



***Environmental, Planning, and Engineering Consultants***

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June 8, 2023

Mr. Rafi Alam  
New York State Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, New York 12233

Re: Monthly Progress Report – May 2023  
Seton Brilla Charter School  
1956 Jerome Avenue, Bronx, New York 10453  
NYSDEC BCP Site No. C203152

Dear Mr. Alam:

This Monthly Progress Report has been prepared by AKRF, Inc. (AKRF) to summarize the work performed for the Seton Brilla Charter School New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Site (No. C203152), which is located at 1956 Jerome Avenue, Bronx, New York, during the month of May 2023. The Site is also referred to on the New York City Tax Map as Bronx Borough Block 2853, Lot 22. The Site location is presented in Figure 1 and the layout of the Site is presented in Figure 2.

The following work was performed in May 2023:

- Between May 1 and 31, 2023, the foundation contractor, Casino Construction, continued constructing pile caps around the foundation piles, and continued to conduct remedial excavation at the Site. AKRF has been on-site during all intrusive activities to perform air monitoring for particulates and volatile organic compounds (VOCs), in accordance with the Community Air Monitoring Plan (CAMP) in the NYSDEC-approved Remedial Action Work Plan (RAWP). The CAMP data has been included in field summary reports submitted to NYSDEC.
- Between May 1 and 31, 2023, five truckloads of soil were transported off-site disposal at Clean Earth – Bethlehem in Bethlehem, PA. The soil excavation plan is presented on Figure 2.
- Installation of the sub-slab depressurization system (SSDS) in the southeast corner of the Site began on May 29, 2023. A plan showing the layout of the SSDS piping is presented on Figure 3.

The following work is planned for June 2023:

- The Volunteer will continue remedial activities at the Site in accordance with the RAWP, including continued excavation and off-site disposal of soil. AKRF will be on-site during all intrusive activities to perform CAMP air monitoring, and document implementation of the RAWP.

- The Volunteer will continue construction of the proposed new building, including construction of pile caps and grade beams, and pouring concrete for the construction of foundation elements and the partial cellar.
- The Volunteer will continue installation of the SSDS and will begin installation of the soil vapor extraction (SVE) system.
- AKRF will oversee the installation of post-remedial groundwater monitoring wells, on behalf of the Volunteer. Following installation, the wells will be developed and sampled in accordance with the RAWP.

If you have any questions regarding the information presented in this letter, please contact Deborah at (646) 388-9544 or [dshapiro@arkf.com](mailto:dshapiro@arkf.com) or Patrick at (914) 922-2784 or [jdiggins@arkf.com](mailto:jdiggins@arkf.com).

Sincerely,  
AKRF, Inc.



Deborah Shapiro, QEP  
Senior Vice President



J. Patrick Diggins  
Senior Technical Director

Enc. Figure 1 – Site Location  
Figure 2 – Track 4 Cleanup and Documentation Sample Location Plan

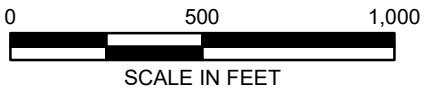
cc (electronic copy only):

Peter Fine, Jared Simon, Wayne Warner, Nicole Anderson – 2-6 East Tremont Avenue LLC  
Rebecca Kinal, P.E. – AKRF  
Document Repositories – Bronx Community Board District 5 and Bronx Library Center

**FIGURE**



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2020



440 Park Avenue South, New York, NY 10016

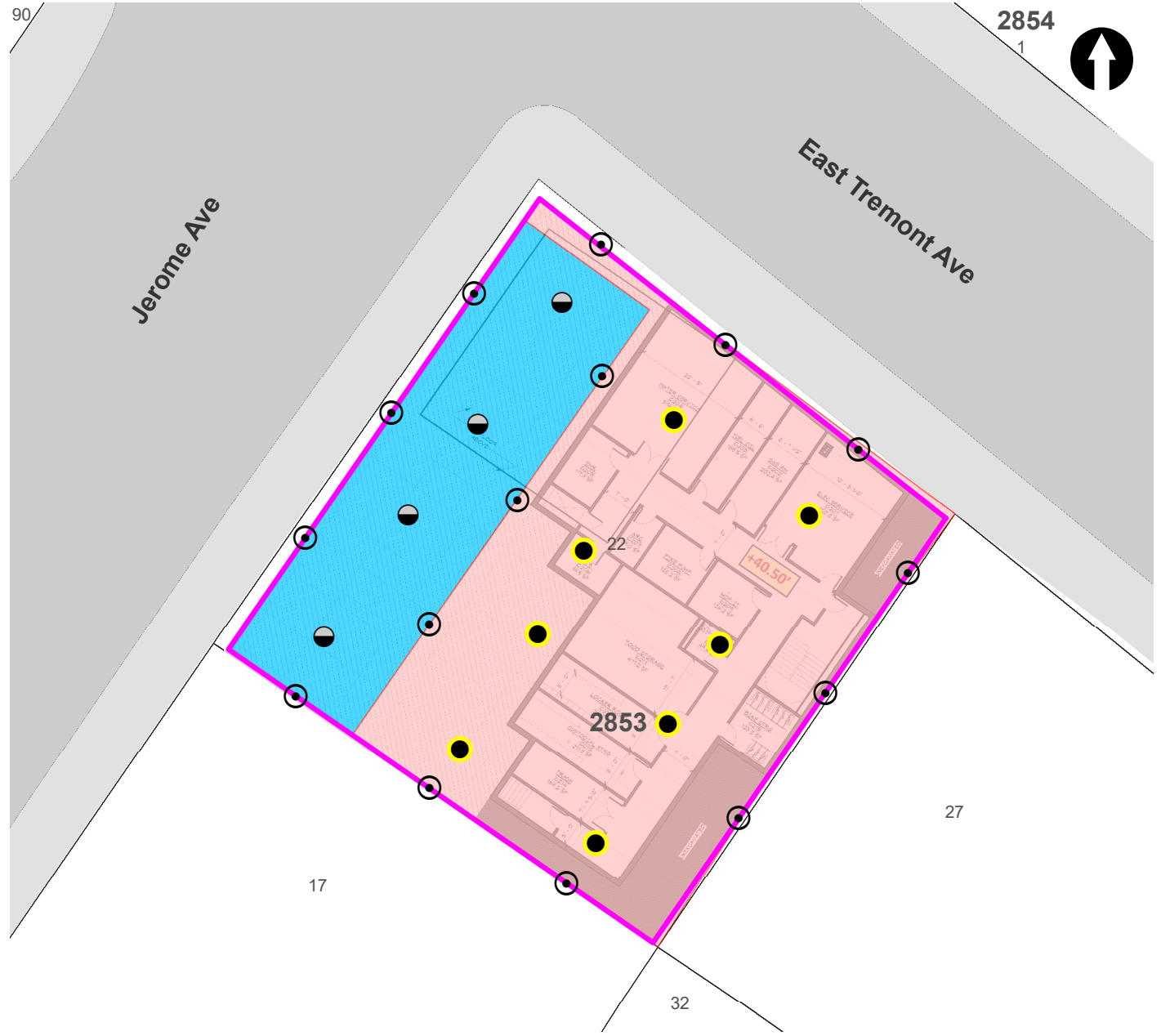
**1956 Jerome Avenue**  
Bronx, New York

**SITE LOCATION**





DATE	<b>9/20/2021</b>
PROJECT NO.	<b>210024</b>
FIGURE	<b>1</b>




© 2021 AKRF W:\Projects\210024 - 1956 JEROME AVENUE\Technical\GIS and Graphics\SAR\210024 Fig 1 Site Loc.mxd/2021 9:55:09 AM iszallus

© 2021 AKRF. W:\Projects\210024 - 1956 JEROME AVENUE\Technical\GIS and Graphics\AR\RAWP\210024 Figure 9 Proposed Remedial Excavation and Documentation Sample Location Plan.mxd 10/25/2021 2:03:38 PM iszalus

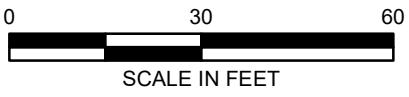


**LEGEND**

-  PROJECT SITE BOUNDARY
-  LOT BOUNDARY AND TAX LOT NUMBER
- 2853** BLOCK NUMBER
-  REMEDIAL EXCAVATION TO APPROXIMATELY TWO FEET BELOW EXISTING GRADE
-  REMEDIAL EXCAVATION TO GROUNDWATER (SOURCE AREA)

-  CONFIRMATION DOCUMENTATION BOTTOM SAMPLE
-  SOURCE AREA DOCUMENTATION BOTTOM SAMPLE
-  DOCUMENTATION SIDEWALL SAMPLE

**NOTE**  
 REMEDIAL EXCAVATION WILL INCLUDE REMOVAL OF APPROXIMATELY 1,280 TONS (850 CUBIC YARDS) OF SOURCE MATERIAL ASSOCIATED WITH NYSDEC SPILL NO. 2103719 AND APPROXIMATELY 860 TONS (570 CUBIC YARDS) OF SOIL/FILL FROM THE UPPER 2 FEET SITE-WIDE.



Map Source:  
 NYCDP (NYC Dept. of City Planning) GIS database



440 Park Avenue South, New York, NY 10016

**1956 Jerome Avenue**  
 Bronx, New York

**TRACK 4 CLEANUP AND DOCUMENTATION  
 SAMPLE LOCATION PLAN**

DATE  
**04/29/2022**

PROJECT NO.  
**210024**

FIGURE  
**2**

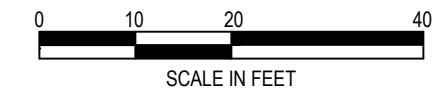
©2021 AKRF, Inc. W:\Projects\210024 - 1956 JEROME AVENUE\Technical\Hazmat\CAD\210024 - Fig 13 SSDS Piping Layout.dwg last save: mvelieux 10/13/2021 2:07 PM

Source:  
Bolivar Development "Seton Brilla Charter 1956 Jerome Avenue - Foundation Plan",  
DWG No: FO-100.00, Dated 10-1-2021.



- LEGEND**
- BCP SITE BOUNDARY
  - SOLID SCHEDULE 40 4" PVC PIPE
  - SLOTTED SCHEDULE 40 4" PVC PIPE BENEATH SLAB WITH ENDCAP
  - SSDS PIPE PENETRATION THROUGH VERTICAL FOUNDATION WALL
  - PIPE SLEEVE THROUGH FOUNDATION ELEMENT
  - COMMUNICATION SLEEVE THROUGH FOUNDATION ELEMENT
  - VERTICAL RISER PENETRATION LOCATION WITH ID
  - SSDS MANIFOLD
  - MONITORING POINT LOCATION WITH ID
  - EXTENT OF 20-MIL VAPORBLOCK PLUS VAPOR BARRIER AND GAS-PERMEABLE AGGREGATE
  - EXTENT OF E-PRO WATERPROOFING

SSDS MONITORING POINT LOCATIONS	
ID	ROOM
MP-1	109B NON-FOOD STORAGE
MP-2	109A PACKAGE
MP-3	114 MS MAIN OFFICE
MP-4	HALLWAY (NE)



**1956 Jerome Avenue**  
Bronx, New York

**SSDS PIPING LAYOUT**

440 Park Avenue South, New York, NY 10016

DATE <b>10/13/2021</b>
PROJECT NO. <b>210024</b>
FIGURE <b>3</b>