



December 23, 2015

New York City Office of Environmental Remediation
City Voluntary Cleanup Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

Re: VCP # 15CVCP161K
E-Designation # 14RH-N334K
1570 60th Street, Brooklyn, NY
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Environmental Business Consultants hereby submits a Remedial Action Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Mapleton Group, LLC. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized
2. A pre-construction meeting is required prior to start of remedial excavation work at the site. A pre-construction meeting will be held at the site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.
3. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
4. If the remedy for your site includes the excavation and disposal of hazardous waste, OER can work with your development team to exempt your property from the \$130/ton state Hazardous Waste Program Fee. It is the applicant's responsibility to notify your OER Project Manager, copying Deputy Director Shaminder Chawla, before hazardous waste is shipped from your site. The exemption does not cover, and you remain liable



for, the Special Assessment on Hazardous Waste (ECL§ 27-0923) which charges a tax of up to \$27 per ton that is due at the State Department of Taxation and Finance 30 days after the end of the quarter in which the waste was generated. OER will charge a fee of \$10 per ton for facilitating delivery of an exemption from the Department of Environmental Conservation. **Appendix 3** includes additional information about the Exemption for Hazardous Waste Program Fee.

5. A Soil/ Fill Source Notification Form to each disposal facility and a pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. The Soil/Fill Source Notification Form template is attached in **Appendix 4**. Documentation specified in the RAWP - Appendix 3 - Section 1.6 “Materials Disposal Off-Site” will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.

6. Section 1.2 of the Remedial Action Work Plan has been revised to the following:

The development project consists of 13 new 6-story apartment buildings with full cellar levels, and a cellar level parking garage constructed below the courtyard to be constructed behind the buildings. Six nearly identical apartment buildings will front 61st Street and will have the following street addresses; 1559, 1563, 1567, 1571, and 1575 61st Street. An additional four identical apartment buildings will front 16th Avenue, and they will have the following street addresses; 6004, 6010, 6014, and 6020 16th Avenue. Three smaller apartment buildings will be constructed along 60th Street, and they will have the street addresses 1570, 1574, and 1578 60th Street.

The six buildings fronting 61st Street and the nearly identical four buildings fronting 16th Avenue will each be approximately 50 feet wide and have a length of approximately 64 feet. The cellar of each of these ten new apartment buildings will consist of the elevator shaft and associated elevator machine room, refuse storage room, meter rooms, storage rooms, and open cellar accessory space for the apartments on the first floor. The open cellar accessory spaces will have windows that face a narrow areaway created between the cellar level parking garage and the building. The elevator machine room and meter rooms in the front of the cellar will be constructed approximately 3 feet lower than the rest of the cellar level. The majority of the cellar level of each building will require excavation to a depth of approximately 8ft. Assuming an average excavation depth of approximately 8 ft across the 3,200 ft² footprint of each building, a total of approximately 1,000 cubic yards (1,500 tons) of soil will require excavation for each of the ten buildings.

The three smaller buildings fronting 60st Street will each be approximately 30 feet wide and have a length of approximately 60 feet. The cellar of each of these three new apartment buildings will consist of the elevator shaft and associated elevator machine room, refuse storage room, meter rooms, storage rooms, and an open cellar accessory space for the apartment on the first floor. The open cellar accessory space will have windows that face a narrow areaway created between the cellar level parking garage and the building. The elevator machine room and meter rooms in the front of the cellar

will be constructed approximately 3 feet lower than the rest of the cellar level. The majority of the cellar level of each building will require excavation to a depth of approximately 8 ft. Assuming an average excavation depth of approximately 8 ft across the 1,800 ft² footprint of each building, a total of approximately 500 cubic yards (750 tons) of soil will require excavation for each of the three buildings.

A cellar level parking garage for 53 cars will be constructed behind each of the buildings within the rear courtyard area. A vehicle ramp from 61st Street will provide access to the parking garage. An additional on-grade parking area for 16 cars will be constructed above a portion of the cellar parking garage. Access to the on-grade parking area will be provided from 60th Street. A 8,230 ft² recreation area will be constructed above the remaining portion of the cellar level parking garage, and the remaining portions of the Site will be capped with concrete. The cellar level parking garage and the ramp will require excavation to a depth of approximately 10 feet across an approximately 18,000 ft² area will generate an additional 6,700 cubic yards (10,000 tons) of soil. Limited excavation (top 1 foot) across the remaining portions of the Site that will be capped with concrete will generate an additional 300 to 500 cubic yards.

The water table is expected at a depth of approximately 40 feet below grade surface (bgs), and will therefore not be encountered during excavation.

Layout of the redevelopment plans for the proposed building is presented on Figures 3. The current zoning designation is R6A. The proposed use is consistent with existing zoning for the property. The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

7. Collection and analysis of eight end-point samples from the bottom of the excavation will be collected to evaluate the performance of the remedy with respect to attainment of Track 4 Site-Specific SCOs. A map indicating end-point sampling locations is attached in **Appendix 5**. Samples will be analyzed for contaminants of concern [VOCs, SVOCs and Metals]. Laboratory results will be compared with NYSDEC Part 375 Protection of Groundwater Soil Cleanup Objectives. If VOCs are detected within any of the endpoint soil samples at a concentration greater than Protection of Groundwater Soil Cleanup Objectives, plans for installation of a soil vapor extraction system (SVE) will be provided to OER for review/approval.
8. A 20-mil vapor barrier will be installed beneath each apartment building's slab before it is poured, behind all new foundation sidewalls to grade, and below/around elevator pits. The vapor barrier chosen for this project is manufactured by Raven Industries model VaporBlock® Plus™ VBP 20. Installation of the vapor barrier is to be inspected by the Remedial Engineer prior to pouring the elevator pit and slab, and before backfilling behind foundation walls. **Appendix 6** includes a figure that depicts vapor installation location/types and provides installation details.

9. An active Sub-Slab Depressurization System (SSDS) will be installed for each apartment building and each SSDS will consist of monitoring ports and an alarm system. The SSDS systems will be installed in a gravel layer beneath each new building. OER will be informed prior to the pressure testing of the installed system so that a site inspection can be performed during the testing. SSDS design and layout drawings are provided in **Appendix 7**.

10. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides \$1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing \$1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry \$1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 8**.

11. Daily reports will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 9**.

12. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.

13. The stamped/signed RAWP certification page is included in **Appendix 10**.

Sincerely,

Environmental Business Consultants



Kevin Brussee
Senior Project Manager

Appendix 1
Generic Procedures for Management of
Underground Storage Tanks
identified under the NYC BCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the “tank bottom” consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as indentified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed

using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.

- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

Appendix 2
Signage



NYC Voluntary Cleanup Program

1570 60th Street, Brooklyn, NY
Site #: 15CVCP161K

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

For more information, log on to:
www.nyc.gov/oer



If you have questions or would like more information, please contact:

Shaminder Chawla at (212) 442-3007
or email us at brownfields@cityhall.nyc.gov



ENVIRONMENTAL BUSINESS CONSULTANTS

Appendix 3

Hazardous Waste Fee Exemption Fact Sheet



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE 631.504.6000
FAX 631.924.2870

**NYC** Office of Environmental Remediation**Exemption from the
Hazardous Waste Program
Fee**

If your site is enrolled in the city Voluntary Cleanup Program and contains hazardous waste that will be excavated and disposed of offsite, OER can work with your development team to exempt your property from the \$130/ton state Hazardous Waste Program fee. This exemption does not cover, and you remain liable for, the Special Assessment on Hazardous Waste (established by ECL§ 27-0923).

To qualify for an exemption from the Hazardous Waste Program Fee:

1. A site must be enrolled in the city Voluntary Cleanup Program;
2. Hazardous waste must result from remedial action set forth in a cleanup plan approved by OER; and
3. OER must oversee the cleanup.

Process for obtaining a Hazardous Waste Program Fee exemption:

For each VCP site, OER will submit three certifications to the New York State Department of Environmental Conservation (DEC):

1. OER will prepare a Notice of Potential Generation after a soil test shows a site contains hazardous waste. To prepare this Notice, you must provide your OER project manager with:
 - the site's EPA generator ID number;
 - the date of the soil test confirming hazardous waste;
 - the amount of hazardous waste in tons that you anticipate shipping offsite; and
 - the anticipated dates for the start and completion of remediation.

DEC must receive this form **before** hazardous waste is shipped from your site. Otherwise your claim for an exemption may be denied.

2. After hazardous waste has been removed from the site, OER will distribute a Certification of Hazardous Waste Generation to your project team which when filled out documents how the hazardous waste was managed. Once completed, it must be signed by the generator (or site owner) and the site's Qualified Environmental Professional and returned to your OER project manager with a copy to Shana Holberton sholbertson@dep.nyc.gov and Mark McIntyre mmcintyre@cityhall.nyc.gov.

3. OER will then issue a Certification of Remedial Action that Generated Hazardous Waste to DEC representing OER's approval of how a site managed its hazardous waste.

Upon OER's submission of the last two certifications to DEC, the agency will issue a written statement exempting an individual site from the Hazardous Waste Program Fee. OER will then notify the project of the exemption.

**For further information,
please contact:**

Shana Holberton
Program Manager
(212) 788-3220
SHolberton@dep.nyc.gov

or

Mark McIntyre
General Counsel
(212) 788-3015
MMcintyre@cityhall.nyc.gov

Contact OER to confirm that you are using the most updated version of this guidance.

**NYC** Office of Environmental Remediation**Exemption from the
Hazardous Waste Program
Fee**Ongoing Obligations:

Regardless of the Hazardous Waste Program Fee exemption, parties must:

- File a Hazardous Waste Annual Report with DEC by March 1 of each year if your site generated 15 tons of hazardous waste or more in the relevant calendar year. For details, see <http://www.dec.ny.gov/chemical/8770.html> To set forth the basis for an exemption from the Hazardous Waste Program Fee, put an X in the Exempt Remedial box in Box H of Section 1 of the Waste Generation and Management (GM) form and in the Comments Box (at the bottom of the form) include “New York City Voluntary Cleanup Program, VCP Site Number_____); and
- Make quarterly payments of the Special Assessment on Hazardous Waste to the state Department of Taxation and Finance. For details see: <http://www.tax.ny.gov/bus/haz/hzrdwste.htm>

Contact OER to confirm that you are using the most updated version of this guidance.

Appendix 4
NYC Office of Environmental Remediation
Soil/ Fill Source Notification Form

NYC Office of Environmental Remediation Soil/ Fill Source Notification Form**Date**

To whom it may concern:

Developer name is seeking to obtain acceptance of describe the material and state whether the material is historic fill, hazardous, petroleum-contaminated, etc. (e.g. non-hazardous historic fill material); if seeking acceptance from a limited portion of material, please explain that here from a construction Site located at project address in Borough, New York. This soil/ fill is a regulated material in New York State.

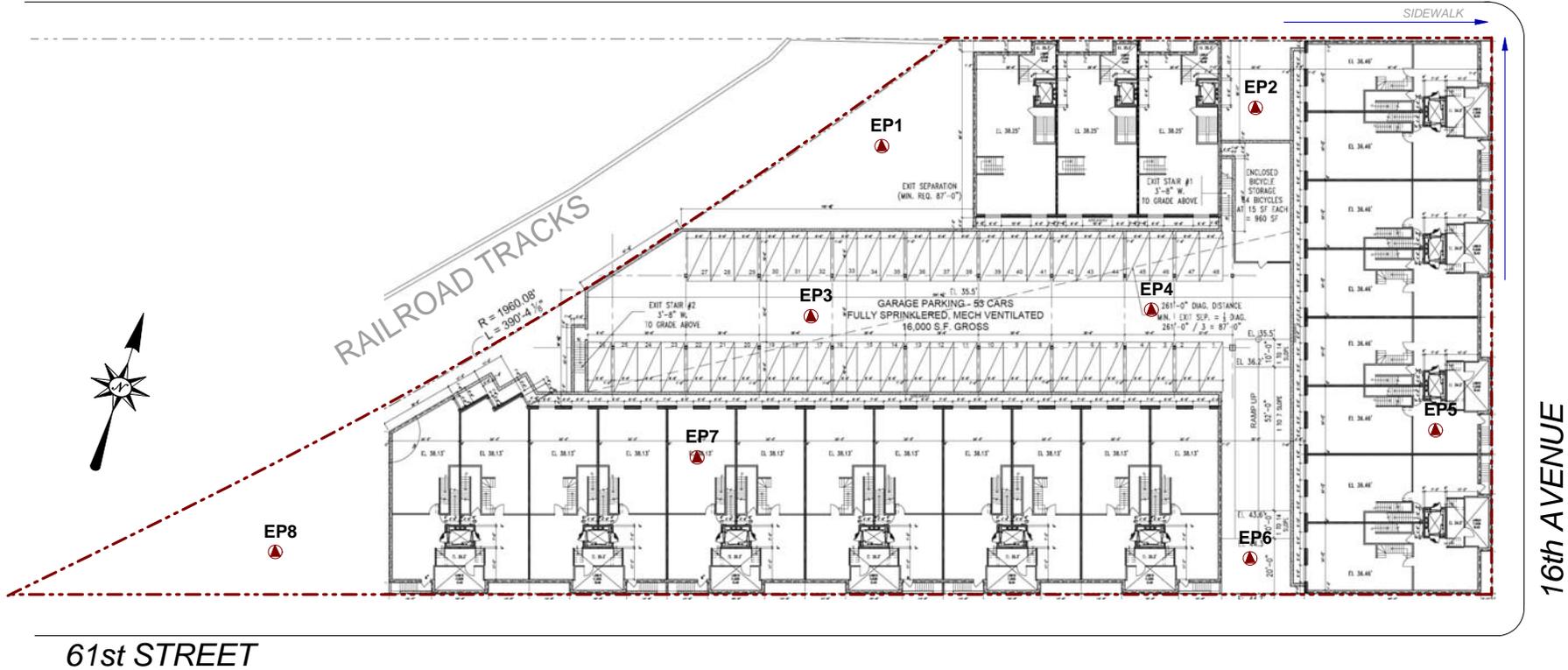
This property is working under NYC Office of Environmental Remediation (OER) oversight through the E-Designation/ Restrictive Declaration and/or NYC Voluntary Cleanup Program. Delete the following if the Site does not have an e-designation or restrictive declaration: The property was assigned an E-designation or Restrictive Declaration during a rezoning action which changed the zoning to allow residential use. The E-designation or Restrictive Declaration requires investigation and soil management oversight by the NYC OER, and the applicant has elected to enroll in the NYC Voluntary Cleanup Program to satisfy the e-designation/restrictive declaration requirements.

A remedial investigation was performed, and soil, groundwater, and soil vapor were sampled. A Remedial Investigation Report dated date is available for review at the following link: Link to OER Document repository. Additionally, a waste characterization study was performed and consisted of please describe the waste characterization sampling that was done including number of samples, depth intervals, analysis, etc. If additional environmental reports exist, please reference them as well.

Please verify in writing that facility name located at address, city, state, is authorized under regulatory authority – please include the state, program name, and permit/reference numbers to accept describe the material and state whether the material is historic fill, hazardous, petroleum-contaminated, etc. (e.g. non-hazardous historic fill material) if accepting a limited portion of material, please explain that Please also verify in writing that you have reviewed the Soil/ Fill Notification Form dated date, the Remedial Investigation Report dated date, the results of the waste characterization study dated date by company/laboratory, and all associated attachments.

Appendix 5
Endpoint Sampling Plan

CELLAR FLOOR PLAN



KEY

- - - Site Boundary
- ▲ Endpoint Sample (VOCs, SVOCs, Metals)

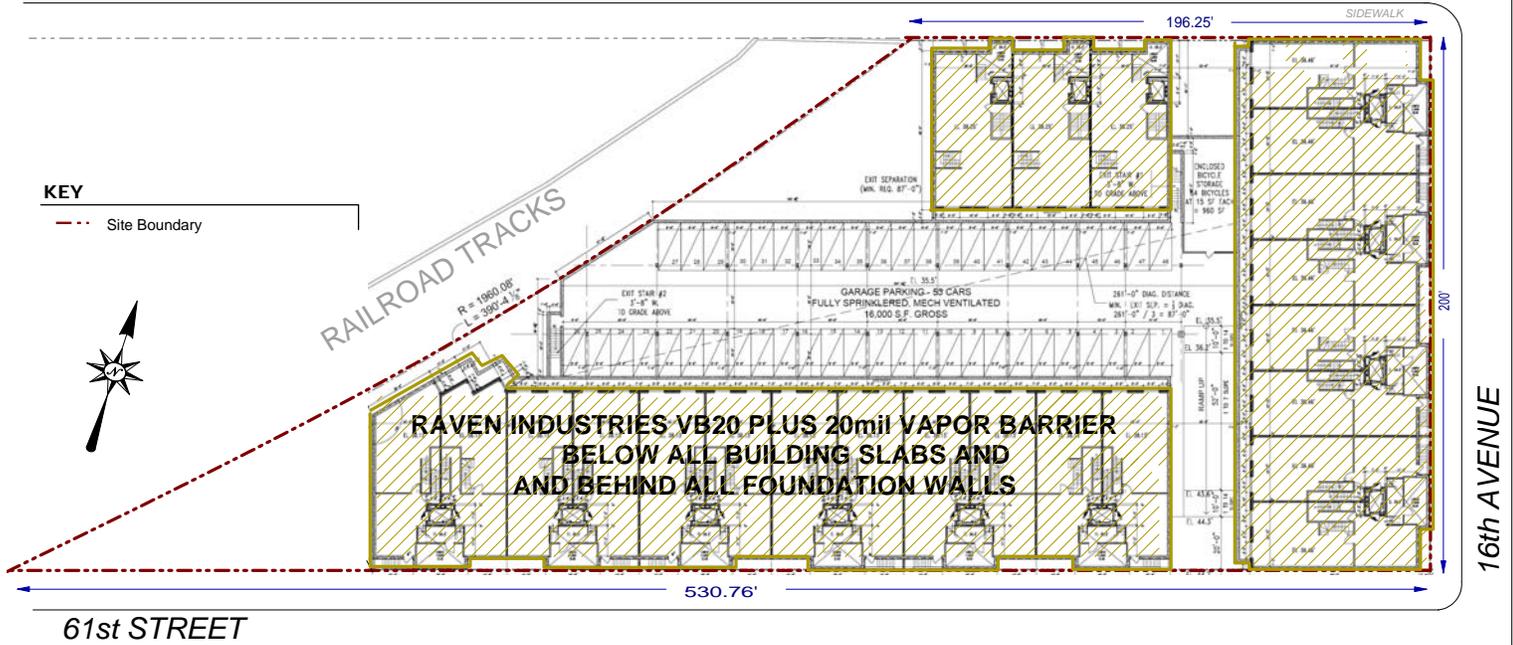
ABC
 ENVIRONMENTAL BUSINESS CONSULTANTS
 Phone 631.504.6000
 Fax 631.924.2870

Figure No.
6

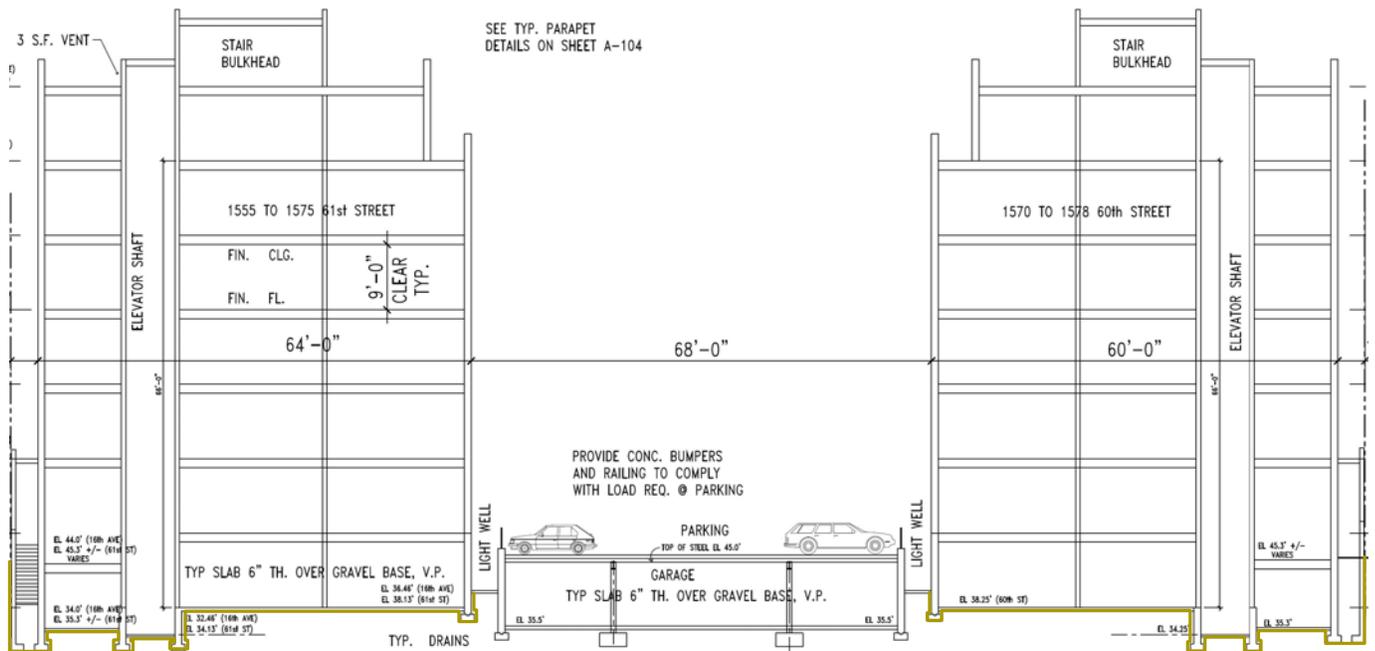
Site Name: REDEVELOPMENT PROJECT
 Site Address: 1570 60TH STREET, BROOKLYN, NY
 Drawing Title: ENDPOINT SAMPLING PLAN

Appendix 6 Vapor Barrier System Layout and Installation Details

CELLAR FLOOR PLAN



CROSS SECTION



VaporBlock®

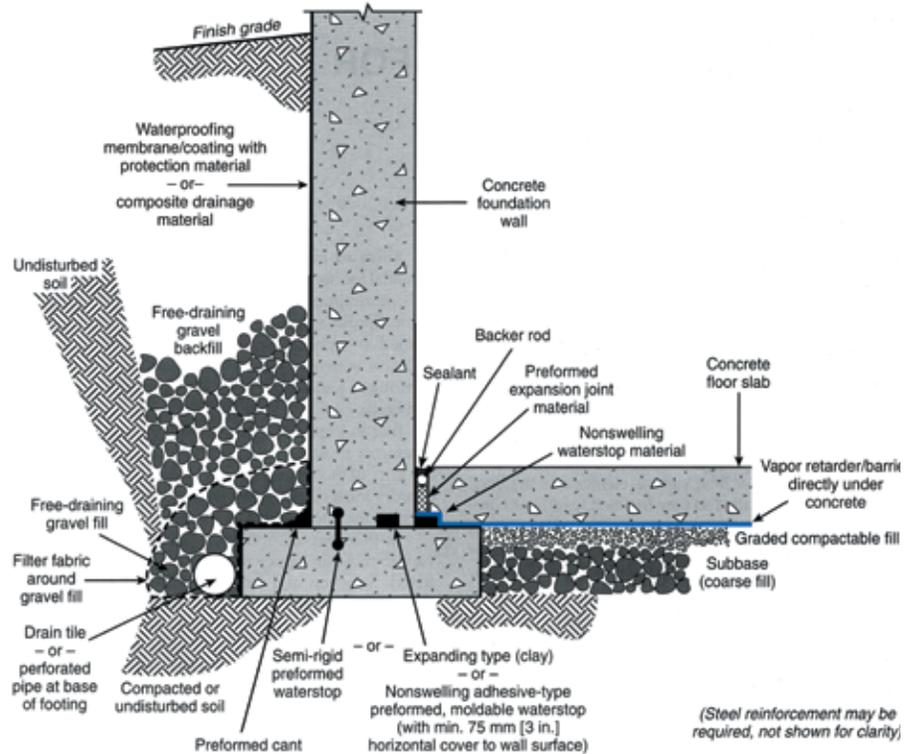
UNDERSLAB VAPOR RETARDER

INSTALLATION GUIDELINES

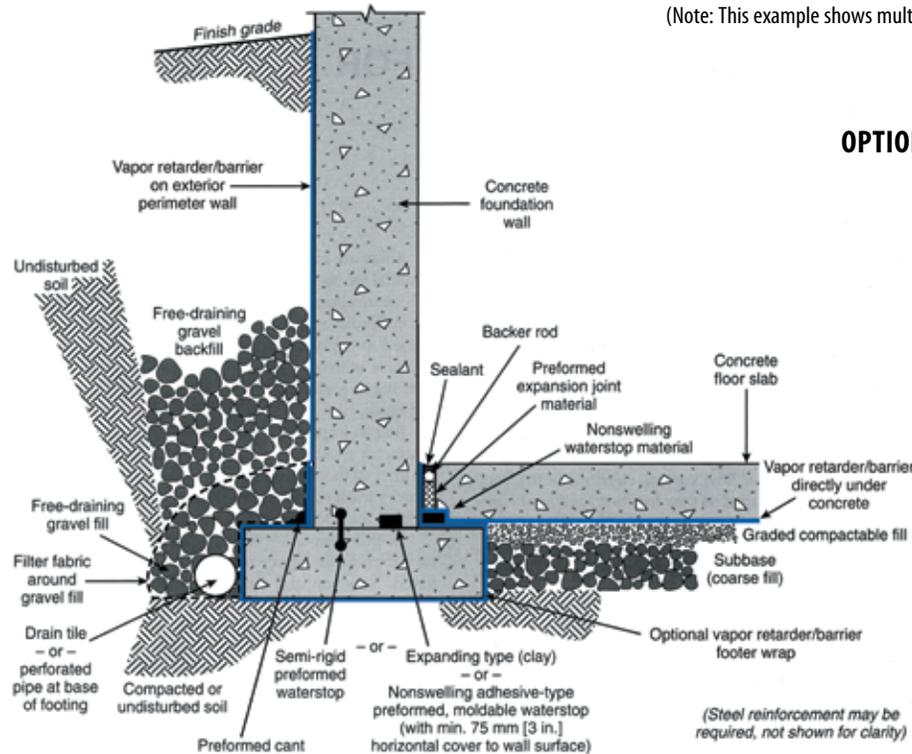
Please Note: Read these instructions thoroughly before installation to ensure proper use of VaporBlock®. ASTM E 1643 can also provide valuable information regarding the installation of vapor retarders. When installing this product, contractors shall conform to all applicable local, state and federal regulations and laws pertaining to residential and commercial building construction.

Materials List:

VaporBlock® Vapor Retarder (Barrier)
 VaporBond 4" Seaming Tape
 Butyl Seal 2-Sided Tape
 VaporBoot Pipe Boot System 25/Tube plus Tape
 VaporBoot Tape (optional)



Elements of a moisture-resistant floor system. General illustration only.
 (Note: This example shows multiple options for waterstop placement.)



Elements of a moisture-resistant floor system. General illustration only.
 (Note: This example shows multiple options for waterstop placement.)

OPTIONAL PERIMETER WALL & FOOTER METHODS

An optional perimeter wall class "A" vapor retarder can be installed with or without a bituminous coating applied to the concrete.

Raven VaporBlock® 10 or 15 mil (Class A) vapor retarders can be sealed to the perimeter wall with Raven Butyl Seal Tape. An optional footer wrap may also be applied.

Original diagrams on this page were reprinted with permission by the Portland Cement Association. Reference: Kanare, Howard M., Concrete Floors and Moisture, EB119, Portland Cement Association, Skokie, Illinois, and National Ready Mixed Concrete Association, Silver Spring, Maryland, USA, 2008, 176 pages.

VAPORBLOCK® PLACEMENT

- 1.1. Level and tamp or roll granular base as specified by your architectural or structural drawings. If sharp crushed rock is used, a 1/2" layer of fine grade compactable fill is required between the base and the vapor retarder.
- 1.2. Unroll **VaporBlock®** running the longest dimension parallel with the direction of the pour and pull open all folds to full width. (Fig. 1)
- 1.3. Lap **VaporBlock®** over the footings and seal with Raven 2-sided Butyl Seal tape. Prime concrete surfaces and assure they are dry and clean prior to applying Raven Butyl Seal Tape. Apply even and firm pressure with a rubber roller.

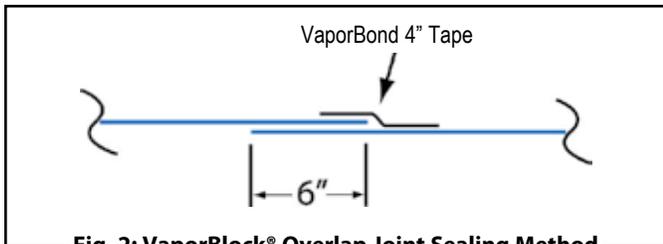


Fig. 2: VaporBlock® Overlap Joint Sealing Method

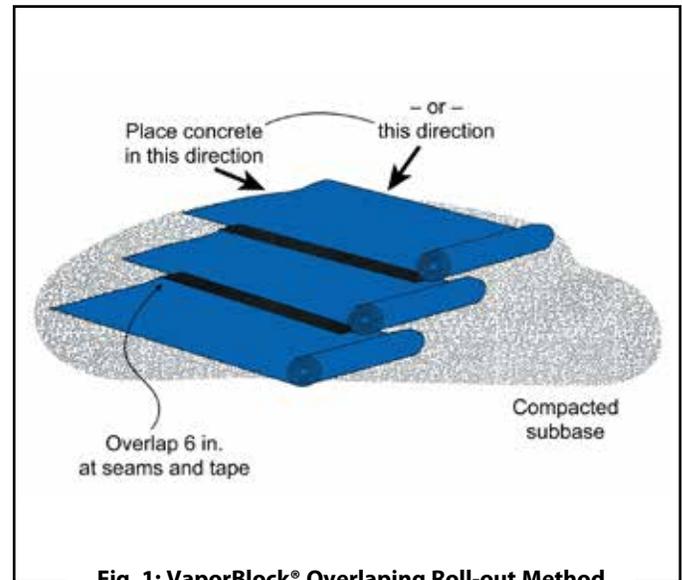


Fig. 1: VaporBlock® Overlapping Roll-out Method

SINGLE PENETRATION PIPE BOOT INSTALLATION

Overlap joints a minimum of 6" and seal overlap with Raven VaporBond Tape.

- 1.4. Seal around all plumbing, conduit, support columns or other penetrations that come through the **VaporBlock®** membrane. The Raven VaporBoot Pipe Boot System is the recommended sealing method. (Includes 25 pre-cut VaporBlock® pipe boots along with 1 roll of VaporBoot Tape). (Fig. 3 & 4)

Pipe boots may also be fabricated from excess **VaporBlock®** membrane (Fig. 3 & 4) and sealed with VaporBoot Tape or VaporBond Tape (sold separately).

Reminder Note: All holes or penetrations through the membrane will need a patch cut to a minimum of 6" from the opening in all directions.

To fabricate pipe boots from **VaporBlock®** excess material (see Fig. 3 & 4 for A-E):

- A) Cut a square large enough to overlap 6" in all directions.
- B) Mark where to cut opening on the center of the square and cut four to eight slices about 3/8" less than the diameter of the pipe.

- C) Force the square over the pipe leaving the tightly stretched cut area around the bottom of the pipe with approximately a 1/2" of the boot material running vertically up the pipe. *(no more than a 1/2" of stretched boot material is recommended)*

- D) Use VaporBoot Tape or VaporBond Tape to secure the boot to the pipe.

VaporBoot Tape (option) – fold tape in half lengthwise, remove half of the release liner and wrap around the pipe allowing 1" extra for overlap sealing. Peel off the second half of the release liner and work the tape outward gradually forming a complete seal.

VaporBond Tape (option) - Tape completely around the pipe overlapping the to get a tight seal against the pipe.

- E) Complete the process by taping over the boot perimeter edge with VaporBond Tape to create a monolithic membrane between the surface of the slab and moisture sources below and at the slab perimeter. (Fig. 3 & 4)

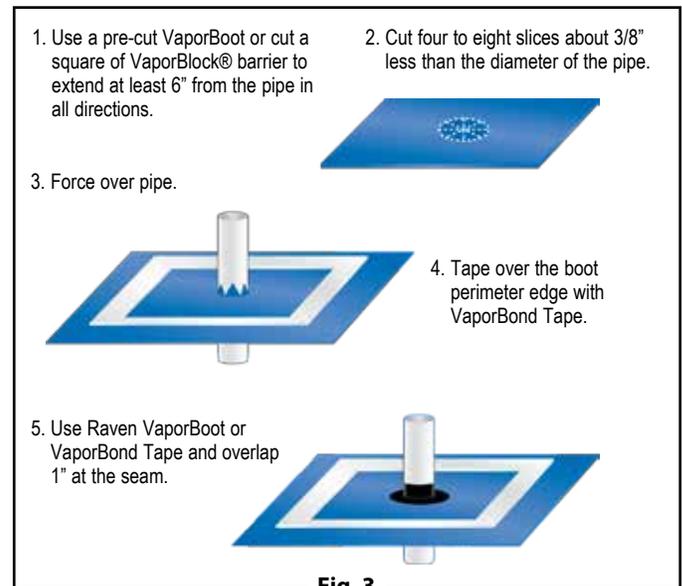


Fig. 3

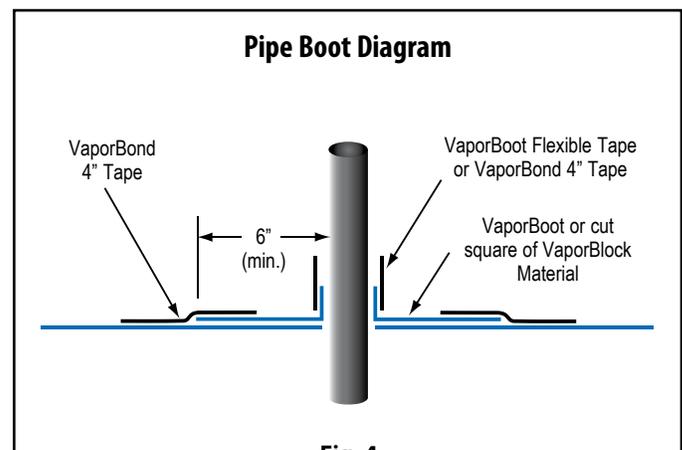


Fig. 4

MULTIPLE PENETRATION PIPE BOOT INSTALLATION

1.5. For side-by-side multiple penetrations;

- A) Cut a patch large enough to overlap 6" in all directions (Fig. 6) of penetrations.
- B) Mark where to cut openings and cut four to eight slices about 3/8" less than the diameter of the penetration for each.
- C) Slide patch material over penetration to achieve a tight fit.
- D) Tape around each of the penetrations and the patch with VaporBond 4" Tape. (Fig. 7) For additional protection apply an acceptable polyurethane elastomeric sealant around the penetrations. (Fig. 8)

1.6. Holes or openings through **VaporBlock®** are to be repaired by cutting a piece of **VaporBlock®** 6" larger in all directions from the opening. Seal the edges of the patch with VaporBond Tape.

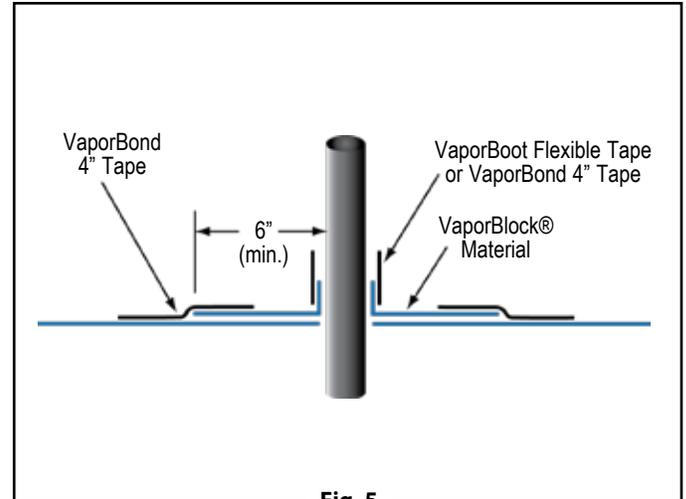


Fig. 5

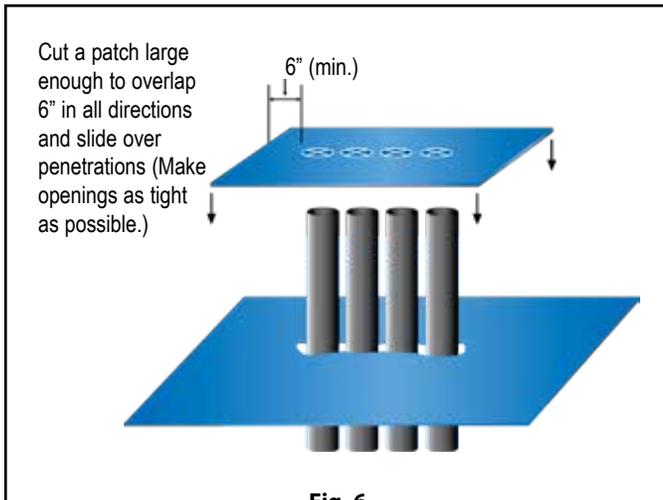


Fig. 6

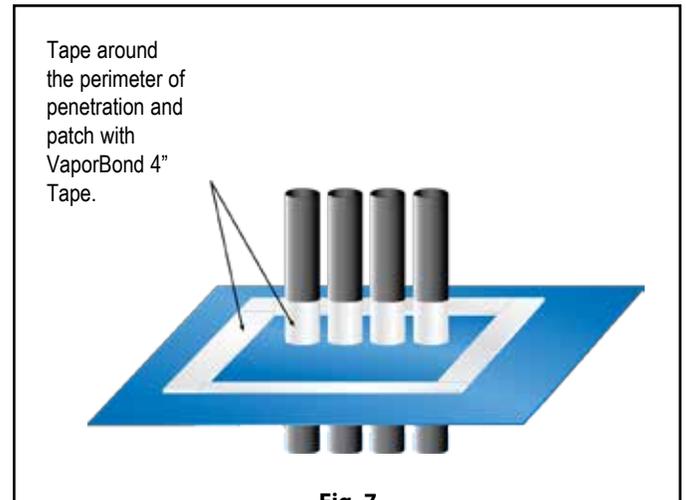


Fig. 7

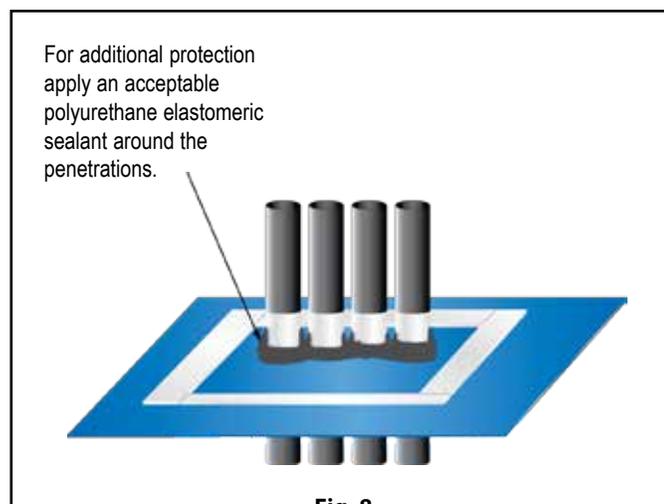


Fig. 8

VAPORBLOCK® PROTECTION

- 2.1. When installing reinforcing steel and utilities, in addition to the placement of concrete, take precaution to protect **VaporBlock®**. Carelessness during installation can damage the most puncture-resistant membrane. Sheets of plywood cushioned with geotextile fabric temporarily placed on **VaporBlock®** provide for additional protection in high traffic areas including concrete buggies.
- 2.2. Use only brick-type or chair-type reinforcing bar supports to protect **VaporBlock®** from puncture.
- 2.3. Avoid driving stakes through **VaporBlock®**. If this cannot be avoided, each individual hole must be repaired.
- 2.4. If a cushion or blotter layer is required in the design between **VaporBlock®** and the slab, additional care should be given if sharp crushed rock is used. Washed rock will provide less chance of damage during placement. Care must be taken to protect blotter layer from precipitation before concrete is placed.

VaporBlock® Vapor Barrier can be identified on site as blue in color printed in black ink with the following logo and classification listing:



Note: To the best of our knowledge, these are typical installation procedures and are intended as guidelines only. Architectural or structural drawings must be reviewed and followed as well as on a project basis. NO WARRANTIES ARE MADE AS TO THE FITNESS FOR A SPECIFIC USE OR MERCHANTABILITY OF PRODUCTS OR GUIDELINES REFERRED TO, no guarantee of satisfactory results from reliance upon contained information or recommendations and we disclaim all liability for resulting loss or damage.

RAVEN
INDUSTRIES

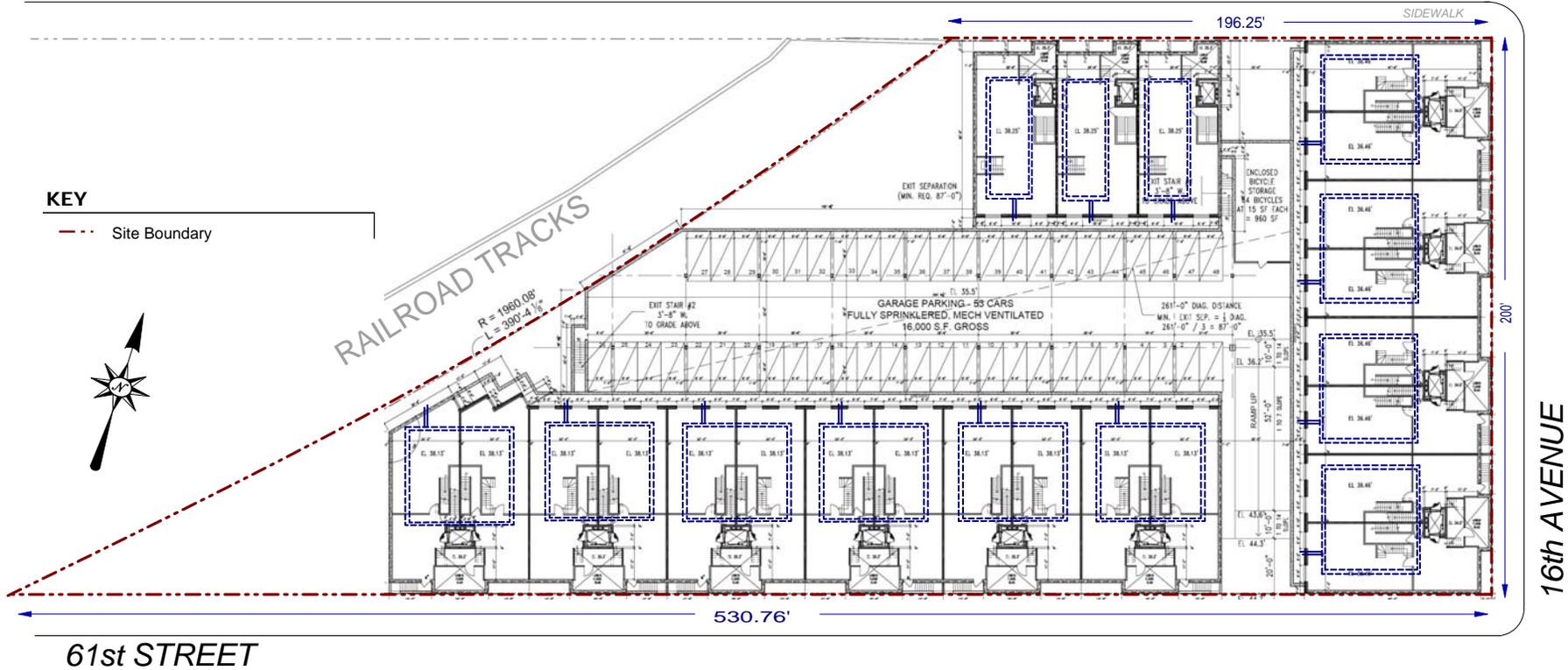
Engineered Films Division
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Sioux Falls, SD 57117-5107
Ph: (605) 335-0174 • Fx: (605) 331-0333

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2/14 EFD 1156

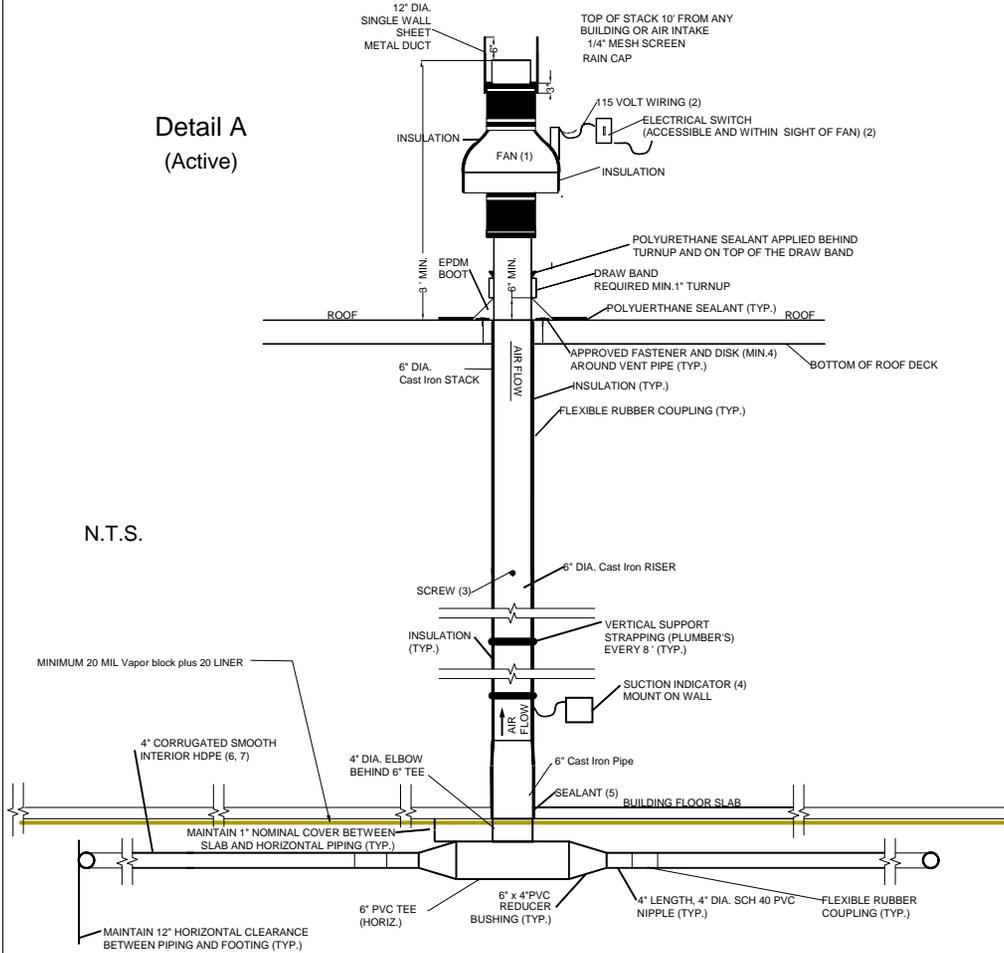
Appendix 7
SSDS Layout and Details

CELLAR FLOOR PLAN



<p>Phone 631.504.6000 Fax 631.924.2870</p>	<p>Figure No.</p> <p>8</p>	<p>Site Name: REDEVELOPMENT PROJECT</p>
		<p>Site Address: 1570 60TH STREET, BROOKLYN, NY</p>
		<p>Drawing Title: SSDS LAYOUT</p>

**Detail A
(Active)**

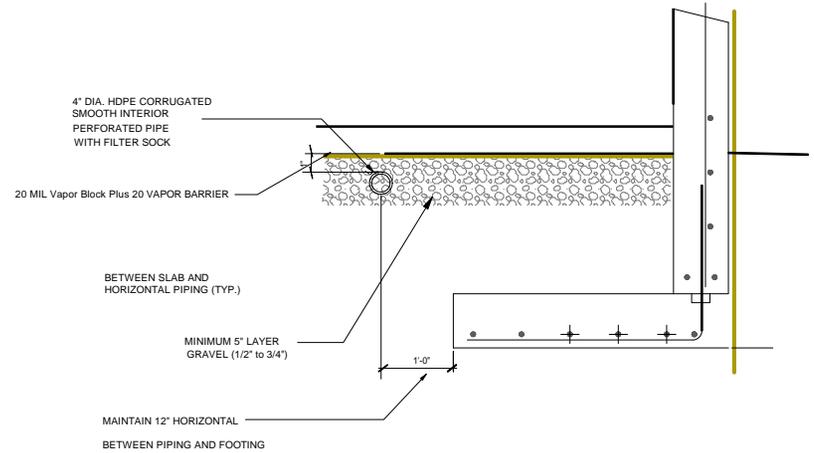


N.T.S.

NOTES:

1. FAN TO BE RADONAWAY HIGH-FLOW IN-LINE FAN, MODEL RP 265, OR APPROVED EQUAL.
2. FAN AND ON/OFF SWITCH TO BE HARD-WIRED TOGETHER TO 115 VOLT CIRCUIT.
3. SECURE RUBBER COUPLING WITH SCREW TO PREVENT FAN ASSEMBLY FROM SLIPPING DOWN VERTICAL PIPE.
4. DWYER MAGNAHELIC DIAL TYPE VACUUM GAUGE MODEL 2002-M OR APPROVED EQUAL.
5. SEAL OPENING WITH ELASTOMERIC JOINT SEALANT AS DEFINED IN ASTM C920.
6. HIGH DENSITY POLYETHYLENE CORRUGATED PERFORATED PIPE ADS N-12 OR APPROVED EQUAL.
7. WRAP 4 HDPE PIPE WITH GEOTEXTILE FABRIC, GSE NW4 OR APPROVED EQUAL.
8. EBC MUST PRE-APPROVE ALL FILLMATERIAL BEFORE DELIVERY TO SITE.

Detail B



**Detail C
Elevator Shaft**

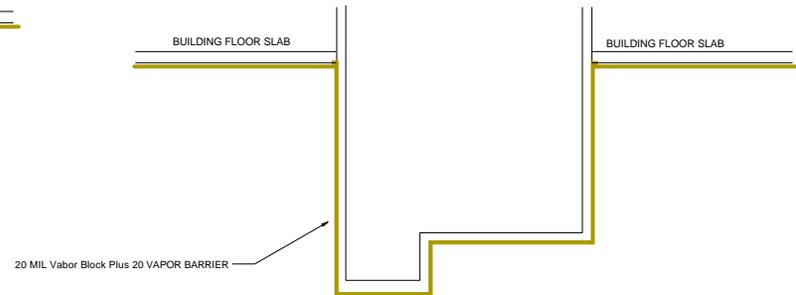


	Figure No. 9	Site Name: REDEVELOPMENT PROJECT
		Site Address: 1570 60TH STREET, BROOKLYN, NY
		Drawing Title: SSDS DETAILS

Appendix 8
BIG Program Insurance Fact Sheet

FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

Investigation Grants – for a developer or site owner to be eligible for a BIG investigation grant, its environmental consultant(s) must be:

- a Qualified Vendor in the BIG Program; and
- maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

Cleanup Grants – for a developer or site owner to be eligible for a BIG cleanup grant:

- Its general contractor or excavation/foundation contractor hired to perform remedial work must maintain Commercial General Liability (CGL) insurance of at least \$1M per occurrence and \$2M in the general aggregate. It is recommended that the general contractor or excavation/foundation contractor also maintain a Contractors Pollution Liability policy (CPL) of at least \$1M per occurrence.
- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain a CGL policy in the amount and with the terms set forth above. It is recommended that subcontractors also maintain a CPL policy in the amount and with the terms set forth above.

The CGL policy, and the CPL policy if in force, must list the city, EDC and BRS as additional insureds, include completed operations coverage and be primary and non-contributory to any other insurance the additional insureds may have.

- Its environmental consultant(s) hired to oversee the cleanup must be:
 - a. a BIG Qualified Vendor; and
 - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

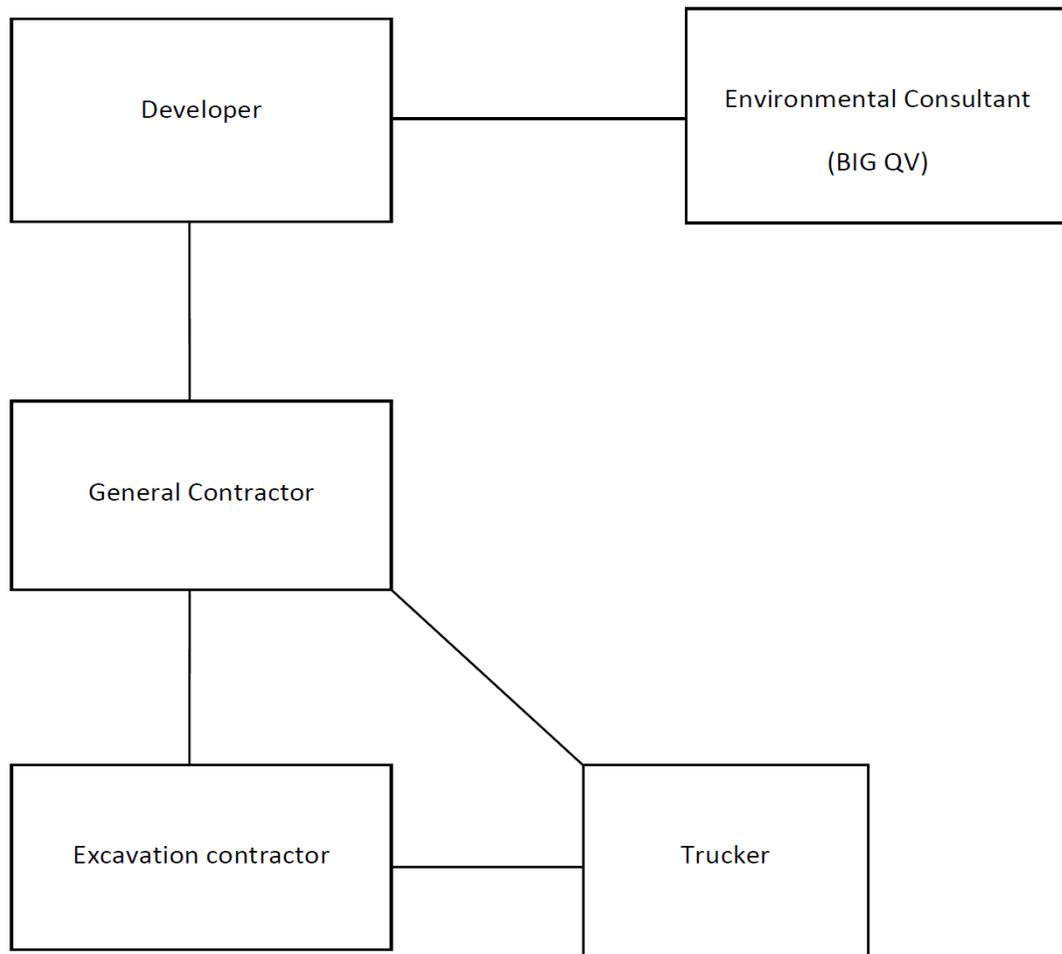
If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL insurance in the amount and with the terms set forth above. It is recommended that the environmental consultant also maintain CPL coverage in the amount and with the terms set forth in the first two bulleted items listed above.

A schematic presenting the contractual relationships described above appears on page 2. Parties who must be named as Additional Insureds on Cleanup Grant insurance policies (CGL and CPL) are presented on page 3.



Example of Contractual Relationships for Cleanup Work

The Office of Environmental Remediation’s Voluntary Cleanup Plan program requires applicants to identify the parties who are engaged in active remediation of their sites including: the General Contractor hired to remediate and/or the excavation contractor hired to excavate soil from the site and the trucking firm(s) that remove soil from the site for disposal at approved facilit(ies).



The chart above shows contractual relationships that typically exist for projects that are enrolled in the Voluntary Cleanup Program.



BIG Program Additional Insureds

The full names and addresses of the additional insureds required under the Required CGL Policy and recommended CPL Policy are as follows:

“City and its officials and employees”

New York City Mayor’s Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

“NYC EDC and its officials and employees”

New York City Economic Development Corporation
110 William Street
New York, NY 10038

“BIG Grant Administrator and its officials and employees”

Brownfield Redevelopment Solutions, Inc.
739 Stokes Road, Units A & B
Medford, NJ 08055



ENVIRONMENTAL BUSINESS CONSULTANTS

Appendix 9 Daily Report Template



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE 631.504.6000
FAX 631.924.2870

Generic Template for Daily Status Report

Instructions

The Daily Status Report submitted to OER should adhere to the following conventions:

- Remove this cover sheet prior to editing.
- Remove all the **red text** and replace with site-specific information.
- Submit the final version as a Word or PDF file.

Daily Status Reports

Daily status reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.



DAILY STATUS REPORT

WEATHER	Snow		Rain		Overcast		Partly Cloudy	X	Bright Sun	
TEMP.	< 32		32-50		50-70	X	70-85		>85	

Prepared By:

VCP Project No.:	14CVCP000M	E-Number Project No.:	14EHAN000M	Date:	01/01/2014
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name

Work Activities Performed (Since Last Report):
Provide details about the work activities performed.

Working In Grid #: A1, B1, C1

Samples Collected (Since Last Report):
No samples collected or provide details

Air Monitoring (Since Last Report):
No air monitoring performed or provide details
Prestart Conditions – PID = 0.0 ppm, Dust = 0.000
High Conditions – PID = 0.0 ppm, Dust = 0.000

Problems Encountered:
No problems encountered or provide details

Planned Activities for the Next Day/ Week:
Provide details about the work activities planned for the next day/ week.





									Example:	
Facility # Name/ Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid		##### Clean Earth Carteret, NJ petroleum soils Solid							
(Trucks, Cu.Yds. <u>Or</u> Gallons)	Trucks	Cu. Yds. <u>Or</u> Gallons	Trucks	Cu. Yds.						
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map
 Insert the site grid map here



Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed



ENVIRONMENTAL BUSINESS CONSULTANTS

Appendix 10 RAP Certification



ENVIRONMENTAL BUSINESS CONSULTANTS

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961

PHONE 631.504.6000
FAX 631.924.2870

CERTIFICATION

I, Ariel Czemerinski, am currently a registered professional engineer licensed by the State of New York. I performed professional engineering services and had primary direct responsibility for designing the remedial program for the redevelopment project located at 1570 60th Street, Brooklyn, NY, site number 15CVCP161K. I certify to the following:

- I have reviewed this document, to which my signature and seal are affixed.
- Engineering Controls developed for this remedial action were designed by me or a person under my direct supervision and achieve to achieve the goals established in this Remedial Action Work Plan for this site.
- The Engineering Controls to be constructed during this remedial action are accurately reflected in the text and drawings of the Remedial Action Work Plan and are of sufficient detail to enable proper construction.
- This Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Ariel Czemerinski
Name

076508
PE License Number

Ariel Czemerinski
Signature

6/10/2015
Date



I, Kevin Brussee, am a qualified Environmental Professional. I had primary direct responsibility for implementation remedial program for the redevelopment project located at 1570 60th Street, Brooklyn, NY, site number 15CVCP161K. I certify to the following:

- This Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

KEVIN BRUSSEE
QEP Name

Kevin Brussee
QEP Signature

6/10/15
Date