

Monthly Progress Report No. 60
43-40 24th Street, Long Island City, New York
Long Island City Center
Brownfield Cleanup Program Site #: C241189
Reporting Period: April 2023

1. Introduction

In accordance with the reporting requirements of the 8 December 2016 Brownfield Site Cleanup Agreement (BCA) (as amended) 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 43-40 24th Street, Long Island City, New York (the site) from April 1 to 30, 2023.

The site, Long Island City Center, consists of one trapezoidal-shaped lot (Queens Tax Map Block 436, Lot 1) encompassing approximately 58,600 square feet (± 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 43rd Avenue to the north, 23rd Street to the west, 44th Road to the south, and 24th Street to the east. The elevated New York City Transit Authority (NYCTA) No. 7 subway structure runs along 23rd 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) backfilled stone above the mat slab and poured remaining portions of the cellar slab.
- ECD (and others) continued constructing the above-grade building elements.

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

No samples were collected during the reporting period.

6. Deliverables Submitted During This Reporting Period

None.

7. Information Regarding Percentage of Completion

This Brownfield Cleanup Program (BCP) project is 95% 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

The Volunteer intends to submit an application for BCA Amendment No. 3 seeking tangible property credits during the next reporting period.

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