

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, December 5, 2023</p> <p>WEATHER: Sunny; 30 – 40 °F Wind: E @ 0.2 – 2.9 mph</p> <p>TIME: 5:45am – 6:00pm</p> <p>MONITOR Gabriella DeGennaro</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 263 Langan (Environmental/Geotechnical) Gabriella DeGennaro, Michael Cole, Pradeep Pandey Suffolk Construction (Suffolk) (General Contractor) Anthony Galu, Wyatt Favia East Coast Drilling, Inc. (ECD) (Foundation Contractor) Mike Brosnan New York State Department of Environmental Conservation (NYSDEC) Megan Medwid Earth Efficient (Soil Broker) Yinette Batista AKRF, Inc. (Archaeologist) Theresa Imbriolo</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 excavated an about 30-foot-long by 30-foot-wide area to a maximum depth of about 2 feet below the existing grade (approximately 15 feet below sidewalk grade [bsg]) in the central part of the site (waste characterization cells WC02 and WC11) for off-site disposal of non-hazardous soil/fill. <ul style="list-style-type: none"> ○ Excavated soil/fill was screened for odors, staining, organic vapors, and mercury vapor using a handheld photoionization detector (PID) and handheld Jerome® J505 mercury vapor analyzer, respectively. Faint petroleum-like odors were observed during screening of the soil/fill. The excavated soil/fill was temporarily stockpiled in the north-central part of site for off-site disposal. ○ 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 used previously imported fill to backfill an about 30-foot-long by 30-foot-wide area from about 15 feet bsg to 12 feet bsg in the central part of the site. The backfill was placed above a demarcation layer consisting of geotextile fabric. • ECD excavated an about 30-foot-long by 30-foot-wide area to a maximum depth of about 5 feet below the existing grade (approximately 15 feet bsg) in the southern part of the site (waste characterization cells WC06) for off-site disposal of non-hazardous soil/fill. 		
<p>Cc:</p>	<p>M. Raygorodetsky, P. McMahon, M. Au, J. Frey, S. Simpson</p>	<p>By: Gabriella DeGennaro</p> <p>LANGAN</p>

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- 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 north-central part of site for off-site disposal.
- ECD used previously imported fill to backfill an about 30-foot-long by 30-foot-wide area from about 15 feet bsg to 10 feet bsg in the southern part of the site. The backfill was placed above a demarcation layer consisting of geotextile fabric.
- ECD continued dewatering to accommodate future excavation in the southern part of the site. Groundwater was pumped directly to the dewatering system, consisting of a settling tank, oil-water separator, and filtration system, before being discharged to the New York City Department of Environmental Protection (NYCDEP) combined sewer beneath Peck Slip in accordance with a NYCDEP temporary discharge permit (Permit No. C002547552).

Material Tracking

- ECD exported 27 truckloads (about 540 cubic yards [CY]) of soil/fill for off-site disposal at the Middlesex County Landfill (MCUA) facility, located in East Brunswick, NJ.
- 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		XRDS Recycling LLC Wayne, NJ Clean Screened 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)	No. of Loads	Approx. Volume (CY)
Today	0	0	0	0	0	0	0	0	0	0
Project Total	16	382.13	0	0	15	339.65	374	9,157.85	96	1,920
NYSDEC Approved:	1,800 tons*				720 tons*		19,500 tons*		4,500 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 and XRDS facilities were approved for import of 13,000 CY and 3,000 CY, respectively, 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	0	0	0	0
Project Total	5	85	42	840	303	6,060	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	27	540	0	0	0	0
Project Total	464	9,300	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		XRDS Recycling LLC Wayne, NJ 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	0	0	0	0
Project Total	201	4,020	17	340	137	2,740	28	560

Sampling

- Langan collected two confirmation endpoint soil samples (EP20_EL-1.0 and EP38_EL-6.0) (plus quality assurance/quality control 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 samples were relinquished to York Analytical Labs, 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 6:51am to 5:14pm. 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/m³, 5.0 ppm, or 0.100 mg/m³, 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/m³.
- 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	0.02	0.02
PM-2	0.003	0.04	0.01
PM-3	0.003	0.00	*0.01
PM-4	0.003	0.00	0.02
WZ-1	0.003	0.00	0.00
WZ-2	0.002	0.00	0.00
WZ-3	0.002	0.00	0.01
WZ-4	0.003	0.01	0.01

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m ³)	Organic Vapor (ppm)	Mercury Vapor (µg/m ³)
PM-1	0.006	0.10	0.05
PM-2	0.004	0.09	0.03
PM-3	0.006	0.00	*0.01
PM-4	0.011	0.02	0.04
WZ-1	0.004	0.00	0.01
WZ-2	0.004	0.00	0.01
WZ-3	0.004	0.01	0.02
WZ-4	0.006	0.03	0.02

●mg/m³ = milligrams per cubic meter ●ppm = parts per million ●µg/m³ = micrograms per cubic meter

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Equipment Troubleshooting

* PM10 and VOC data were not recorded at perimeter CAMP station PM-3 until 8:44am due to a connection issue between the power supply and the CAMP station. PM10 and VOCs were not recorded at concentrations above background conditions at off-site CAMP station WZ-3, and fugitive dust or odors were not observed migrating off-site. Mercury vapor data from perimeter CAMP station PM-3 was manually downloaded from the Jerome® J505 unit and is included with this report. The daily average and maximum 15-minute time-weighted average concentrations of mercury vapor calculated from the raw data are reflected in the above table and in the daily air monitoring 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/m³ to 0.08 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 6:27am to 5:02pm.
- CAMP station WZ-2 was placed on the southern sidewalk of Water Street from about 6:25am to 4:54pm.
- CAMP station WZ-3 was placed on the eastern sidewalk of Peck Slip from about 6:24am to 4:48pm.
- CAMP station WZ-4 was placed on the northern sidewalk of Pearl Street from about 6:18am to 5:15pm.

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 5:14pm and 5:20pm.

- 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 soil/fill across the site for off-site disposal.
- ECD will continue to backfill over-excavated areas of the site with imported fill.

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Select Site Photographs:



Photo 1: ECD loading a truck with soil/fill for off-site disposal (facing west)



Photo 2: ECD excavating non-hazardous soil/fill in the southern part of the site (facing east)

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