

SITE OBSERVATION REPORT

<p>PROJECT No.: 170381202</p> <p>PROJECT: 250 Water Street</p> <p>LOCATION: New York, NY</p> <p>BCP SITE ID: C231127</p>	<p>CLIENT: 250 Seaport District, LLC c/o The Howard Hughes Corporation</p>	<p>DATE: Tuesday November 7, 2023</p> <p>WEATHER: Cloudy, 54 – 63 °F Wind: NE @ 0.1 – 1.7 mph</p> <p>TIME: 5:45 am – 6:00 pm</p> <p>MONITOR Sophia Misiakiewicz</p>
<p>EQUIPMENT: 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</p>	<p>PRESENT AT SITE: Day 243 Langan (Environmental/Geotechnical) Sophia Misiakiewicz, Michael Cole, Pradeep Pandey Suffolk Construction (Suffolk) (General Contractor) Anthony Galu, Wyatt Favia East Coast Drilling, Inc. (ECD) (Foundation Contractor) Daniel Rogers, Mike Brosnan New York State Department of Environmental Conservation (NYSDEC) Jared Donaldson AKRF, Inc. (Archaeologist) Elizabeth Mead</p>	
<p>OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:</p> <p>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).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • ECD used a Bauer RTG RG 27S drill rig to pre-drill one borehole in the northern 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 one deep soil mix column for support-of-excavation (SOE) system installation in the western part of the site (along Beekman 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 to a depth of about 120 feet below grade surface (bgs). <ul style="list-style-type: none"> ○ No drilling spoils were generated during installation of the soil mix column. ○ 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&D) debris at a later date. • ECD used a Bauer BG 36H drill rig to continue installation of two secant piles for the SOE system in the western part of the site (along Beekman Street). The secant piles were advanced to depths of about 69 and 102 feet bgs, respectively. <ul style="list-style-type: none"> ○ Drilling spoils generated during installation of the secant piles were screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Evidence of impacts was not observed and the drilling spoils were temporarily graded into the adjacent area for future off-site disposal. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson</p>	<p>By: Sophia Misiakiewicz</p> <p style="text-align: center;">LANGAN</p>

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- ECD excavated an about 3-foot-long by 4-foot-wide area to a maximum depth of about 1 foot below the existing grade (about 14 feet below sidewalk grade [bsg]) in the south-central part of the site (waste characterization cell WC06) for removal and off-site disposal of soil/fill.
 - 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. A faint petroleum-like odor and a maximum PID reading of 12.3 parts per million (ppm) was observed. The excavated soil/fill was temporarily backfilled in place pending future excavation and off-site disposal.
 - Atmos AC-645® odor/vapor suppressing foam was applied to the excavated area as a precautionary measure.
- ECD excavated an about 20-foot-long by 4-foot-wide area to a maximum depth of about 3 feet below the existing grade (about 14 feet bsg) in the northwestern part of the site (waste characterization cell WC01) for removal and off-site disposal of soil/fill.
 - 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 temporarily stockpiled in the northwest part of the site for future off-site disposal.
- ECD graded soil/fill in an about 60-foot-long by 30-foot-wide area in the north-central part of the site and an about 30-foot-long by 20-foot-wide area in the southwestern 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.

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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

- Langan collected three confirmation endpoint soil samples (EP07_EL_-1.0, EP09_EL_0.0 and EP15_EL_0.0) and quality assurance/quality control [QA/QC] samples for laboratory analysis of target compound list (TCL) and NYSDEC Part 375 volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs) (including 1,4-dioxane), pesticides, herbicides, polychlorinated biphenyls (PCBs), target analyte list (TAL) metals (including hexavalent/trivalent chromium and total cyanide), and/or per- and polyfluoroalkyl substances (PFAS).
- The soil samples were relinquished to Alpha Analytical, an Environmental Laboratory Accredited Program (ELAP)-certified laboratory, under standard chain-of-custody protocols.

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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 7:26am to 5:22pm. 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	0.014	0.01	0.02
PM-2	0.013	0.06	0.02
PM-3	0.012	0.00	0.00
PM-4	0.013	0.01	0.02
WZ-1	0.012	0.00	0.00
WZ-2	0.011	0.00	0.10
WZ-3	0.011	0.01	0.01
WZ-4	0.012	0.01	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	0.023	0.08	0.05
PM-2	0.020	2.52	0.22
PM-3	0.013	0.03	0.01
PM-4	0.017	0.08	0.08
WZ-1	0.014	0.04	0.01
WZ-2	0.025	0.07	0.35
WZ-3	0.012	0.04	0.02
WZ-4	0.015	0.06	0.03

• 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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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 $\mu\text{g}/\text{m}^3$ to 0.25 $\mu\text{g}/\text{m}^3$.
 - Due to the daylight savings adjustment, mercury vapor readings shown in the handheld Jerome® J505 data file from 7:27am to 8:34am are representative of 6:27am to 7:34am. The time was manually adjusted on the handheld unit at 7:35am.
- 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 6:37am to 5:50pm.
- CAMP station WZ-2 was placed on the southern sidewalk of Water Street from about 6:17am to 5:34pm.
- CAMP station WZ-3 was placed on the eastern sidewalk of Peck Slip from about 7:26am to 5:22pm.
- CAMP station WZ-4 was placed on the northern sidewalk of Pearl Street from about 6:32am to 5:46pm.

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 5:27pm and 5:34pm.

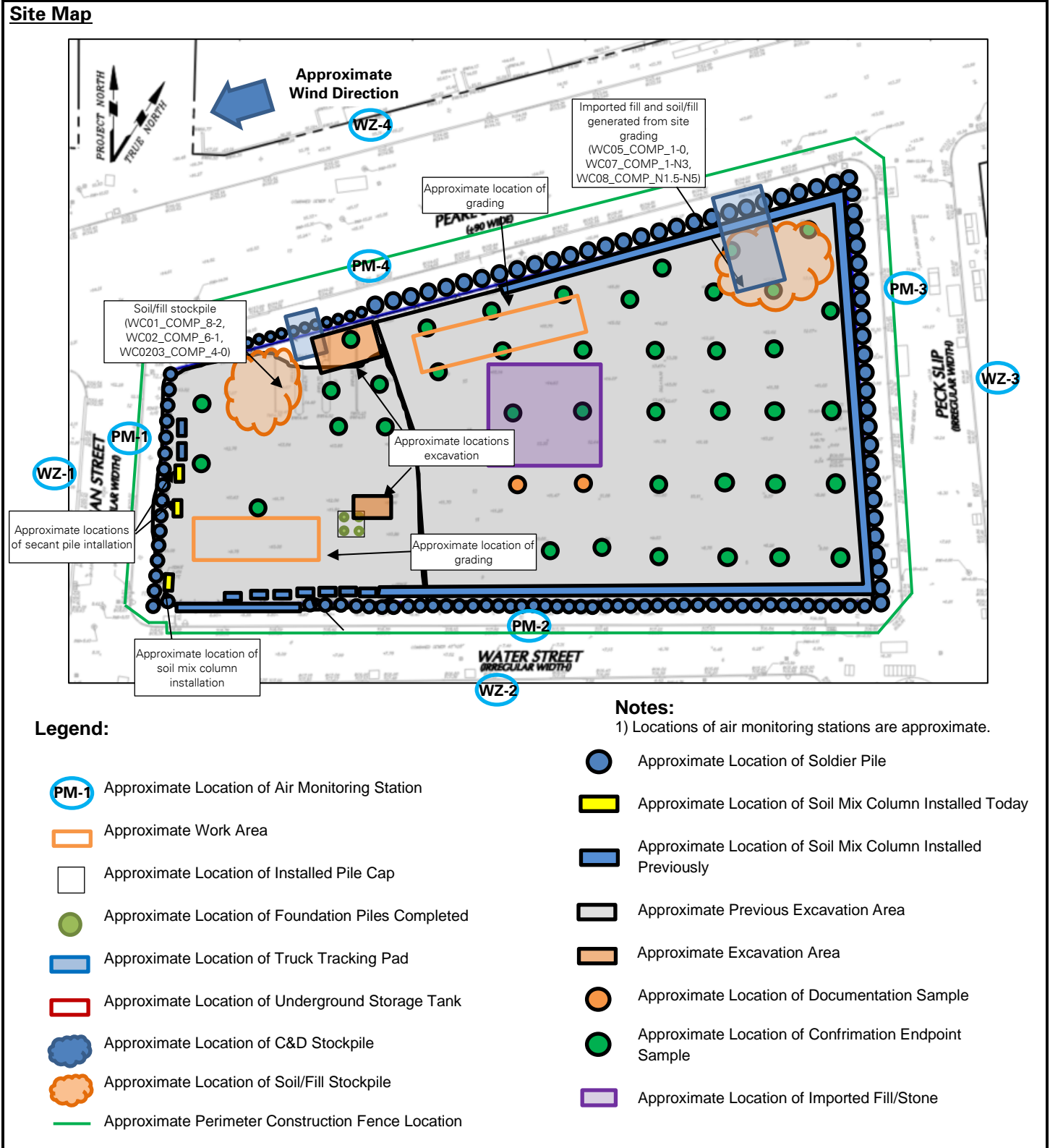
- Background concentrations of mercury vapor at each CAMP station were recorded at 0.00 $\mu\text{g}/\text{m}^3$.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 ppm.

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 secant piles for SOE system installation along Beekman, Pearl and Water Streets.
- ECD will continue installing tiebacks for the SOE system along Beekman and Pearl Streets.

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Select Site Photographs:



Photo 1: ECD excavating soil/fill in the north-central part of the site (facing south)

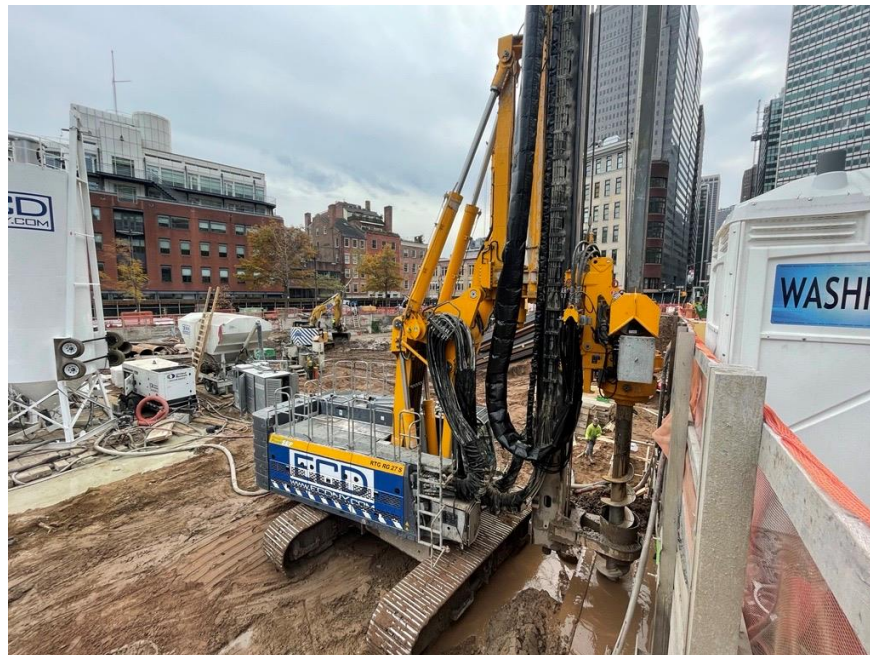


Photo 2: ECD pre-drilling a borehole in northern part of the site in preparation for soil mix column installation (facing southwest)

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