

SITE OBSERVATION REPORT

PROJECT No.: 170381202		DATE: Tuesday, September 1, 2020	
PROJECT: 250 Water Street	CLIENT: 250 Seaport District, LLC	WEATHER: Cloudy, 70-81 °F Wind: E @ 3 to 13 mph	
LOCATION: New York, NY		TIME: 5:30 am – 15:30 pm	
BCP SITE ID: C231127		LANGAN REP. : Tyler Zorn Lexi Haley	
CONTRACTOR: AARCO Environmental Services Corp. (AARCO)		LANGAN REP. : Tyler Zorn Lexi Haley	
EQUIPMENT: Jerome J505 MiniRAE 3000 Peristaltic Pump Horiba U52-2 Water Quality Meter Solinst Interface Probe		PRESENT AT SITE: Tyler Zorn, Lexi Haley – Langan Brian Ehalt – EXCEL Environmental Resources, Inc. RI Day 19	
OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:			
<p>Langan began implementing Phase 5 of the May 13, 2020 Remedial Investigation Work Plan (RIWP) for New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site No. C231127 located at 250 Water Street (Manhattan Block 98, Lot 1).</p> <p>Site Activities</p> <ul style="list-style-type: none"> • Langan used a peristaltic pump to conduct low flow groundwater sampling of previously installed monitoring wells. Water quality readings were recorded with a Horiba U52-2 Water Quality Meter prior to sample collection. <ul style="list-style-type: none"> ○ MW11: Groundwater was observed after sampling at about 11 feet below grade surface (bgs). No petroleum-like odor was observed emanating from the monitoring well. No photoionization detector (PID) or Jerome J505 mercury vapor headspace readings above background were observed. ○ MW15: Groundwater was observed after sampling at about 18 feet bgs. No petroleum-like odor was observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings above background were observed. ○ MW17: Groundwater was observed after sampling at about 10 feet bgs. No petroleum-like odor was observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings above background were observed. ○ MW25: Groundwater was observed after sampling at about 16 feet bgs. No petroleum-like odor was observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings above background were observed. ○ MW28: Groundwater was observed after sampling at about 15 feet bgs. No petroleum-like odor was observed emanating from the monitoring well. No PID or Jerome J505 mercury vapor headspace readings above background were observed. <p>Material Tracking</p> <ul style="list-style-type: none"> • No material was imported to the site. 			
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- No material was exported from the site.
- All purged groundwater was containerized in a 55-gallon drum. The drums were stored on-site for future off-site disposal.

Sampling

Groundwater samples were collected and relinquished to Alpha Analytical Labs, a New York State Department of Environmental Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory in Mahwah, New Jersey (ELAP No. 11148) for analyses proposed in the RIWP:

- The following samples were submitted for Part 375/TCL volatile organic compounds (VOC), semivolatile organic compounds (SVOC), polychlorinated biphenyls (PCB), pesticides, herbicides, Parts 375/TAL metals (total and dissolved) including hexavalent and trivalent chromium, total cyanide, 1,4-dioxane, and per- and polyfluoroalkyl substances (PFAS)
 - MW11_090120
 - MW15_090120
 - MW17_090120
 - MW25_090120
 - MW28_090120
- Five quality assurance/quality control soil samples (one field blank, one equipment blank, one trip blank, and one MS/MSD) were collected and submitted for analysis.

CAMP Activities

Continuous air monitoring was not conducted because ground-intrusive activities were not performed at the site. Langan conducted periodic monitoring for VOCs and mercury vapor upon arrival and departure and periodically during sampling at the sampled monitoring well locations. VOC and mercury vapor concentrations above background were not observed on monitoring well headspace readings.

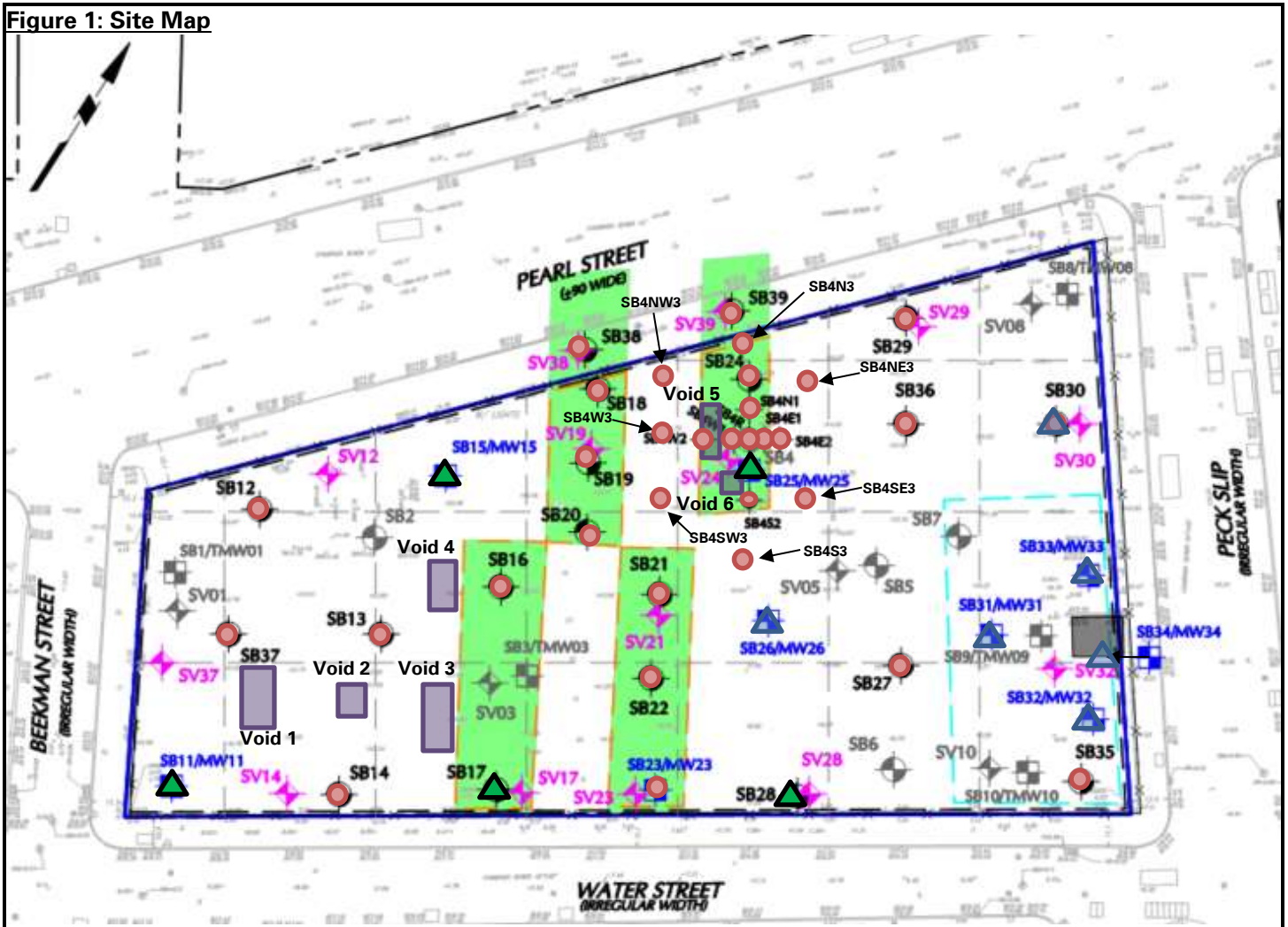
Anticipated Activities

- Langan will continue groundwater sampling on September 2, 2020.

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Figure 1: Site Map



Legend:

- Site Boundary
- Approximate area of suspected void space
- Approximate location of previously sampled soil borings
- ▲ Approximate location of sampled monitoring well
- ▲ Approximate location of previously completed soil borings and monitoring well

Notes:

- 1) Air monitoring station were relocated based on work area and wind direction. Locations shown above identify the predominant area of the air monitoring station.

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Select Site Photographs:



Photo 1: Monitoring well MW17



Photo 2: PID screening of monitoring well MW15

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Photo 3: Typical Jerome screening at monitoring well



Photo 4: Typical groundwater sampling set up

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