SITE OBSERVATION REPORT

PROJECT No.: 170552901		**DATE:**	Tuesday, January 3, 2023
PROJECT: 159 Boerum Street	**CLIENT:** SPG Boerum LLC	**WEATHER:**	Rain, 45-55 °F Wind: S @ 2-12 mph
LOCATION: Brooklyn, NY		**TIME:**	6:30 am to 5:00 pm
CONTRACTOR: SD Builders		**LANGAN REP. :**	Lauren Roper

CONTRACTOR'S EQUIPMENT:	**PRESENT AT SITE:**
Hitachi ZX 160LC Excavator Deere 300G Excavator Kubota SVL65-2 Skid Steer Deere 135G Excavator Geoprobe 6610 DT	Lauren Roper – Langan James Hsu, Kevin Gray – SD Builders - General Contractor Lucas Alvarez - Rise Concrete (Rise) – Foundation Contractor Adam Hutchinson, Michael Kolsinski – Lakewood Drilling – Drilling Contractor

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to observe environmental protocols in accordance with the New York State Department of Environmental Conservation (NYSDEC)-approved Remedial Action Work Plan (RAWP) for Brownfield Cleanup Program (BCP) site C224291 at 159 Boerum Street (Block 3071, Lot 40). Observed activities were as follows:

Site Activities

- Rise excavated an about 20-foot-long by 5-foot-wide area to about 20 feet below grade surface (bgs) in the northwestern part of the site for support of excavation (SOE) lagging and underpinning installation. Excavated material consisted of native soil and was screened for odors, staining, and organic vapors using a photoionization detector (PID); evidence of impacts was not observed. Excavated native soil was added to the equipment ramp in the southern part of the site for future off-site disposal.
- Rise graded an about 30-foot-long by 30-foot wide area at about 17 feet bgs in the northern part of the site to create a stable working environment for machinery.
- Lakewood used a Geoprobe 6610 DT drill rig to install three temporary monitoring wells (MW01, MW03 and MW05) to about 15 feet below the existing grade surface in the southwestern, central, and northeastern parts of the site, respectively. Monitoring wells were constructed using 10 feet of polyvinyl chloride (PVC) 10-slot screen attached to about 5 feet of 1-inch diameter PVC riser pipe. The annulus of the well was backfilled with No. 2 sand to grade. Following installation, the monitoring wells were developed and purged using a peristaltic pump. Purged groundwater was screened for odors, sheen, and organic vapors using a PID. A maximum PID reading of 8.0 parts per million (ppm) was detected from the well head space of MW01; odors and sheen were not observed. Purged groundwater was containerized in a 55-gallon New York State Department of Transportation (NYSDOT)-approved drum for future disposal. Upon completion of sampling, temporary monitoring wells were removed from the subsurface.

Cc:	L. Haley, K. Semon, B. Gochenaur (Langan)	By:	Lauren Roper **LANGAN**

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Material Tracking

- No material was imported to the site.
- No material was exported from the site.

Materials Import Summary			
Facility	**Imported**	**Today**	**Total**
Allocco Recycling, Inc. Brooklyn, NY ¾-inch RCA	**No. Loads**	0	**45**
	Quantity (CY)	0	**900**
	NYSDEC Approved Quantity (CY)		**1,000**

Materials Export Summary			
Facility	**Exported**	**Today**	**Total**
Cycle Chem, Inc. Elizabeth, NJ Lead Contaminated Soil	**No. Loads**	0	**14**
	Quantity (CY)	0	**280**
Bayshore Soil Management Keasbey, NJ Non-Hazardous Fill/Soil	**No. Loads**	0	**314**
	Quantity (CY)	0	**6,280**
Clean Earth of North Jersey Kearny, NJ Hazardous Lead Historic Fill	**No. Loads**	0	**5**
	Quantity (CY)	0	**125**

Sampling

- Three groundwater samples (MW01_010323, MW03_010323, MW05_010323) and quality assurance/quality control (QA/QC) samples were collected from the temporary monitoring wells and analyzed for parameters outlined in the RAWP. The samples were relinquished to Alpha Analytical Inc. (Alpha) of Westborough, Massachusetts, a New York State Department of Health (NYSDOH) Environmental Laboratory Accredited Program (ELAP)-certified laboratory.

CAMP Activities

The community air monitoring plan (CAMP) was not implemented due to inclement weather. No fugitive dust or odors were observed leaving the site.

Anticipated Activities

- Rise will install SOE elements along the site boundaries.

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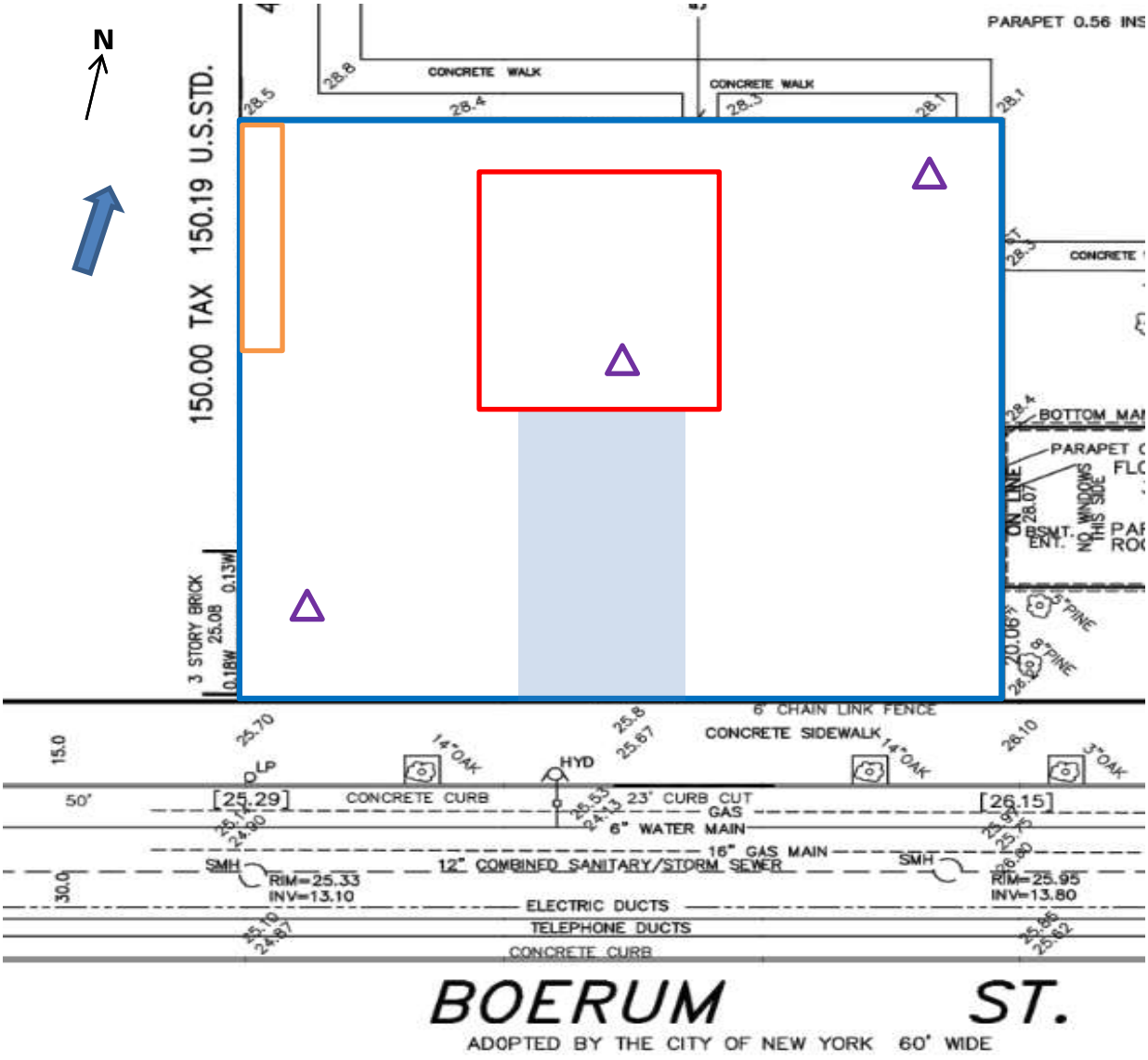
Figure 1: Site Map



Legend:

- Upwind CAMP Station
- Downwind CAMP Station
- Excavation Extent
- Stockpile Location
- Temporary Equipment Ramp
- Stabilized Construction Entrance
- C&D Stockpile Location
- Graded Extent
- Wind Direction
- Support of Excavation Drilling Extents
- Backfilled Extent
- Temporary Monitoring Well Location

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SITE PHOTOGRAPHS

Photo 1: View of Rise excavating and grading native soil for SOE lagging installation in the northwestern part of the site (facing north).

Photo 2: View of a temporary monitoring well MW03 installed by Lakewood (facing south).

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