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Subject Flushing Industrial Park - construction excavation

Hi, Ioana.

As I mentioned in previous emails, the construction-related excavation for pile caps and some additional grading will be beginning at the Flushing Industrial Park site in early April, as soon as this Thursday pending mobilization of the appropriate equipment and personnel. Excavation work is scheduled to start with pile caps excavated on the south-central portion of the site in Parcels 1 and 2, in grid cells E5/E6 to G5/G6. (Attached is a grid cell map with the excavation areas for your reference; see the October 2006 Monthly Progress Report for a full-size plot of this figure). When the excavation work begins, AKRF will be on-site documenting the excavation and performing health and safety and community air monitoring, as appropriate. We will not oversee construction work that is limited to the previously placed "clean" backfill that acts as a temporary site cover; therefore, on Parcels 2 and 3, our oversight will be limited to non-remediated areas (i.e., below the limits of previously placed backfill across the former exterior areas, and outside of the excavated hotspots in the former building footprints).

Based on soil sample analytical results and oversight of grading activities to date on Parcel 1, we do not anticipate being on-site during construction excavation on the eastern two-thirds of Parcel 1. You may recall that in order to characterize Parcel 1 soil for reuse, we observed the installation of over 150 borings in non-hotspot areas of Parcel 1 and collected 32 composite soil samples (WC-9 to WC-42) in September 2005. The borings were installed to the depth of construction cut, and 1 composite sample was collected per 1,000 cubic yards intended for re-use. Two composite samples (WC-37 and WC-42) and several of their individual grab samples had an SSAL exceedance, and were excavated as hotspots during the remedial excavation last year. The laboratory data indicated the remaining Parcel 1 soil met the SSAL criteria and has been appropriately reused during grading and backfilling elsewhere on the property. During grading activities performed concurrent with Parcels 2 and 3 remediation in 2006, the grade across the eastern two-thirds of Parcel 1 was brought down an additional 1 foot to over 15 feet. No evidence of contamination was observed on Parcel 1 during this grading. Based on these previous observations and the laboratory analytical data, we will not be performing continuous oversight during subsequent excavation or grading activities on the eastern two-thirds of Parcel 1 (from grid cells I1, I2, and H3 to H6 and eastward). During this work, AKRF will perform periodic site inspections on a biweekly basis to document site activities and confirm there is no evidence of contamination. In addition, the Volunteer will designate a responsible party(ies) to oversee excavation; AKRF will train this individual(s). In the event evidence of contamination is observed, work in that area will be stopped and AKRF will be notified immediately (and AKRF will subsequently notify NYSDEC and NYSDOH). Work would then proceed treating the area as a contaminated work area, as appropriate. AKRF will still be on-site for oversight and health and safety air monitoring for excavation outside of remediation hotspots on the western one-third of Parcel 1 (grid cells G4 to G6 and westward). Although the endpoint samples in this area indicated the soil largely met SSALs, this area formerly had underground storage tanks and elevated PCB concentrations. On the eastern two-thirds of Parcel 1, AKRF oversight will be limited to areas where evidence of contamination is noted, and on western one-third of Parcel 1, AKRF oversight will be limited to non-remediated areas (i.e., below or outside of the limits of previously placed backfill).

Because of proximity to the rail lines, Roosevelt Avenue retaining wall and bridge, some of the piles along the northern edge of the property will be drilled rather than driven. Since our previous laboratory analyses have indicated that contaminant concentrations decrease significantly below the water table, AKRF will oversee drilling of the piles until a depth of 5 feet below the water table is reached in the first shaft per pile cap cluster, or until there is no evidence of contamination in the soil cuttings. If there is evidence of contamination, AKRF will continue oversight of the remaining shafts in that pile cluster. As with the work on the eastern two-thirds of Parcel 1, a responsible party designated by the Volunteer will oversee the

drilled shafts and observe for evidence of contamination in AKRF's absence.

Based on our review of the construction excavation elevations compared with the remediation cut, much of the construction will be above the base remediation grade or will be on the eastern two-thirds of Parcel 1, therefore AKRF's involvement is not expected to be required through the entirety of foundation construction. Daily reports will be submitted via email during soil disturbance work for which AKRF is on-site and for the biweekly inspections, and detailed monthly progress reports will follow. There will be no monthly report for March 2006 since there were no remedial or soil disturbance activities during March. Please feel free to contact me if you have any questions or concerns.



Excav Plan 101106.pdf

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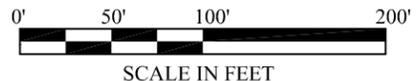
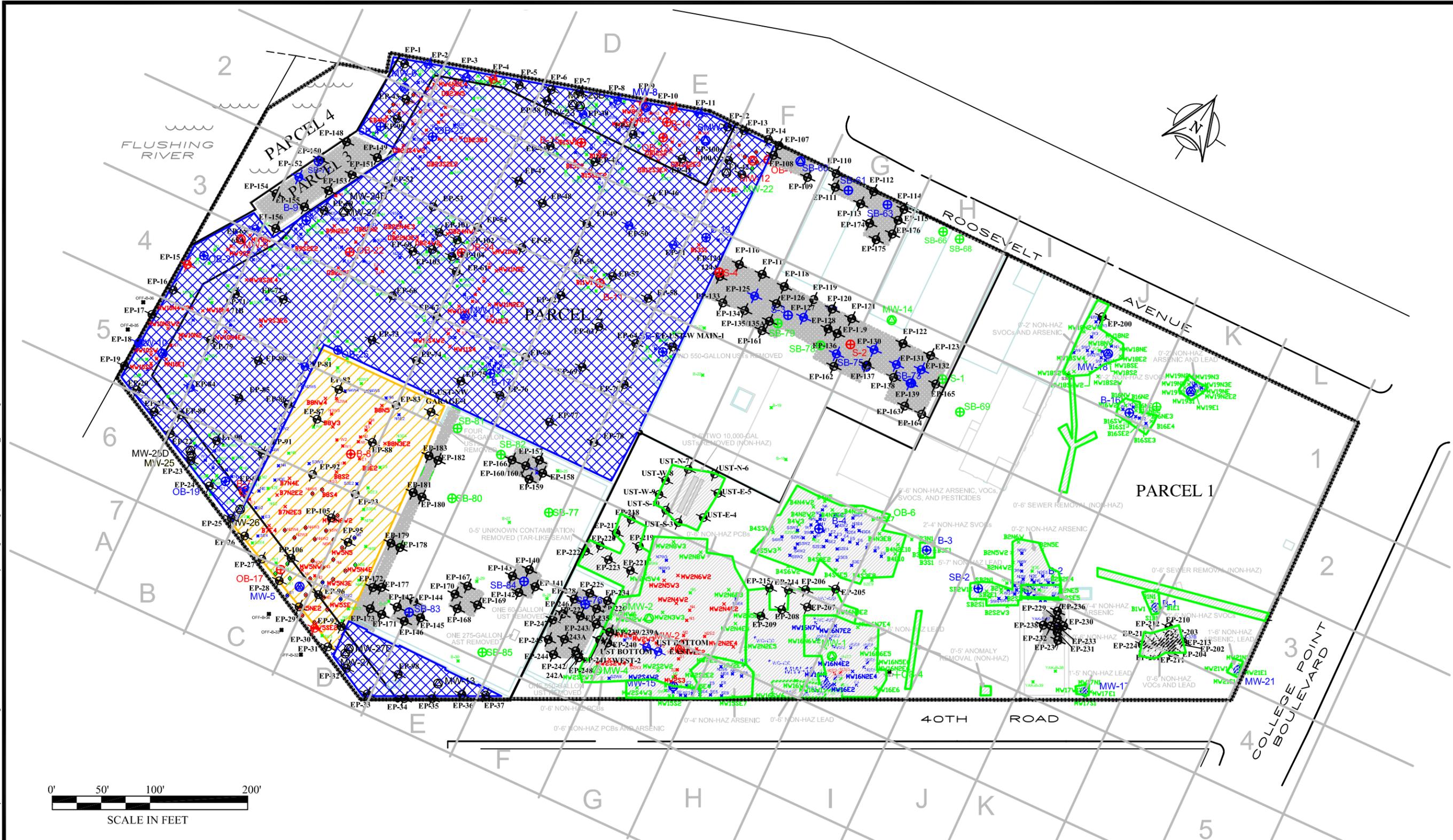
FLUSHING INDUSTRIAL PARK
Flushing, New York
FIELD EXCAVATION REFERENCE PLAN

DATE
10.11.06

SCALE
1"=100'

PROJECT No.
30141

FIGURE No.
2



Legend:	
---	PROPERTY BOUNDARY
---	ONSITE PARCEL BOUNDARY
---	BUILDING LINE
⊕	MONITORING WELL LOCATION
+ ⊕ ×	BORING/GRAB SAMPLE LOCATION
◇	2004-2005 TEMPORARY WELL
⊕	SOIL CONCENTRATIONS < SSAL
⊕	SOIL CONCENTRATIONS > SSAL
⊕	SOIL CONCENTRATIONS > HAZARDOUS CRITERIA
⊕	APPROXIMATE EXTENT OF HAZARDOUS EXCAVATION AREAS WITH DEPTH AND GROUND SURFACE ELEVATION (0'-6" DEPTH, G.S. EL. 4.5)
⊕	APPROXIMATE PLANNED EXTENT OF SOIL REMOVAL BELOW BUILDINGS (RAWP SECTION 5.3 APPROVAL PENDING)
⊕	PLANNED HORIZONTAL EXTENT OF HOTSPOT EXCAVATION
⊕	EXCAVATION TO WATER TABLE (IRM WP SECTION 4.6.1)
⊕	APPROXIMATE EXTENT OF EXCAVATION OF NON-DELINEATED HOTSPOT
⊕	EXCAVATION WITH DEWATERING (IRM WP SECTION 4.6.2)
⊕	APPROXIMATE LOCATION OF SHEETING FOR DEWATERING
⊕	ENDPOINT SAMPLING LOCATION
⊕	SUBSURFACE ANOMALY TO BE INVESTIGATED AND DOCUMENTED
⊕	SUBSURFACE ANOMALY
⊕	UTILITY IDENTIFIED BY GEOPHYSICS OR UTILITY MAPS

Notes:

- ELEVATIONS SHOWN HEREON REFER TO QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK, NJ NGVD 1929.
- SUBSURFACE UTILITY LOCATIONS AND DESIGNATIONS AS PER UTILITY MAPS OR PER GEOPHYSICAL SURVEY AND MARKOUT BY UTILITY SURVEY CORP.