

Below is the correspondence that Manhattan Community Board 1 received as of May 19, 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.

A dedicated public hotline has been established by the Howard Hughes Corporation for calls and texts, as well as an email address through which members of the public can make construction-related inquiries.

250 Water Street Construction Hotline

- **For Calls and SMS Messages: 917-962-8166**
- **For emails: info@250wsconstructionhotline.com**

The public can now call, text or email 24 hours a day, 7 days a week. It is our goal to respond to inquiries within 24 hours or earlier depending on the nature of the inquiry. For public safety emergencies, please dial 911.

Thursday, May 19, 2022 11:00 AM

In asking Langan yesterday for the Daily Field Reports and Air Quality Monitoring Reports for work earlier this week, they report that there was an actual mercury vapor action level exceedance recorded this past Monday at a CAMP unit on the far side of the site from where the work was being conducted, near Pearl and Peck Slip, in the afternoon while school was in session. The Maximum Daily Average concentration for mercury at PM-5 ranged between 1.1 to 1.3 ug/L which is just above the 1.0 ug/m³ action level and the NYSDEC was notified and site work had already stopped before this occurred so there was no stop work order needed. The contractors were apparently just putting plastic sheeting on the 401a excavation when the exceedance occurred.

Paul McMahan of Langan indicated that all other readings from the J505 meters and all other CAMP units were zero to a maximum of 0.31ug/m³ and they have had erratic data from the J405 instrument being used in this CAMP so they are replacing it starting tomorrow.

I responded to him that, since work had already stopped for the day, the corrective action of notifying NYSDEC and then replacing the J405 is appropriate but that we will definitely need further discussion regarding notification to the community as soon as NYSDEC is notified since that was not done and should have been.

We will also need to add this to the list of other concerns regarding the CAMP program, including making sure there are offsite CAMP units for work going forward based on data from last week and now this.

The Daily Field Reports and Air Quality Monitoring Reports and the raw data for the CAMPs and the hand held J 505 is posted on the 250bcp.com website and I am in the process of reviewing it now.

Lawra J. Dodge, P.G., LSRP
President
Excel Environmental Resources, Inc.

Wednesday, May 18, 2022 5:00 PM

Paul McMahon acknowledged that the contractor did not have the truck wash, or decontamination pad, in use yesterday morning before Brian Ehalt arrived at the site and the tires of the trucks from the waste disposal company that took the roll off containers used by the Pile Drilling company were not washed when they should have been.

He also acknowledges that the street and sidewalk on Pearl Street was washed down as required by the RAWP if something like this occurs, and that "it will never happen again".

As you know, this is the first larger scale soil excavation activity which, when complete the week after Memorial Day or the first week of June, will be followed by a pause in the field work until after schools close on June 27th.

This smaller scale 401a excavation is a "trial run" prior to the larger scale excavation activities and the community's concerns with respect to strict compliance with the means, methods and procedures in the RAWP as well as with the air quality monitoring instrumentation and the CAMP units need to be followed up on, discussed, and any appropriate adjustments made before the next phase of excavation begins----as you know, the next phase of excavation after schools close June 27th will be installation of the Support of Excavation measures (soldier piles, etc) and the mercury-impacted hot spot soil and UST and petroleum impacted soil removal.

Without question, the issues that occurred during this 401a excavation cannot be repeated. All the more reason for the 250 Water Street Working Group Meeting to be held as soon as possible and definitely before the start of the next soil excavation activities in late June, early July. My understanding is that it will be held in early June but please confirm so I am aware.

Also, note that Paul indicates that the sheet piles are going in right now and they are apparently using vibratory techniques which should hopefully be helping to minimize the noise to the extent possible.

That work should be done today and they will therefore resume soil excavation down to the completion depth of 20 feet starting tomorrow.

I will confirm that schedule for the rest of the week with Paul and will let you know so you can update the community.

Let me know if you have any additional questions or concerns.

Lawra J. Dodge, P.G., LSRP
President
Excel Environmental Resources, Inc.

Thursday, May 19, 2022 11:03 AM

In response to the email below, by the time we were onsite yesterday, they had addressed because we did observe them washing the truck tires in the afternoon using a hose connected to the hydrant outside the main gate on Pearl Street. There is no sign of a hose or use of the hydrant in the video provided and the tracks on Pearl Street clearly show tracking of soil/sediment into the street so the statements made were clearly not accurate.

The soil/sediment tracks outside the main gate were not there, Brian Ehalt inspected that area and all around the site and there was no sign of soil/sediment being tracked off so they obviously took care of it and hosed down the street before we came to the Site which is actually part of the RAWP, Section 5.4.4. which I reference in my email of yesterday.

Finally, the one video sent is showing the one truck that Langan said came to the Site but they turned it away because it had no tarp---that is why it is shown leaving empty and uncovered so I did not relay that video to Langan.

We appreciate the community's continued diligence and it is clear that we cannot trust what we are being told by Langan which is extremely disconcerting---hopefully we can change this situation but, in the interim, in order to protect the community's interests we will need to have a more frequent onsite presence so we are revising our Work Scope Authorization to reflect that.

Also, Paul sent me an email a few minutes ago which corrects what he told me yesterday in terms of the depth of excavation, that it is not 10 feet but 5-6 feet and they are therefore going to drive the sheet piles from 5 feet to the total completion depth of 20 feet around the pile cluster. I have asked him once again if this work is being done today and if they are using quiet driving techniques or some method to minimize noise but I have not received a response as of yet.

I will let you know when I receive Paul's response to my email of today.

Thanks, Lawra

Lawra J. Dodge, P.G., LSRP
President
Excel Environmental Resources, Inc.

Wednesday, May 18, 2022 11:24 AM

Lawra's report was extremely helpful and went a long way to quiet fears and feel reassured that there is an independent monitor looking after the protocols and the monitoring. Last night - Children First had a zoom meeting that was attended by more than 40 families from Blue School and Peck Slip. We were able to share the document and discuss what was presented. Last night at our meeting though there were eyewitnesses that counter some of the facts as presented by Mr. McMahon. I have attached some videos and pictures. But would be happy to put Lawra in contact with individuals who saw more than was captured on camera.

Thank you (lawra). Thank you CB1 for being the foil on this extremely complex controversial project. AND
- please thank HHC for continuing to fund the community monitor. It is appreciated far and wide.
- Video / pictures from site regarding truck protocols
*the truck leaving uncovered - it is not 100% clear to me if there is dirt in the back