

## **Monthly Progress Report No. 54**

43-02 to 43-40 24<sup>th</sup> Street, Long Island City, New York

Long Island City Center

Brownfield Cleanup Program Site #: C241189

Reporting Period: October 2022

### **1. Introduction**

In accordance with the reporting requirements of the 8 December 2016 Brownfield Site Cleanup Agreement (BCA) (amended 13 May 2022) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this monthly progress report, on behalf of CP VIII LIC Owner, LLC (the Volunteer), to summarize the work performed at 43-02 to 43-40 24<sup>th</sup> Street, Long Island City, New York (the site) from October 1 to 31, 2022.

The site, Long Island City Center, consists of one trapezoidal-shaped lot (Queens Tax Map Block 436, Lot 1) encompassing about 58,600 square feet ( $\pm 1.3$  acres). The site was formerly improved by a two-story warehouse building and a one-story parking garage. The parking garage was demolished in August 2016 and the warehouse building was demolished in April 2017. The site is bound by a 5-story office building and a construction site followed by 43<sup>rd</sup> Avenue to the north, 23<sup>rd</sup> Street to the west, 44<sup>th</sup> Road to the south, and 24<sup>th</sup> Street to the east. The elevated New York City Transit Authority (NYCTA) No. 7 subway structure runs along 23<sup>rd</sup> Street. Land use within a half mile of the site is urbanized and includes residential, commercial and industrial buildings, cross streets, subway tunnels and elevated railways, government buildings, and school facilities.

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

Langan continued implementing the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) during the reporting period. The following were completed:

- The foundation contractor (ECD) and soil broker (EE) continued installing lagging associated with the support of excavation (SOE) system.
- ECD/EE continued installing caissons associated with foundation construction.
- ECD/EE poured concrete mud slab, pile caps, and grade beams in the northern part of the site.
- ECD/EE began installing vapor barrier/waterproofing, consisting of GCP Preprufe vapor barrier and GCP Bituthene liquid membrane, in the northern part of the site.
- ECD/EE excavated and disposed of approximately 80 cubic yards of hazardous lead-impacted soil/fill from waste characterization grids COMP H. Material was disposed of at Clean Earth of North Jersey in Kearny, NJ.
- ECD/EE excavated and disposed of approximately 120 cubic yards of hazardous lead-impacted soil/fill from waste characterization grids COMP H. Material was disposed of at Cycle Chem, Inc. in Elizabeth, NJ.
- ECD/EE excavated and disposed of approximately 1,880 cubic yards of non-hazardous soil/fill from waste characterization grids COMP A, B, C, D, E2, F, G, and H. Material was

disposed of at Middlesex County Utilities Authority Landfill (MCUA) in East Brunswick, NJ.

- ECD/EE excavated and disposed of approximately 400 cubic yards of non-hazardous soil/fill from waste characterization grids COMP B, C, and F. Material was disposed of at Bayshore Soil Management in Keasbey, NJ.
- ECD/EE imported approximately 123.16 tons of NYSDEC-approved 2"– 4" Tracking Pad Stone from the off-site permitted facility, Braen Aggregates, LLC of Franklin, NJ. Imported material was used to create a tracking pad in the southwestern part of the site.
- Langan collected one confirmation endpoint sample and seven documentation samples (discussed below).

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

Foundation construction and implementation of the NYSDEC-approved RAWP will continue during the next reporting period.

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

None.

### **5. Results of Sampling, Testing and Other Relevant Data**

Three documentation endpoint samples were collected on October 10, 2022 (EP15\_1.4, EP37\_1.4, and EP38\_1.4). Samples were submitted for analysis to York Analytical Laboratories, Inc. (York) of Stratford, Connecticut and were analyzed for Part 375 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals (including hexavalent chromium and cyanide), and polychlorinated biphenyls (PCBs) in accordance with the NYSDEC-approved RAWP. No analytes were detected above NYSDEC Part 375 Restricted Use Restricted-Residential Soil Cleanup Objectives (RRU SCOs).

One confirmation endpoint sample was collected on October 25, 2022 (EP07\_5). The sample was submitted for analysis to York and was analyzed for Part 375 SVOCs and metals (including hexavalent chromium and cyanide) in accordance with the NYSDEC-approved RAWP. No analytes were detected above NYSDEC Part 375 RRU SCOs.

Four documentation endpoint samples were collected on October 28, 2022 (EP21\_3, EP34\_3, EP35\_3, and EP36\_3). Samples were submitted for analysis to York and submitted for Part 375 VOCs, SVOCs, metals (including hexavalent chromium and cyanide), PCBs, per- and polyfluoroalkyls (PFAS), 1,4-dioxane, and (held) pesticides/herbicides. Analytical results have not been received as of the generation of this report and are expected during the next reporting period. It should be noted that on October 27, 2022, Langan discussed the confirmation and documentation endpoint analytical suites with the NYSDEC. Samples collected after the meeting with NYSDEC will be analyzed for Part 375 VOCs, SVOCs, metals (including hexavalent chromium and cyanide), PCBs, PFAS, 1,4-dioxane, and pesticides/herbicides until further review of RI soil sample analytical results is completed.

**6. Deliverables Submitted During This Reporting Period**

Site Observation Reports were submitted to summarize activities completed in October 2022.

**7. Information Regarding Percentage of Completion**

This Brownfield Cleanup Program (BCP) project is about 60% complete.

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

There were no delays encountered during this reporting period.

**9. Community Participation (CP) Plan Activities during This Reporting Period**

There were no CP Plan activities completed during this reporting period.

**10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period:**

Activities supporting the CP Plan are not anticipated during the next reporting period.

**11. Miscellaneous Information**

None.

## Estimated Project Schedule

### Long Island City Center Queens, NY

		2022												2023											
Item	Action	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Site Mobilization																								
2	421a Foundation Element Installation																								
3	RAWP Implementation/Construction																								
4	FER, SMP, and COC																								

RAWP: Remedial Action Workplan

FER: Final Engineering Report

SMP: Site Management Plan

COC: Certificate of Completion