

Below is an update that Manhattan Community Board 1 received on March 10, 2022 from Lawra Dodge, President of Excel Environmental Resources and Independent Community Monitor for the 250 Water Street Brownfield Cleanup Program project.

Contact CB1 via Diana Switaj at dswitaj@cb.nyc.gov with any questions or comments for Lawra Dodge.

March 10, 2022

I was invited to join in on a Teams Virtual Meeting yesterday with Heidi Dudeck and Rafi Alam of NYDEC, the project team from NYSDOH, Paul McMahon and Mimi Raygorodetsky of Langan and Tom Fusillo for The Blue School to get an update on the findings of the RDI field investigation and the overall project.

My notes from the Virtual Meeting are as follows:

- The RDI soil borings for advance waste characterization and to complete delineation of PCBs and fuel oil impacts were completed on 2/25/22---Langan confirmed there were no surprises and no air quality exceedances which is consistent with our review of the Daily Field Reports.
 - The soil analytical data are coming in and, so far, the data indicate the soil will likely be characterized as non-hazardous waste.
- Langan will be issuing two RDI Reports, the first one on the results of the waste characterization and soil quality delineation which they anticipate issuing at the end of March, early April and a second Report that will be issued a few weeks later will have the findings of the test pit investigation and air quality monitoring along with the proposed changes to the RAWP with respect to the CAMP.
 - Changes to the CAMP will include all revisions made as part of the RDI Workplan approval plus NYSDEC/DOH have requested that a second Jerome J505 meter be added to the CAMP for use in the field during the full-scale Remedial Action.
 - This request is based on the increased scope of the intrusive activities associated with the full-scale Remedial Action and concerns related to battery life---a second

J505 would be used as a backup in the event that the battery is depleted on one of the meters.

- The RAWP will therefore be revised to include the revised CAMP and there may be other revisions, including the updated Remedial Action Schedule (also discussed in the next bullet).
- The updated Remedial Action Schedule will actually be issued in the next few weeks that will indicate that excavation of mercury-impacted soil will not take place until the school year ends at The Peck Slip and Blue School with work starting in late June 2022, after the initial building foundation work described below.
- There are 55-gallon steel drums of excess soil cuttings from the RDI field work currently staged at the Site that will be picked up for offsite disposal in the next week or two.
- HHC is working on the building permits and will be applying for them in April 2022.
- HHC is pursuing the 421A tax abatement associated with the affordable housing component of the redevelopment which requires the initial phase of the building structural foundation work to be completed by June 15th, 2022.
 - In early May 2022, Langan/HHC anticipates installation of four drilled and grouted piles and the associated pile cap in the southwestern section of the Site near the intersection of Beekman and Water Streets where one of the RDI test pits was conducted which confirmed no air quality issues.
 - They anticipate this initial foundation work to extend 45-60 days.
 - Parking lot operations at the Site will cease and an 8 foot high construction fence in compliance with NYC regulations will be installed sometime in mid to late April 2022 (April 18th would be the earliest).
 - The fenced area may be just in the southwestern corner where the first set of piles will be installed or may be the entire Site perimeter, that detail has not yet been determined.
 - Soil will be excavated to a depth of 8 feet below grade in the area where the first set of 13-inch diameter piles will be installed.
 - The excavation will be extended another 10 feet to enable installation of the concrete pile cap for a total excavation depth of 18 feet below grade.

- Excavated soil will be temporarily staged on plastic adjacent to the excavation and within the fenced area and loaded for offsite disposal---with advance waste stream approval, the staging will be short term due to the localized nature of this first excavation area.
- Groundwater will be dewatered from the excavation as necessary to construct the frame and pour the concrete pile cap.
- Water generated during dewatering will be kept to within 10,000 gallons/day in order to meet City sewer discharge permit limits for volume---based on existing groundwater data in this section of the Site, Langan does not anticipate needing to treat the groundwater prior to discharge to the sewer but they will need to use onsite aboveground storage tanks (referred to as “frac tanks”) to enable settling of soil/solids and to provide onsite storage to ensure they do not exceed the 10,000 gallons/day maximum discharge volume.
- Again, Langan/HHC anticipates that this initial phase of foundation work will require 45-60 days to complete.
- The same components of the CAMP that were in place during the RDI Workplan implementation will be used during the soil excavation related to the piles and pile cap installation and during the pile driving/drilling, pile cap installation activity.
- Once completed, the rest of the building foundation work will be “on pause” pending the start of the mercury-impacted soil excavation that, as previously stated, will start in late June after the current school year ends and school is no longer in session.
- The excavated area surrounding the top of the first pile cap (a depth of 14 feet below grade) will either be backfilled or covered for safety pending the start of the Remedial Action and the larger scale soil excavation which extends across the entire Site.

The remainder of the Remedial Action soil excavation will proceed on a schedule that will be provided with the updated RAWP---Langan was not sure as to when the USTs will be removed but said it will be done in the summer when schools are not in session and historic fill that extends across the entire Site will be excavated to the depths outlined in the RAWP and the remainder of the piles and pile caps for the structural foundation of the building will then follow. The schedule and timing for the activities following the mercury hot spot soil excavation and the rest of the building foundation construction is still being developed.

Best regards, Lawra

Lawra J. Dodge, P.G., LSRP

President

Excel Environmental Resources, Inc.