

Below is the correspondence that Manhattan Community Board 1 received as of June 2, 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](mailto:dswitaj@cb.nyc.gov) with any questions or comments for Lawra Dodge.

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**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](mailto: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.**

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**Saturday, May 28, 2022 3:24 PM**

We were on-site all day Thursday with a J505 and verified air quality around the perimeter of the site, including outside the fence and across the street, also where PM-2 was set up, and did 3 rounds an hour from 7:30 AM to 3 PM and found no mercury above background—CB-1 has a more detailed update from me that they should be posting and perhaps can provide to you directly as well. The J505 cannot take readings without an operator like the J405 can which is why they do not leave it stationary but they are taking readings at locations and at times that do reasonably correlate—we are working on the database converting the J505 Note format to Excel and comparing it to the J405 data and will provide our evaluation to CB-1 as early next week as possible.

Lawra J. Dodge, PG, LSRP  
President  
EXCEL Environmental Resources, Inc.

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**Friday, May 27, 2022 4:26 PM**

Hi Everyone-

The following is a summary of our site inspection at 250 Water Street yesterday, Thursday, May 26<sup>th</sup>, 2022:

1. Excel's Project Scientist, Brian Nale, was onsite at 7 AM just as field work was getting ready to start.

Work at the Site yesterday included:

- a. Offloading of excavated soil from three roll off containers into a total of 4 trucks.
- b. Prior to leaving the Site, Brian observed that the tires of all trucks were washed with water on the decontamination pad and each truck was tarped per the RAWP.
- c. Once emptied, the three roll-off containers plus a fourth container (covered with a tarp) with trash/garbage were transported offsite---the trucks picking up the roll-off containers did not enter the site, they picked up the roll-offs from just outside the entrance therefore truck washing was not required.
- d. Additional site activities included loading a fifth dump truck and a trailer attached to the truck with equipment that was being demobilized from the Site. The tires of the trailer and dump truck were washed on the decon pad before exiting the Site.

2. As the work outlined above was in progress, Brian conducted air quality screening around all four sides of the Site beginning at approximately 7:30 AM (after signing in at the Site and touching base with Langan onsite personnel) and he conducted three sweeps around the perimeter of the Site each hour until field work stopped at approximately 3:00 PM.

- a. Air quality monitoring was conducted using a hand-held Jerome J 505, a PID for Volatile Organic Vapors (VOCs), and a DataRam dust meter.
- b. Background concentration for mercury on the J 505PID was 0.04 ug/m<sup>3</sup>, VOCs on the PID was 0.2 ppm, and dust/particulates using the DataRam was 0.01 ug/m<sup>3</sup>.
- c. The monitoring was conducted at an adult breathing level (approx. 5-6 feet above ground), mid-level to mirror a child (approx. 3 feet above ground), and a few inches off the ground for all four streets around the Site, including Water Street, Beekman, and Pearl Street, along the fence side and across the street from the Site.
- d. Air quality checks included the ground-based air intake at the Southbridge Towers at ground level, 3 and 5 feet above grade.

3. Excel's perimeter air quality results indicated readings that were either zero, below background or consistent with background during each air quality sweep with no concentrations of mercury, VOCs or dust/particulates above background.

4. After work at the Site was completed for the day, Langan shut down the CAMP units and Brian Nale observed that, consistent with the CAMP program, Langan monitored the instruments in each CAMP station and documented that the readings for mercury, VOCs and dust were consistent with background prior to shutting down each instrument.

5. Note that Langan relayed, and Brian observed, that there were three instrument issues during the workday yesterday:

- a. The J405 meter in two of the perimeter CAMP units reported erratic readings - as soon as the readings were received by the technician, work was halted in accordance with the CAMP and the J505 handheld meter was used to confirm there were no elevated mercury concentrations. In each case, the J 405 meter was serviced onsite and, once put back in service, work was resumed. The J505 was used to monitor air quality for mercury while the J 405 was being serviced.

- b. One other issue occurred with the dust/particulate meter and the same procedure was used.
- c. The data and the issues with each instrument will be reported in the Langan Site Observation and Air Quality Monitoring Reports that should be made available some time today or tonight.

Note that Langan has reported to Tom Fusillo and me that the pile cap is poured and the foundation element of the construction is complete and work today included one to two loads of soil transported offsite and additional demobilization activities.

Langan has also reported that there will be no work this coming holiday weekend, including Labor Day on Monday.

Work will resume next Tuesday, May 31<sup>st</sup> and will include additional demobilization and the importation and placement of clean backfill.

Langan reports that the contractor estimates that they will be completely done and off site by the end of day Wednesday, June 1<sup>st</sup>, 2022.

I will circle back with you after the holiday weekend.

Best regards.

Lawra

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

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**Wednesday, May 25, 2022 4:34 PM**

Everyone-

I am responding to the email regarding the Mercon X to reassure the community that the Mercon X documentation was provided to us, the agencies and the community in the Final Remedial Action Workplan which is on the 250bcp.com website and it is safe to use.

I believe Langan's rationale for using it despite the fact that the Max. 15 Minute Daily Average did not exceed the Action Level for mercury was out of an abundance of caution given all of the concerns raised by the community during the EPC Meeting and in correspondence that followed.

There is a lot to unpack in the email and I have to go through it in detail and will do so as soon as possible.

In the interim, as discussed, we will have our Project Scientist, Brian Nale, onsite first thing tomorrow morning with a J505 mercury vapor analyzer, a PID for VOCs and a dust/particulate meter and he will be checking in with Langan onsite to confirm first hand that onsite protocols are in place and are being strictly adhered to and he will do the exterior air quality screening around the fence and across the street.

I will update you on our observations and findings tomorrow during and after our site visit.

Best regards,

Lawra

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