
Monthly Progress Report No. 04
280 West 155th Street Development
New York, NY
Brownfield Cleanup Program Site No. C231138
Reporting Period: October 2021

1. Introduction

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) is submitting this monthly progress report on behalf of 280 West 155 Owner, L.L.C. and in accordance with the 2 January 2020 Brownfield Cleanup Agreement (BCA). This monthly progress report summarizes work performed at the 280 West 155th Street Development site (the “Site”) for the month of October 2021.

The Site is located in the Harlem neighborhood of Manhattan, New York and is identified as Block 2040, Lot 48. The Site is an approximately 39,950-square-foot parcel most recently operated as an at-grade asphalt-paved parking lot that was vacated in November 2020. The Site is bound to the north by West 155th Street and the elevated 155th Street Viaduct associated with the Macomb’s Dam Bridge followed by Holcombe Rucker Park; an asphalt-paved parking lot to the east; two single-story commercial/industrial buildings including a Toyota Automotive Repair facility and Ferguson Plumbing Supply store, two four-story mixed-use residential/commercial buildings, and two four- to six-story residential buildings to the south; and by Frederick Douglass Boulevard followed by a two-story mixed-use residential/commercial building to the west. The Site is undergoing construction for a commercial building. A Site location map is attached as Figure 1.

2. Remedial Actions Relative to the Site during this Reporting Period

Mobilization for Site excavation began on 21 June 2021 in accordance with the NYSDEC-approved Interim Remedial Measures Work Plan (IRMWP). A Community Air Monitoring Program (CAMP) was conducted during ground-intrusive activities on the Site. Site work continued to be implemented in accordance with the IRMWP Addendum No. 1 approved on 30 August 2021 and the Remedial Action Work Plan approved on 27 October 2021.

Support of Excavation (SOE)

StructureTech continued waler installation across the lagging along the northern, southern, and western support-of-excavation (SOE) boundary. Waler installation continued throughout the reporting period across the SOE boundary.

On 20 October 2021, StructureTech began pouring heel blocks within the eastern portion of the Site. Heel block installation continued for the remainder of the reporting period in the eastern, southern, and western portion of the cellar footprint.

On 22 October 2021, StructureTech installed rakers connecting the SOE to the heelblocks within the eastern portion of the Site.

Material Export and Import

- StructureTech excavated about 2,820 cubic yards of non-hazardous soil site-wide to a maximum depth of 8 feet below sidewalk level (bsl) for transport to the Clean Earth of Carteret in Carteret, NJ.
- IWT Transport Inc. removed fifteen 55-gallon drums containing contaminated oil pads and polyethylene sheeting for disposal to the Clean Earth of North Jersey facility in Kearny, NJ on 6 October 2021.
- StructureTech imported 1 load (about 20 cubic yards) of 3/4-inch RCA from New York Recycling, LLC in Bronx, NY, for lateral load tests and dewatering on 18 October 2021.
- McVac Environmental removed approximately 2,870-gallons of oily drilling water via vector truck from tank #1 for offsite disposal at Clean Earth of North Jersey in Kearny, New Jersey on 20 October 2021.
- Planet Waste Services removed UST-2 sludge material mixed with Portland cement for offsite disposal to the Clean Earth North Jersey facility in Kearny, NJ on 25 October 2021.

Foundation Construction

- StructureTech continued drilling foundation piles throughout the central and western portion of the future cellar footprint, outside of AOC-1. Pile installation was complete as of 8 October 2021.
 - StructureTech created drilling fluid recycle pits and trenches for pile drilling throughout the cellar foot print. Drilling fluid was transferred from the drilling fluid recycling pits into a drilling fluid recycling tank. Water from the drilling fluid recycle tank was then recirculated to continue production pile drilling.
- StructureTech installed rebar and poured grout in previously installed production piles located throughout the cellar footprint and on the western portion of the Site, outside of the future cellar extents through 8 October 2021.
- On 5 October 2021, Smiley Waterworks Inc. excavated soil in the western portion of the Site for sewer line installation. Material was stockpiled adjacent to the excavation area and subsequently backfilled on 7 October 2021 following sewer line installation.
- On 19 October 2021, StructureTech excavated an area around two piles within the central portion of the Site to perform lateral load tests. Material was stockpiled adjacent to the excavation area. Lateral load tests were completed on 21 October 2021 and the excavated area was subsequently backfilled with the stockpiled soil in the order from which it was removed.
- On 22 October 2021, StructureTech began pouring a lean concrete mud slab in the eastern portion of the Site in preparation for horizontal vapor barrier installation and the future construction of the reinforced concrete cellar slab.

Foundation Construction (Continued)

- On 28 October 2021, StructureTech began installing Grace Hydroduct 220 Drainage Mat over the northern, eastern and southern SOE in the eastern portion of the site in preparation for vertical vapor barrier installation. Grace Preprufe 300R Plus vapor barrier was subsequently installed over the Grace Hydroduct 220 Drainage Mat.
- Structure Tech horizontally installed Grace Hydroduct 220 Drainage Mat over the concrete mud slab in pile cap locations within northeastern portion of the site. Grace Preprufe 300R Plus vapor barrier was subsequently installed over the concrete mudslab and/or Grace Hydroduct 220 Drainage Mat (for pile cap locations).

Miscellaneous Site Work

- StructureTech excavated twelve test pits to 10 feet bsl within AOC-1 for Clean Earth (soil broker) to collect additional samples for disposal facility acceptance purposes on 7 October 2021.
- StructureTech excavated two test pits to 11 feet bsl on the western portion of the site outside of the cellar footprint to collect additional waste classification samples for disposal facility acceptance purposes of the stormwater detention tank area on 8 October 2021.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Activities anticipated for the next reporting period include:

- Off-Site disposal of non-hazardous Site soil/fill
- Installation of lagging for the SOE
- Waler installation
- Cross bracing installation
- Heel block and raker installation
- Excavation to cellar grade within the SOE footprint
- Post-excavation endpoint soil sample collection
- Lean concrete mud slab pour at cellar grade
- Vapor barrier installation on top of concrete mud slab
- Rebar installation for concrete reinforcement
- Concrete cellar slab pour

4. Approved Activity Modifications (changes of work scope and/or schedule)

The RAWP was approved by NYSDEC on 27 October 2021.

5. Results of Sampling, Testing and Other Relevant Data

Clean Earth collected 12 soil samples (WC-2 Petrol-1, WC-2 Petrol-2, WC-2 Petrol-3, WC-2 Petrol-4, WC-2 Petrol-5, WC-2 Petrol-6, WC-2 Petrol-7, WC-2 Petrol-8, WC-2/3 Petrol-1, WC-3 Petrol-2, WC-3 Petrol-6, and WC-3 Petrol-7) on 7 October 2021 for soil disposal facility acceptance purposes. Samples were analyzed for extractable petroleum hydrocarbons (EPH) and paint filter analysis.

Langan collected one waste classification soil sample (SW_WC_20211008) on 8 October 2021 to be analyzed for EPH, total metals, hexavalent chromium, cyanide, polychlorinated biphenyls (PCBs), toxicity characteristic leaching procedure (TCLP) volatile organic compounds (VOCs), TCLP semi volatile organic compounds (SVOCs), TCLP metals, TCLP herbicides, TCLP pesticides, and Resource Conservation and Recovery Act (RCRA) hazardous characteristics for soil disposal facility acceptance purposes.

Langan collected four post excavation samples 001_PE-1_20211022, 002_PE-2_20211022, 003_PE-3_20211022, and 004_PE-4_20211022 on 22 October 2021 and four post excavation sample, 006_PE-5_20211025, 007_PE-6_20211025, 008_DUP-1, 009_PE-7_20211025, 010_PE-8_20211025, 011_PE-9_20211025, 012_PE-10_20211025, and 013_PE-11_20211025 on 25 October 2021. The samples were analyzed for VOCs, SVOCs, metals, cyanide, hexavalent chromium, pesticides, herbicides, Cyanide, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and 1,4-dioxane. Analytical results revealed exceedances of the NYSDEC Part 375 Commercial Restricted Use Soil Cleanup Objectives for polycyclic aromatic hydrocarbons (PAHs).

6. Deliverables Submitted During This Reporting Period

None

7. Information Regarding Percentage of Completion

The BCP project is about 50% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Citizen Participation Plan Activities during This Reporting Period

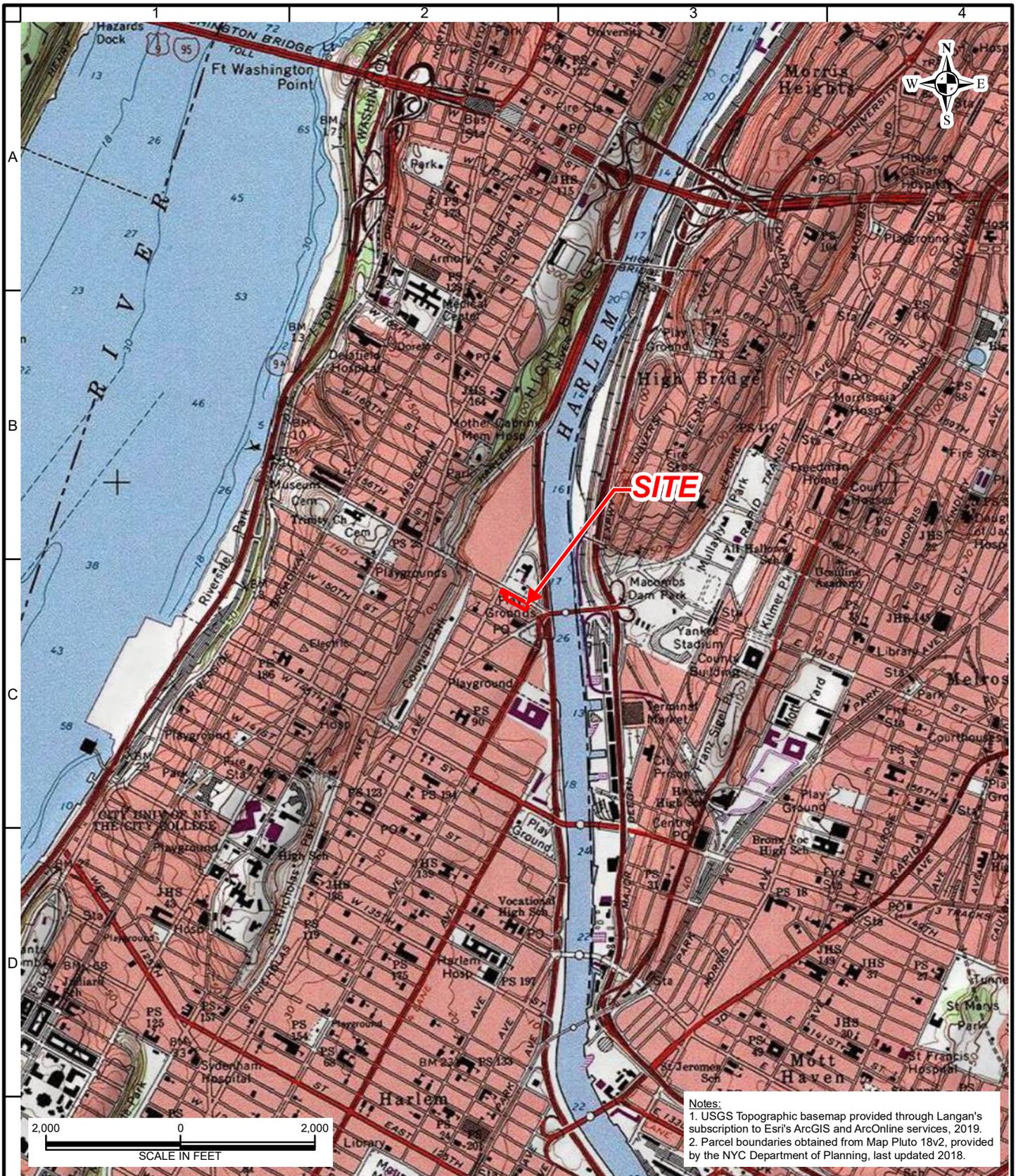
None

10. Activities Anticipated in Support of the CPP for the Next Reporting Period

None.

11. Miscellaneous Information

None



Notes:
 1. USGS Topographic basemap provided through Langan's subscription to Esri's ArcGIS and ArcOnline services, 2019.
 2. Parcel boundaries obtained from Map Pluto 18v2, provided by the NYC Department of Planning, last updated 2018.

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 Langan International LLC
 Collectively known as Langan

NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
**280 WEST 155TH STREET
 DEVELOPMENT**
 NYSDEC BCP Site No.: C231138

BLOCK No. 2040, LOT No. 48
 (Former Lots 48, 61 and 62)

MANHATTAN NEW YORK

Drawing Title
**SITE LOCATION
 MAP**

Project No. 100765102	Figure
Date 12/30/2020	1
Scale 1" = 2,000'	
Drawn By IHB	