE installation along Pearl Street and Water Street.
- ECD will continue installing tiebacks for the SOE system along Beekman and Pearl Streets.

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Select Site Photographs:



Photo 1: UST wrapped in polyethylene sheeting in preparation for decommissioning and off-site disposal



Photo 2: ECD loading a truck with C&D debris for off-site disposal (facing northeast)

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