

## SITE OBSERVATION REPORT

<b>PROJECT No.:</b> 170381202  <b>PROJECT:</b> 250 Water Street  <b>LOCATION:</b> New York, NY  <b>BCP SITE ID:</b> C231127	<b>CLIENT:</b> 250 Seaport District, LLC c/o The Howard Hughes Corporation	<b>DATE:</b> Saturday, November 4, 2023  <b>WEATHER:</b> Sunny, 50 – 65 °F Wind: NE @ 0.2 – 1.1 mph  <b>TIME:</b> 8:00 am – 2:00 pm  <b>MONITOR</b> Brian Kenneally
<b>EQUIPMENT:</b> CAT 335 Excavator CAT 328 Excavator Komatsu PC210 Excavator Delmag Drill Rig Bauer RTG RG 27S Bauer BG 36H Drill Rig 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	<b>PRESENT AT SITE: Day 241</b> <b>Langan</b> (Environmental/Geotechnical) Brian Kenneally, Ellie Seery, Junggeun Hwang <b>Suffolk Construction (Suffolk)</b> (General Contractor) Anthony Galu, Wyatt Favia <b>East Coast Drilling, Inc. (ECD)</b> (Foundation Contractor) Daniel Rogers, Mike Brosnan <b>New York State Department of Environmental Conservation (NYSDEC)</b> Rafi Alam	
<b>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</b>  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).  <b>Site Activities</b> <ul style="list-style-type: none"> <li>• ECD used a Bauer RTG RG 27S drill rig to pre-drill two boreholes in the southern part of the site to loosen the underlying soil in preparation for soil mix column installation.</li> <li>• ECD used a Bauer BG45 drill rig to install one deep soil mix column for support-of-excavation (SOE) system installation in the southern part of the site (along Water Street). 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. An obstruction was encountered at about 30 feet below grade surface (bgs). The soil mix column will be re-drilled at a later date.           <ul style="list-style-type: none"> <li>○ No drilling spoils were generated during installation of the soil mix columns.</li> <li>○ Excess grout was contained within a temporary containment area in the southern part of the site and will be managed as construction and demolition (C&amp;D) debris at a later date.</li> </ul> </li> <li>• ECD poured concrete into the previously installed wooden formwork in the western part of the site for concrete guide wall installation.</li> <li>• ECD graded soil/fill in an about 30-foot-long by 20-foot-wide area in the central 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.</li> </ul>		
<b>Cc:</b>	M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson	<b>By:</b> Brian Kenneally, Ellie Seery  <b>LANGAN</b>

## SITE OBSERVATION REPORT

### Material Tracking

- No material was exported from site.
- No material was imported to 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	16	382.13	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.

### 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	0	0	0	0
Project Total	5	85	42	840	298	5,940	142	2,840

### 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	335	6,700	267	5,340	66	1,320

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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	17	340	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 9:03am to 3:31pm. There were no fifteen-minute average concentrations for mercury vapor or VOCs that approached or exceeded the action levels established by the CAMP (1.00 µg/m<sup>3</sup> or 5.0 ppm, 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<sup>3</sup>.
- 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 <sup>3</sup> )	Organic Vapor (ppm)	Mercury Vapor (µg/m <sup>3</sup> )
PM-1	0.010	0.04	0.00
PM-2	0.011	0.01	0.01
PM-3	0.010	0.02	0.00
PM-4	0.015	0.02	0.02
WZ-1	0.009	0.01	0.00
WZ-2	0.009	0.02	0.00
WZ-3	0.009	0.03	0.01
WZ-4	0.011	0.04	0.01

#### Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m <sup>3</sup> )	Organic Vapor (ppm)	Mercury Vapor (µg/m <sup>3</sup> )
PM-1	0.013	0.18	0.00
PM-2	0.018	0.04	0.07
PM-3	0.017	0.04	0.01
PM-4	* 0.102	0.06	0.05
WZ-1	0.013	0.04	0.00
WZ-2	0.012	0.05	0.00
WZ-3	0.011	0.05	0.03
WZ-4	0.045	0.07	0.02

•mg/m<sup>3</sup> = milligrams per cubic meter    •ppm = parts per million    •µg/m<sup>3</sup> = 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/m<sup>3</sup>) at about 9:50am due to the relocation of equipment and sweeping of the sidewalk in the northern part of the site. 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 at perimeter CAMP station PM-4 returned to background conditions by 10:00am.

### 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<sup>3</sup> to 0.09 g/m<sup>3</sup>.
- 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 8:30am to 3:21pm.
- CAMP station WZ-2 was placed on the southern sidewalk of Water Street from about 9:21am to 3:17pm.
- CAMP station WZ-3 was placed on the eastern sidewalk of Peck Slip from about 8:53am to 3:10pm.
- CAMP station WZ-4 was placed on the northern sidewalk of Pearl Street from about 8:48am to 3:03pm.

### 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 3:31pm and 3:34pm.

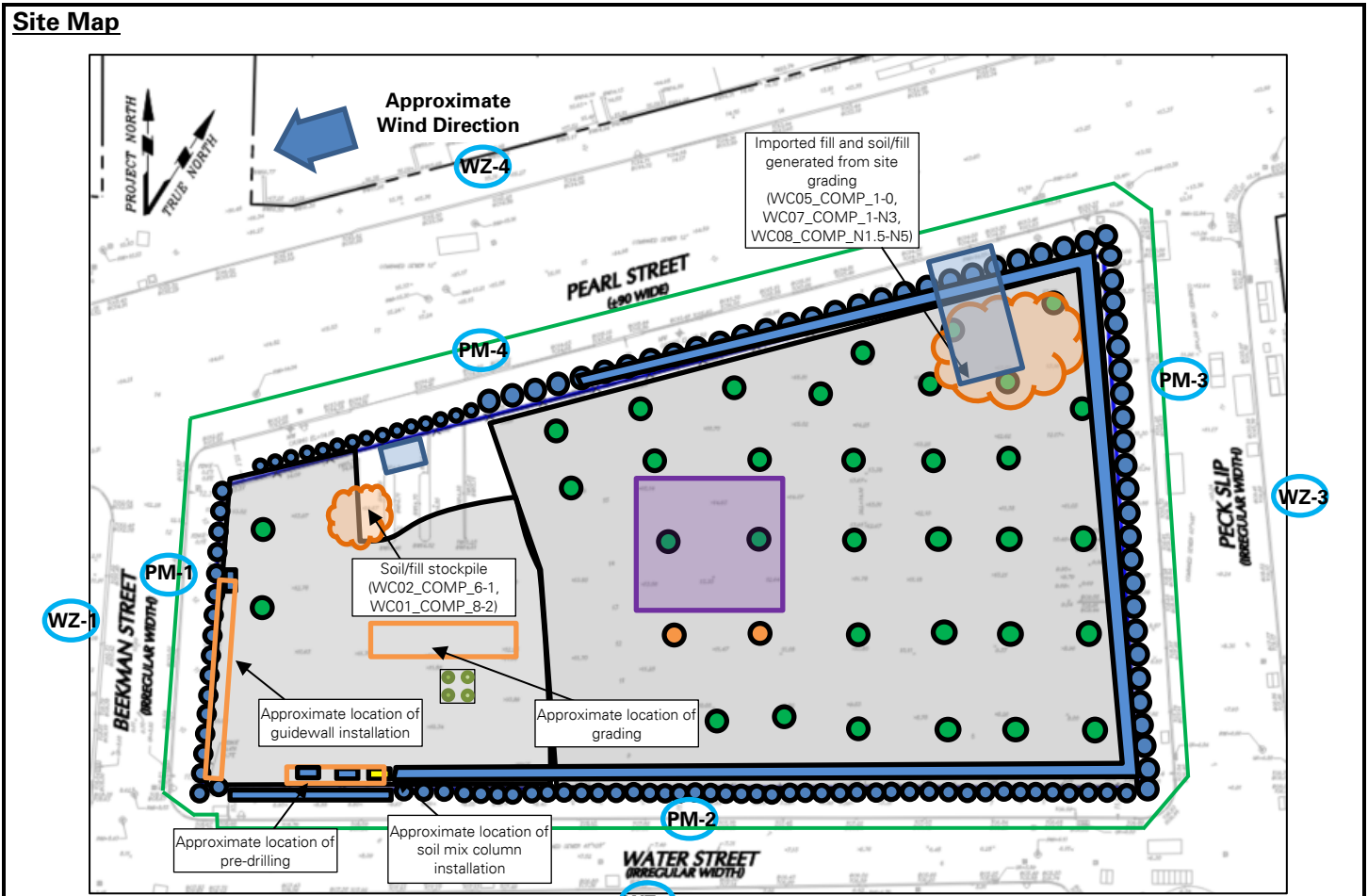
- Background concentrations of mercury vapor at each CAMP station were recorded at 0.00 µg/m<sup>3</sup>.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

### Anticipated Activities

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

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## SITE OBSERVATION REPORT



**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 Perimeter Construction Fence Location

**Notes:**

- 1) Locations of air monitoring stations are approximate.
- Approximate Location of Soldier Pile
  - Approximate Location of Soil Mix Column Installed Today
  - Approximate Location of Soil Mix Column Installed Previously
  - Approximate Previous Excavation Area
  - Approximate Previous Excavation Area
  - Approximate Location of Documentation Sample
  - Approximate Location of Confirmation Endpoint Sample
  - Approximate Location of Imported Fill/Stone

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## SITE OBSERVATION REPORT

### Select Site Photographs:



**Photo 1:** ECD pre-drilling a borehole for soil mix column installation in the southern part of the site (facing east)



**Photo 2:** ECD pouring concrete for the guide wall in the western part of the site (facing south)

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