



OFFICE OF ENVIRONMENTAL REMEDIATION

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DECISION DOCUMENT
NYC VCP Remedial Action Work Plan Approval

October 23, 2024

Re: 120-08 Jamaica Avenue
Queens Block 9330, Lot 1 (Former Lots 1, 8, 10, 12)
OER Project Number 24CVCP037Q

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated October 2024 with draft Stipulation List dated September 25, 2024 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on 09/27/2024. There were no public comments.

Project Description

The proposed future use of the Site will consist of demolition of the existing Site structures with the exception of the northwestern portion of the existing basement of the 4-story building and construction of a new five-story school building with a new partial basement on the northeastern portion of the Site. The existing basement in the northwest corner of the site and the new basement in the northeastern portion of the site will be connected with a new basement corridor. The basement will not be occupied by students and will be used for utilities, storage, and custodial rooms. The first floor will contain classrooms, offices and a cafeteria. The second floor will contain classrooms, library, medical office, and offices. The third floor will contain classrooms and a gymnasium, and the fourth floor will contain classrooms. A rooftop play area and a ground-level paved play yard will also be constructed. The footprint of the new building will be approximately 21,535 square feet.

The majority of the Site will be excavated for the construction of the new cellar, building foundation pilings as well as utilities. Approximately 5,500 square feet of the Site will be excavated up to 21 feet below ground surface for the construction of the new basement, 3,000 square feet will be excavated up to 15 feet below ground surface for sloping required to excavate the new basement, 5,300 square feet will be excavated up to 10 feet below ground surface for sloping required to excavate the new basement and 10,500 square feet of the Site will be excavated up to 5 feet below ground surface for installation of utilities and footings for the new building. Within the above areas, an approximately 969 square foot lead hotspot area will also be excavated to approximately 7 feet below ground surface. The floor of the portion of the approximate 3,250 square feet portion of the existing basement that will remain will be removed and excavated to approximately 1 foot to allow for placement of permeable aggregate for the sub-slab depressurization building. The remaining portion of the Site, which includes a portion of the existing basement and existing loading dock area, will be filled to grade.

Statement of Purpose and Basis

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as “120-08 Jamaica Avenue” pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs).
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
5. Removal and closure of the 4,000-gallon fuel oil tank.
6. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by the selected disposal facility(s). A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action.
7. Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Excavation will include soil identified as hazardous based on levels of lead above the USEPA regulatory limit. The Site will be excavated as shown on Figure 4 for development purposes. Approximately 5,500 square feet of the Site will be excavated up to 21 feet below ground surface for the construction of the new basement, 3,000 square feet will be excavated up to 15 feet below ground surface for sloping required to excavate the new basement, 5,300 square feet will be excavated up to 10 feet below ground surface for sloping required to excavate the new basement and 10,500 square feet of the Site will be excavated up to 5 feet below ground surface for installation of utilities and footings for the new building. Within the above areas, an approximately 969 square foot lead hotspot area will also be excavated to approximately 7 feet below ground surface. The floor of the portion of the approximate 3,250 square feet portion of the existing basement that will remain will be removed and excavated to approximately 1 foot to allow for placement of permeable aggregate for the sub-slab depressurization building. The remaining portion of the Site, which includes a portion of the existing basement and existing loading dock area, will be filled to grade.
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a photoionization detector (PID). Appropriate segregation of excavated media on-Site.
9. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
10. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities.
11. Collection and analysis of 11 end-point samples to determine the performance of the remedy with respect to attainment of Track 4 Site-Specific SCOs. Endpoint soil samples will be analyzed for SVOCs and metals to determine if Track 4 Site-Specific SCOs can be achieved. Lead hotspot endpoints will be analyzed for total Lead only.
12. Import or reuse of materials to be used for backfill and cover for grade level open spaces will be in compliance with this plan and in accordance with applicable laws and regulations. All material will meet the requirements of NYCSCA Specification Section 02090 - Environmental Management of Excavated Material and Fill/Backfill and will contain no analytes at concentrations above the lower of

the Protection of Groundwater and Protection of Public Health – Residential Land Use set forth in NYSDEC 6 NYCRR Part 375-6.8(b)

13. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
14. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
15. Construction and maintenance of an engineered composite cover consisting of the following to prevent human exposure to residual soil/fill remaining at the Site. This composite cover system will be comprised of:
 - 6-inches of reinforced concrete slab underlain by 12 inches of clean sub-base material in building areas, and;
 - Minimum of 4 inches of asphalt pavement underlain by 6 inches of clean sub-base material in the play yard.
16. Installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor system will be designed by a Professional Engineer. Additionally, per the NYCSCA design standards, the installation will be certified by an independent third-party Professional Engineer, vapor barrier manufacturer, and installer. The vapor barrier system will be a 60 to 80-mil thick barrier comprised of VI-20 Geomembrane, Liquid Boot, and Liquid Boot Ultrashield G-1000 as manufactured by Cetco or approved equal. The vapor barrier system will be installed beneath the entire cellar and slab-on-grade, below-grade walls, elevator and sewer ejector pits, grease traps, and all penetrations. The floor of the existing basement will be removed which will allow for placement of a new vapor barrier beneath the existing basement. In addition, new walls will be constructed on the interior of the existing basement walls allowing for placement of the vapor barrier between the existing and new walls. The vapor barrier system is an Engineering Control for the remedial action. The remedial engineer will certify in the Remedial Action Report (RAR) that the vapor barrier system was designed and properly installed to mitigate soil vapor migration into the building.
17. Installation of an active sub-slab depressurization system (SSDS). The SSDS will be designed by a Professional Engineer. Additionally, per the NYCSCA design standards, the installation will be certified by an independent third-party Professional Engineer. The SSDS will consist of the following elements:
 - 12-inch minimum layer of gas permeable aggregate ($\frac{3}{4}$ -inch bluestone ASTM No. 5) beneath the entire footprint of the cellar and slab-on-grade areas.
 - Pre-cast concrete suction pits;
 - Cast iron or PVC pipe below grade pitched toward the pre-cast concrete suction pits and/or condensate drains;
 - Upon penetration through the floor, a butterfly valve and cleanout tee fitting will be provided in the SSDS riser;
 - Transition coupling and galvanized steel above grade riser pipe that is routed to the roof of the building;
 - Suction fan, motor, variable frequency drive and fan accessories;
 - Low-pressure alarm notification system; and
 - Stainless steel exhaust stack.

The active SSDS is an Engineering Control for the remedial action. The remedial engineer will certify in the RAR that the active SSDS was designed and properly installed to establish a vacuum in the gas permeable layer and a negative (decreasing outward) pressure gradient across the building slab to prevent vapor migration into the building.

18. Dewatering in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site licensed or permitted disposal or will be treated under a permit from New York City Department of Environmental Protection (NYCDEP) to meet pretreatment requirements prior to discharge to the sewer system. Based on the depth to groundwater, the need to dewater is considered unlikely.
19. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
20. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
21. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP. Institutional Controls will include, as appropriate, prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

The remedies for described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.

October 23, 2024



Date

Adesa Boja
Project Manager

October 23, 2024



Date

Shaminder Chawla
Acting Director

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