

J.R. Holzmacher P.E., LLC

3555 Veterans Memorial Highway, Suite A, Ronkonkoma, New York 11779-7636

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December 14th, 2024

NYC Office of Environmental Remediation
100 Gold Street, 2nd Floor
New York, NY 10038
Attention: Sarah Pong & Adesa Boja

Re: Annual SSDS Inspections and Certifications
at 217-21 Merrick Blvd, Queens, New York
NYCOER Project Number: 11EH-N075Q
E-Designation Project Number: E-219

Dear Sarah Pong & Adesa Boja:

J.R. Holzmacher P.E., LLC is the consulting engineer retained by Bello Group Realty LLC., and we write you on their behalf. Our work includes Annual SSDS inspection services for 217-21 Merrick Blvd, Queens, New York. The scope of inspection work certified under this letter includes the following:

- The pressure gauges in the vent pipes of the active sub-slab depressurization system are considered adequate for negative pressure.
- The building floor slab has been confirmed to have no holes, cracks or any other physical deficiencies.
- Sub-slab test points were easily accessible and are confirmed to be fully operational.
- The riser pipes have been confirmed to have no holes, cracks, or any other physical deficiencies.
- The riser clamps are confirmed as secure.
- The vacuum blowers are confirmed as operational.
- The monthly reports provided by the building owner have been reviewed for consistency of system operations.

Recommendations:

- JRH recommends installing new sub-slab test points due to the possibility of moisture being drawn underneath the slab causing a blockage in airflow. Consequently, we believe this recommendation will result in an improvement in the readings of the sub-slab vacuum.

Monthly/Annual inspection reports, photos, and a sub-slab test point plan has been provided as an attachment. If you have any questions, please feel free to call me at extension 101 or Mia Tagliagambe at extension 118.

J. Robert Holzmacher, P.E.
Principal

AJZ/mft

CC: Evadney Daye – sandychildren@msn.com
Ramin Somekh – raminsomekh@aol.com



Q:\2020\BellGR\20-01 217-21 Merrick Blvd, Queens (SSDS Insp)\Task 1 - Sub-Slab Depress Sys (SSDS) Annual Inspections & Cert\Annual Inspection 2024\2024-12-14 Annual Inspection Certification Report.docx

The Third Generation of Excellence
In Water Supply, Water Resources, Civil and Environmental Engineering

Project Name 217-21 Merrick Blvd, Queens, New York

Project Number: 11EH-N075Q

Site Management Reporting Period: December 2024

Inspection Date: December 14th, 2024

Inspector and Certifier: Mia Klein

Report Submittal Date: December 16th, 2023

Report Preparer: J.R. Holzmacher P.E., LLC on behalf of Bello Group Realty LLC

Site Inspection and Certification Letter Report

Bello Group Realty LLC hereby submits a Site Management Inspection and Certification Report for the property located at 217-21 Merrick Boulevard, Queens, New York for the reporting period, 2024, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated July 2019. The Site is identified as Block 12956 and Lot 29 on the New York City Tax Map.

1.0 ENGINEERING CONTROLS

Engineering Controls were employed in the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Site has 2 Engineering Control Systems. Engineering Controls for this property are:

Composite Cover System

The composite cover system consists of the existing building slab that is six inches thick and eight inches thick at the foundation which will constitute as an engineering control. After the installation of the SSDS pits, all slab foundation's cracks/voids, utility inlets, drains, etc was repaired and sealed with industry standard commercial grade 50-year rated caulking sealant as a standard construction practice.

Active Sub-Slab Depressurization System

Migration of soil vapor into the building is being mitigated with the construction of an active sub-slab depressurization system (SSDS). The SSDS consists of two networks. One network is along the northern wall consisting of two pits joined with above head piping leading to a GBR76UD fan mounted on the roof. These pits are one foot by one foot by two foot deep filled with gravel around the vertical pipe going into the ground. The gas permeable layer has been repaired and wrapped around the pipe. The vertical piping going into and below the slab consists of fabric wrapped, perforated schedule 40 4-inch PVC slotted pipe connected to a 6-inch steel

vent riser that penetrates the slab and travels through the building to the roof. The other network consists of three pits joined with overhead piping. These pits form a backwards L with one pit located on south west side of the building, another on the south east side of the building, and the last one located on the north east side of the building. The gas permeable layer consists of a 6-inch-thick layer of 2-inch trap rock stone. The pipe is finished at roof line with a 3-inch goose neck pipe to prevent rain infiltration. A hardwired GBR89 Fan is installed on the roof. An Easy Read 0-5" WC manometer pressure gauge and a checkpoint IIA with remote alarm is located in an accessible area on the first floor. The remedial engineer has certified in the closure letter that the active SSDS was designed and properly installed to allow vapor flow from beneath the slab and out through the roof. Test ports are used to create a system that would cause a vacuum under the whole area of concern. The contractor installed twenty-three test ports across the site. The test ports utilize a rubber insulated brass rivet nut to replace the puncture in the soil vapor barrier. The SSDS is a permanent engineering control. The system will be inspected, and its performance certified at specified intervals as required by the site management plan. Maintenance of this SSDS will be described in the site management plan in the P.E. certified closure letter.

2.0 INSTITUTIONAL CONTROLS

A series of Institutional Controls are required under the Remedial Action to assure permanent protection of public health by eliminating human exposure to residual materials remaining at the site. The Institutional Controls for the Remedial Action are:

- Continued registration of the E-Designation for the property. The SMMP includes a description of all ECs and ICs and summarizes the requirements of the site management plan (SMP) which will note that the property owner and property owner's successors and assigns must comply with the approved SMP.
- Recording of an OER approved declaration of covenant and restrictions (DCR) with the city register or county clear, as appropriate. The DCR will document the installation, and continued operation, of the active SSDS, will summarize the requirements of the SMP, and will note that the property owner and property owner's successors and assigns must comply with the approved SMP. The recorded DCR will be submitted in the certified closure letter. The DCR will be recorded prior to OER issuance of the Notice of Satisfaction;
- Submittal of a SMP in the certified closure letter for approval by OER that provides procedures for appropriate operation, maintenance, inspection, and certification of ECs

and ICs. SMP will require that the property owner and property owner's successors and assigns will submit to OER a periodic written statement that certifies that: (1) controls employed at the site are unchanged from the previous certification or that any changes to the controls were approved by OER; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. OER retains the right to enter the site in order to evaluate the continues maintenance of any controls. This certification shall be submitted at a frequency to be determine by OER in the SMP and will comply with RCNY 43-1407(1)(3).

- Vegetable gardens and farming on the site are prohibited in contact with residual soil materials;
- Use of groundwater underlying the site is prohibited without treatment rendering it safe for its intended use;
- All future activities on the site that will disturb residual material must be conducted pursuant to the soil management provisions in an approved SMP;
- The site will be used for commercial use and will not be used for a higher level use without prior approval by OER.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Mia Klein and Brandon Ramsaran of J.R. Holzmacher P.E., LLC. The date of the inspection was December 14th, 2024.

- No deficiencies were identified during this inspection.
- No cracks and or voids were found in the foundation slab on site during the inspection.

ANNUAL COMPARISON CHART

	2020	2021	2022	2023	2024
TP-1	-0.012	-0.037	-0.032	-0.021	-0.013
TP-2	-0.054	-0.041	-0.056	-0.068	-0.018
TP-3	-0.022	-0.009	-0.013	-0.014	-0.004
TP-4	-0.039	-0.052	-0.046	-0.023	-0.052
TP-5	-0.023	-0.004	-0.005	-0.010	-0.005
TP-6	-0.002	-0.006	-0.007	-0.007	-0.009

4.0 STATUS of ENGINEERING AND INSTITUTIONAL CONTROLS

- Are the Engineering Controls and Institutional Controls employed at the Site continuing to perform as designed and continuing to be protective of human health and the environment?

Response: Yes

- Has anything occurred that impairs the ability of the Engineering Controls or Institutional Controls to protect public health and the environment?

Response: No

- Are any changes needed to the remedial systems or controls?

Response: No

- Has compliance with this SMP been maintained during this reporting period?

Response: Yes

- Are site records complete and up to date?

Response: Yes

Active SSDS only:

- Have monthly SSDS inspections by building superintendents been performed, certified on inspection checklists, and maintained on file on site?

Response: Yes

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

There are no deviations in the Engineering and Institutional Controls as described in the SMP.

6.0 NEXT INSPECTION

The next Site Management Inspection will be performed in 2024, and the Site Inspection and Certification Letter Report will be submitted by December 30, 2025.

7.0 CERTIFICATION

I, James R. Holzmacher, P.E. certify the following:

- I am a Professional Engineer;
- I inspected 217-21 Merrick Blvd, Queens, New York site, site number 11EH-N075Q on December 14th, 2024;
- I prepared this Site Inspection and Certification Letter Report;

- Engineering Controls or Institutional Controls employed at the Site continue to be in place and perform as designed and continue to be protective of human health and the environment;
- Activities on the Site that have disturbed residual soil/fill material have been in accordance with the Soil/Materials Management Plan in the SMP;
- Site records are complete and up to date; Next inspection report to be submitted by July 2025.
- Nothing has occurred on the Site that impairs the ability of Engineering Controls or Institutional Controls to protect public health and the environment;
- No changes are needed to the remedial systems or engineering controls;
- Compliance with the Site Management Plan has been maintained;
- Vegetable gardening and farming in residual soils has been prevented;
- Groundwater underlying the Site is not being utilized without treatment rendering it safe for the intended purpose has been prevented;
- The Site has not been used for a higher level of use other than the restricted commercial use addressed by the Remedial Action;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings
- The Site continues to have an OER-approved Declaration of Covenants and Restrictions recorded with the property deed by the Queens County Clerk.

PE Name James R. Holzmacher, P.E.

PE Signature 

Date 12/16/2024

217-21 Merrick Blvd, Queens
Sub-Slab Depressurization System (SSDS) Annual Inspections
December 14, 2024

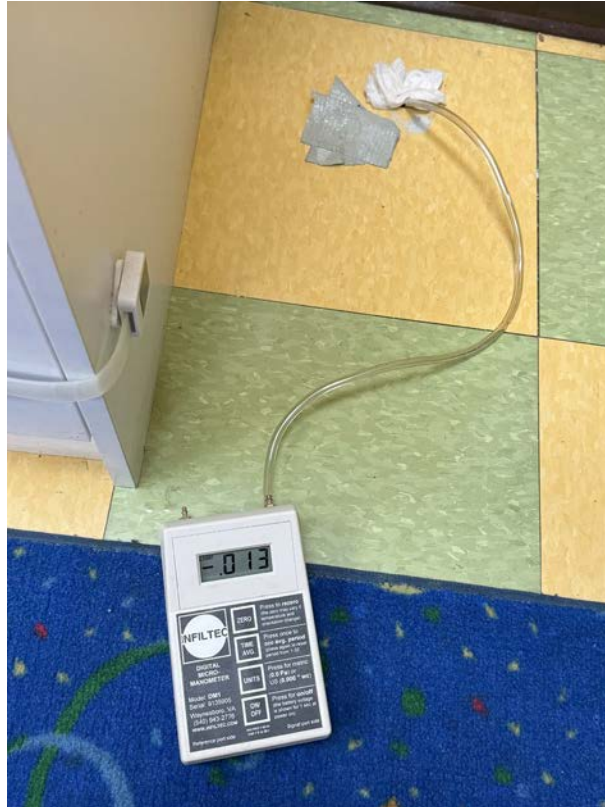


System 1 Reading – 20 inches W.C.



System 2 Reading – 10 inches W.C.

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Test Point Location Reading TP-1 (-0.013)



Test Point Location Reading TP-2 (-0.018)



Test Point Location Reading TP-3 (-0.004)



Test Point Location Reading TP-4 (-0.052)



Test Point Location Reading TP-5 (-0.005)

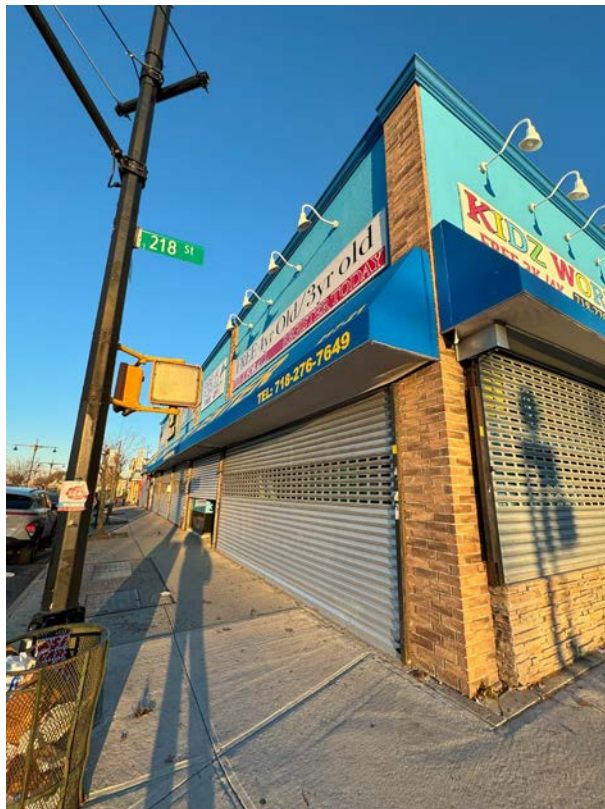


Test Point Location Reading TP-6 (-0.009)

217-21 Merrick Blvd, Queens
Sub-Slab Depressurization System (SSDS) Annual Inspections
December 14, 2024



Exterior Photos



Exterior Photos

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Riser Pipe Location



Riser Pipe Location



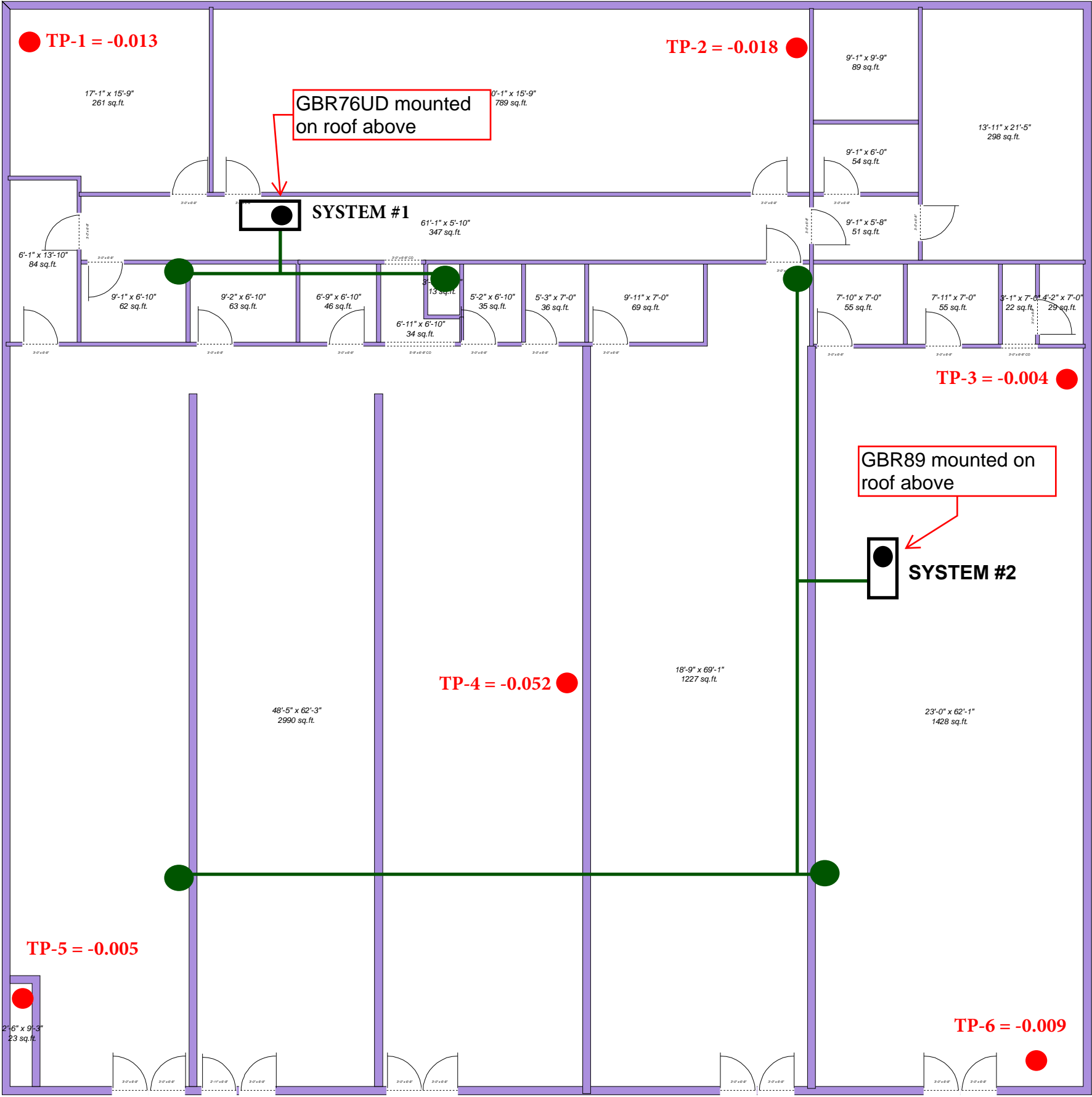
Riser Pipe Location







Riser Pipe Location

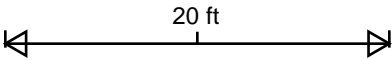



Riser Pipe Location



SYSTEM #1 = 20" W.C.
SYSTEM #2 = 10" W.C.

-  Suction Point / Riser
-  Overhead Conveyance Pipe
-  Mitigation Fan
-  Sub Slab Test Port



SHEET NAME: Vapor Intrusion Mitigation System Design		DRAWING NO: 2 of 3	
OBAR Systems Inc. 2696 Rt. 23 South Newfoundland, NJ 07435 		Mitigation Specialist Gunnar Barr NJDEP MIS 10056	SITE ADDRESS: 217 Merrick Blvd. Laurelton, NY 11413
		DATE: 3/20/2019	

Kidz World Early Childhood Center
217-21 Merrick Blvd
Springfield Gdn, NY 11413
718-276-7649

2024

Sub-slab Depressurization System Monthly Inspection/Monitoring
Checklist Site No. 11EH-N075Q
217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Gauges Showing Ready</i>		✓		
Building Floor Slab	Holes, cracks or other physical deficiencies?	✓			
Riser Pipes	Holes, cracks or other physical deficiencies?	✓			
Riser Clamps	Secured?		✓		
Fans/Blowers	Operational?		✓		

	Pressure Readings (Inches of water)	
Date	System #1	System #2
<i>Jan 2, 2024</i>	<i>18</i>	<i>9</i>

Adesa Boja, Project Manager
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[Signature]
Name of Inspector
[Signature]
Signature of Inspector
1/2/24
Date of Inspection

Kidz World Early Childhood Center
 217-21 Merrick Blvd
 Springfield Gdn, NY 11413
 718-276-7649

Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N075Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Gauges Showing Pressure</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

Date	Pressure Readings (Inches of water)	
	System #1	System #2
<i>2/1/2024</i>	<i>18</i>	<i>9</i>

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Feb 1, 2024
 Date of Inspection

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Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N075Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Ganges Strong Really</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (inches of water)	
Date	System #1	System #2
<i>MAR 1, 24</i>	<i>18</i>	<i>9</i>

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3/1/2024
 Date of Inspection

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Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N075Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Gauges Showing Ready</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (inches of water)	
Date	System #1	System #2
<i>April 1, 2024</i>	<i>18</i>	<i>9</i>

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4/1/2024
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Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N076Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Gauges Showing Ready</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

Date	Pressure Readings (Inches of water)	
	System #1	System #2
<i>May 2, 2024</i>	<i>18</i>	<i>9</i>

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 Date of Inspection

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Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N075Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Ganges Strong Ready</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (inches of water)	
Date	System #1	System #2
<i>June 2, 2024</i>	<i>18</i>	<i>9</i>

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6/2/2024
 Date of Inspection

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Sub-slab Depressurization System Monthly Inspection/Monitoring
Checklist Site No. 11EH-N076Q
217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Ganges Strong Body</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (Inches of water)	
Date	System #1	System #2
<i>July 2, 24</i>	<i>18</i>	<i>9</i>

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7/2/2024
Date of Inspection

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Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Gauges Showing Ready</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (Inches of water)	
Date	System #1	System #2
<i>Aug 2 2024</i>	<i>18</i>	<i>9</i>

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Sub-slab Depressurization System Monthly Inspection/Monitoring
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	<i>Gauges Showing Pressure</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (inches of water)	
Date	System #1	System #2
<i>Sept 2, 2024</i>	<i>18</i>	<i>9</i>

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9/2/24
 Date of Inspection

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Sub-slab Depressurization System Monthly Inspection/Monitoring
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	<i>Gauges Showing Ready</i>		✓		
Building Floor Slab	Holes, cracks or other physical deficiencies?	✓			
Riser Pipes	Holes, cracks or other physical deficiencies?	✓			
Riser Clamps	Secured?		✓		
Fans/Blowers	Operational?		✓		

Pressure Readings (inches of water)		
Date	System #1	System #2
<i>Oct 5, 2024</i>	<i>18</i>	<i>9</i>

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10/3/24
 Date of Inspection

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 718-276-7649

Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N076Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Ganges Strong Ready</i>		<input checked="" type="checkbox"/>		
Building Floor Slab	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Pipes	Holes, cracks or other physical deficiencies?	<input checked="" type="checkbox"/>			
Riser Clamps	Secured?		<input checked="" type="checkbox"/>		
Fans/Blowers	Operational?		<input checked="" type="checkbox"/>		

	Pressure Readings (Inches of water)	
Date	System #1	System #2
<i>Nov 27 2024</i>	<i>18</i>	<i>9</i>

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 aj@holzmacher.com

Erin Dye
 Name of Inspector
[Signature]
 Signature of Inspector
11/27/24
 Date of Inspection

Kidz World Early Childhood Center
 217-21 Merrick Blvd
 Springfield Gdn, NY 11413
 718-276-7649

Sub-slab Depressurization System Monthly Inspection/Monitoring
 Checklist Site No. 11EH-N075Q
 217-21 Merrick Blvd Queens, NY 11413

Sub-Slab Depressurization System Component	Condition	No	Yes	Describe Deficiency	If Yes: perform smoke or pressure test, describe any other Corrective Action
	<i>Gas Showing Ready</i>		✓		
Building Floor Slab	Holes, cracks or other physical deficiencies?	✓			
Riser Pipes	Holes, cracks or other physical deficiencies?	✓			
Riser Clamps	Secured?		✓		
Fans/Blowers	Operational?		✓		

Date	Pressure Readings (inches of water)	
	System #1	System #2
<i>Dec 10, 2024</i>	<i>18</i>	<i>9</i>

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[Signature]
 Name of Inspector
[Signature]
 Signature of Inspector
12/10/24
 Date of Inspection