



Project Name: 2488-2490 3rd Avenue

Project Number: NYC OER Project Number 12EHAZ522X, 16CVCP039X

Site Management Reporting Period: 2022

Inspection Date: June 7, 2023

Inspector and Certifier: Rachel Ataman

Report Submittal Date: June 16, 2023

Report Preparer: Touchstone Environmental Geology, PC on behalf of Markland Lincoln JV, LLC

Site Inspection and Certification Letter Report

Markland Lincoln JV, LLC hereby submits a Site Management Inspection and Certification Report for the property located at 2488-2490 3rd Avenue in the Mott Haven section of Bronx, New York for the reporting period, 2022 to 2023, pursuant to the Site Management Plan (SMP) that is included in the OER approved Remedial Action Report (RAR), dated November 2020. The Site is identified as Block 2318 and Lot 7501 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 three Engineering Control Systems. Engineering Controls for this property are:

Composite Cover System

Exposure to residual soil/fill is prevented by an engineered Composite Cover System that has been built on the Site. This Composite Cover System is comprised of 2'-6" inches of mat slab underlain by a vapor barrier and a 2" rat slab. The six-inch-thick layer of ¾" granite stone was placed across the Site.

The contractor for the Composite Cover System was Platinum TNT Construction.

Vapor Barrier System

Exposure to soil vapor is prevented by a Vapor Barrier System that has been built on the Site. The vapor barrier consists of a 20-mil Raven Industries Vapor Block Plus 20 below the 2'-6" mat slab throughout the full building area and outside all sub-grade foundation sidewalls. All welds, seams and penetrations were properly sealed to prevent preferential pathways for vapor migration. The vapor barrier extended throughout the area occupied by the footprint of the new building and up the foundation sidewalls and was installed in accordance with manufacturer specifications. The contractor for the Vapor Barrier System was Platinum TNT Construction.

Active/Passive Sub-Slab Depressurization System

Migration of soil vapor into the building is mitigated by an active sub-slab depressurization system (SSDS) that has been built on the Site. The SSDS consists of three (3) closed loops of horizontal pipe set in the middle of a gas permeable aggregate layer immediately beneath the building slab and vapor barrier system. Each loop consists of a fabric wrapped, perforated 4" Schedule 40 PVC pipe connected to a 4-inch cast iron or PVC riser pipe that penetrates the slab and travels through the building to the roof.

The contractor for the active SSDS construction was Platinum TNT Construction. The Post-construction meeting with the NYC OER was held on November 10, 2020. During the meeting, alarms, fans and other SSDS components were inspected to indicate that the system is functioning properly. Pressure readings were noted from the three (3) pressure test points identified as PT-1, PT-2, and PT-3 and from the three magnehelic gauges. Negative pressures readings ranging from 0.02 to 0.64 inches of H₂O were measured and recorded from each of the pressure test points. The magnehelic gauge readings were all approximately 0.9 inches of H₂O.

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:

- (1) The property will continue to be registered with an E-Designation by the NYC Department of Buildings. Property owner and property owner's successors and assigns are required to comply with the approved SMP;

- (2) Compliance with an NYC OER-approved Site Management Plan including procedures for appropriate operation, maintenance, inspection, and certification of performance of ECs and ICs. The property owner and property owner's successors and assigns will inspect ECs and ICs and submit to NYC OER a written certification that evaluates their performance in a manner and at a frequency to be determined by NYC OER;
- (3) Engineering Controls will not be discontinued without prior NYC OER approval;
- (4) NYC OER has the right to enter the Site upon notice for the purpose of evaluating the performance of ECs and ICs;
- (5) Vegetable gardens and farming in residual soil/fill on the Site are prohibited;
- (6) Use of groundwater underlying the Site without treatment rendering it safe for its intended use is prohibited;
- (7) All future activities on the Site that will disturb residual soil/fill must be conducted pursuant to the Soil/Materials Management provisions of the SMP, or otherwise approved by NYC OER;
- (8) The Site is intended to be used for restricted residential/residential use and will not be used for a higher level of use without prior approval by NYC OER.
- (9) A deed restriction is being placed on property to document the operation of an active SSDS and to inform future owners of property regarding on-going monitoring requirements.

3.0 INSPECTION NARRATIVE

The site inspection was performed by Ms. Rachel Ataman. The date of the inspection was June 7, 2023.

The inspection included the following:

- Inspection of the Vapor Barrier System;
- Inspection of the active SSDS;
- Inspection of the magnehelic gauges;
- Photographs of the inspection are presented in **Appendix A**.

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**

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

Response: **Yes**; Monthly Reports are provided in **Appendix B**.

5.0 DEVIATIONS in PERFORMANCE of ENGINEERING and INSTITUTIONAL CONTROLS

No deviations in the expected performance of Engineering and Institutional Controls as described in the SMP were noted during the inspection.

6.0 NEXT INSPECTION

The next Site Management Inspection will be performed [June 2024], and the Site Inspection and Certification Letter Report will be submitted by July 30, 2024.

7.0 CERTIFICATION

I, Rachel Ataman, certify the following:

- I am a Qualified Environmental Professional;
- I inspected 2488-2490 3rd Avenue site, site number 16CVCP039X on June 7, 2023;
- 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;
- 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 residential use addressed by the Remedial Action;
- The Site continues to be registered as an E-Designated property by the NYC Department of Buildings;

QEP Name

Rachel Ataman

QEP Signature

A handwritten signature in black ink that reads "Rachel Ataman". The signature is written in a cursive style with a prominent initial "R" and a stylized "A".

Date

June 16, 2023

Appendix A
Photographs



Building Exterior



Building Exterior



Building Exterior



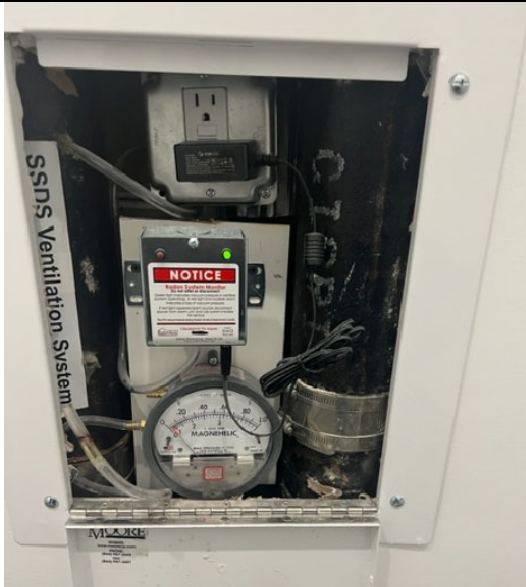
Building Exterior



Magnehelic Gauge SSDS #3



Magnehelic Gauge SSDS #2



Magnehelic Gauge SSDS #3



SSDS Vent on the Roof



SSDS Vent on the Roof



SSDS Vent on the Roof



Basement Floor



Basement Floor and Electrical Meters

Appendix B
Monthly SSDS Inspection Reports

Appendix B
Monthly SSDS Inspection Reports

2488-2490 3rd Avenue Bronx New York
 OER/SSDS Reporting Log for Years 2022/2023

Inspected/ Reported by	Date	SSDS Ground Floor Gauge Inspection Locations			Roof Pumps		
		#1 Lobby	#2 Shoe Store	#3 Shoe Store	1	2	3
AW	7/1/2022	✓	✓	✓	✓	✓	✓
AW	8/1/2022	✓	✓	✓	✓	✓	✓
AW	9/1/2022	✓	✓	✓	✓	✓	✓
AW	10/1/2022	✓	✓	✓	✓	✓	✓
AW	11/1/2022	✓	✓	✓	✓	✓	✓
AW	12/1/2022	✓	✓	✓	✓	✓	✓
AW	1/1/2023	✓	✓	✓	✓	✓	✓
E.B.	2/1/2023	✓	✓	✓	✓	✓	✓
E.B.	3/1/2023	✓	✓	✓	✓	✓	✓
AW	4/1/2023	✓	✓	✓	✓	✓	✓
AW	5/1/2023	✓	✓	✓	✓	✓	✓
AW	6/1/2023	✓	✓	✓	✓	✓	✓
	7/1/2023						
	8/1/2023						
	9/1/2023						
	10/1/2023						
	11/1/2023						
	12/1/2023						

Matt Grabing 6/14/23
