

Appendix D

Remedial Action Engineering Control Inspection Reports



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To: Prabal Amin/WESTON

Cc: Diann Deal/WESTON
Laura Amend-Babcock/WESTON
Ronald Riccio/Site Administrator (SA)
James Ray/SA Project Manager
Nancy Colson/SA Assistant
Wayne Howitz/ New Jersey Department of Environmental Protection (NJDEP)
Dave Doyle/NJDEP
Jody Overmyer/PPG
Rich Feinberg/PPG
Mark Terril/PPG
Dave Spader/ERFS
Bhavini Doshi/Jersey City (JC)
Joe Cunha/JC Engineering
Al LoPilato/AECOM
Bill Spronz/AECOM
Steve Surman/AECOM

From: Christine De Ambrogio/AECOM

Date: June 7, 2018

Re: **Remedial Action Engineering Control Monitoring Report**

**SUBJECT: SITE 156
BOILER ROOM ENGINEERING CONTROL
SIX MONTH SUMMARY REPORT – JUNE 2018**

Dear Mr. Amin:

On behalf of PPG, AECOM has prepared this initial six month summary Site 156 Remedial Action Engineering Control Monitoring Report, which presents the results of the monthly Engineering Control inspections inside the boiler room of Building 2, conducted between October 2017 and March 2018 at the Non-Garfield Avenue Group Site located at 270-280 Louis Muñoz Marin Boulevard, Jersey City.

Very truly yours,

Christine De Ambrogio
Senior Staff Specialist

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

SITE: 156

REPORT DATE: 6/07/2018

LOCATION: Boiler Room, Building 2, 270-280 Louis Muñoz Marin Boulevard, Jersey City, NJ

OWNER/TENANT: Metropolis Towers Apt. Corp.

BUILDING OCCUPIED: Yes

REPORTING PERIOD: October 2017 through March 2018

ENGINEERING CONTROLS:

<u> X </u>	Column Covering (Retro-Coat TM Epoxy)
<u> X </u>	Floor Covering (Retro-Coat TM Epoxy)

Introduction

In accordance with the draft *Remedial Action Report, Building No. 2 – Boiler Room Interior Concrete Surfaces and Sub-Slab Soils (AOC 3)* (AECOM, 12/21/2017) and on behalf of PPG, AECOM conducted site inspections of the Site 156 Engineering Control (EC) to document the condition of the Retro-CoatTM epoxy covering that was applied in the boiler room (**Figure 1**). A Weston Solutions, Inc. (Weston) representative was also present during these inspections. The inspections included visually observing the Retro-CoatTM surface to detect damage or failure, and identifying suspected chromium impacts at compromised areas. These inspections have been conducted monthly since the installation of the EC in October 2017, and will be ongoing. Details of the inspections are presented in **Table 1**.

This report documents the findings of the monthly EC inspections which took place from October 19, 2017 to March 12, 2018.

Inspection Observations and Repair Summary

During the monthly EC inspections, no suspected chromium impacts were observed. During the first inspection on October 19, 2017, the EC was observed to be in mostly good condition with a few blemished areas where holidays in the RetroCoatTM were present and touch-up was recommended. These areas were repaired on October 23, 2017 with Retro-CoatTM by a certified applicator in accordance with the manufacturer's specifications. Small chipped areas were identified during the inspections on November 30, 2017, December 20, 2017, and January 17, 2018. Most of the chipped locations were located in high traffic areas where materials and/or equipment had been dropped or dragged. The chips were repaired on February 14, 2018 with Retro-CoatTM by a certified applicator in accordance with the manufacturer's specifications.

During the February 21, 2018 inspection the EC was observed to be in good condition. On March 6, 2018, AECOM installed a test section of NoTrax® rubber mats in a high traffic area to add a layer of protection to the Retro-CoatTM. Six small chipped areas and a scratch penetrating only the top coat of Retro-CoatTM were observed during the March 12, 2018 inspection, outside of the areas covered by the NoTrax® mats. All of the chipped areas and the scratched surface appeared to be caused by the construction activities, and are located in areas where the NoTrax® have not yet been installed.

Additional details of inspection findings are presented in the attached **Table 1**.

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

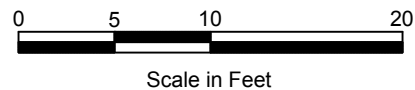
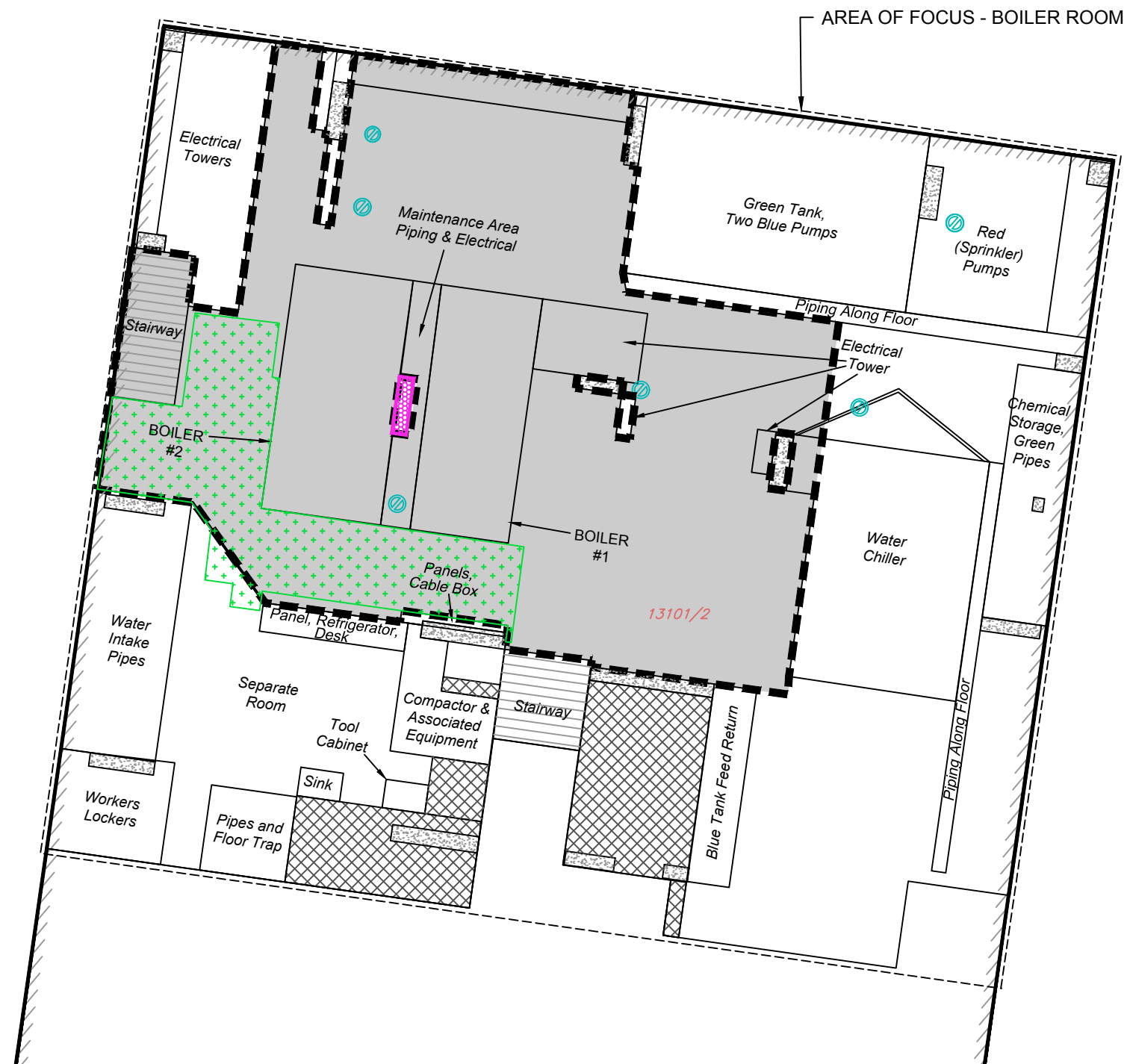
Attachments:

Figure 1 – Site 156 Boiler Room Engineering Control

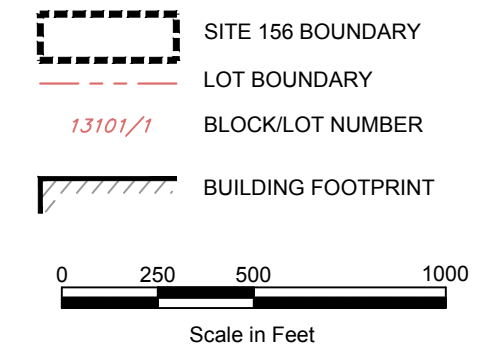
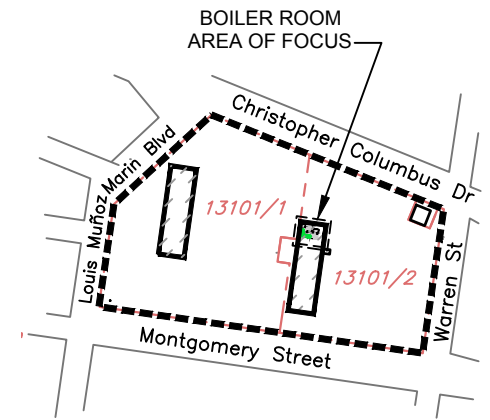
Table 1 – Summary of Monthly Engineering Control Inspections

Figure 1

File: J:\Project\PPG-NJC\Program\6-Project\input\6.3-Cadd\Site-156_MetroTowers\Drawings\BoilerRm_EC_2018-06-06.dwg Layout: Fig1 User: karchj1 Plotted: Jun 06, 2018 - 1:43pm



LOCATION REFERENCE MAP



Legend

- DRAIN
- BUILDING FOOTPRINT
- BOILER ROOM - AREA SUBJECT TO INSPECTIONS
- ENGINEERING CONTROL CONSISTING OF RETRO-COAT™
- CONCRETE COLUMN
- CONCRETE COLUMN, COVERED FLOOR TO CEILING
- CLOSET
- NOTRAX® RUBBER MAT

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 PHONE: 732.564.3600

PPG
 Non-Garfield Avenue Group
 Hudson County, New Jersey

**SITE 156
 BOILER ROOM
 ENGINEERING CONTROL**

PROJECT NO. 60565504	DRAWN BY: JK	DATE: 06/06/2018	FIGURE 1
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Table 1

**Table 1
Summary of Monthly Engineering Control Inspections
PPG, Jersey City, New Jersey**

Date	Inspection Personnel	Retro-Coat™ Epoxy Condition / Observations	Potential Chrome Contamination Observed (Yes / No)	Repair Date	Notes
October 19, 2017	C. De Ambrogio - AECOM M. Beer - AECOM D. Deal - Weston	Blemished areas where coverage was not complete during installation	No	October 23, 2018	Repairs were made by a certified applicator in accordance with the manufacturer's specifications .
November 30, 2017	C. De Ambrogio - AECOM D. Deal - Weston	18 small areas where Retro-Coat™ was chipped down to concrete	No	February 14, 2018	Chipped areas ranged in sizes from 1/4 inch to 1 inch. The chips were generally in high traffic areas and suspected to be caused by boiler maintenance and other construction/maintenance activities within the boiler room.
December 20, 2017	C. De Ambrogio - AECOM D. Deal - Weston	13 new small areas where Retro-Coat™ was chipped down to concrete	No	February 14, 2018	31 chipped locations total.
January 17, 2018	C. De Ambrogio - AECOM M. Beer - AECOM D. Deal - Weston	1 new Retro-Coat™ chip identified	No	February 14, 2018	The chip measured roughly 1/2 inch long by 1/4 inch wide and was located approximately 1 foot north of the northwest corner of Boiler #2. 32 chipped locations total.
February 21, 2018	C. De Ambrogio - AECOM D. Deal - Weston	Good Condition	No	Not Applicable	Repairs were made to the chips observed during previous inspections by a certified applicator in accordance with the manufacturer's specifications on February 14, 2018,
March 12, 2018	C. De Ambrogio - AECOM M. Beer - AECOM D. Deal - Weston	Approximately 6 small areas where Retro-Coat™ was chipped down to concrete. 1 scratch penetrating the top coat of Retro-Coat™	No	To be scheduled	On March 6, 2018 AECOM installed Notrax® rubber mats in high traffic areas to the south and west of the boilers to protect the Retro-Coat™ surface. Chipped areas located outside of the areas protected by rubber mats ranged in sizes from 1 inch in diameter to 1/2 inch by 1/4 inch. The scratch measured roughly 5 inches long by 1/2 inch wide. All appeared to be related to active construction activities in the boiler room.



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To: Prabal Amin/WESTON

Cc: Diann Deal/WESTON
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Mark Terril/PPG
Dave Spader/ERFS
Peter Baker/Jersey City (JC)
Nick Strasser/JC
Joe Cunha/JC Engineering
Al LoPilato/AECOM
Bill Spronz/AECOM
Steve Surman/AECOM

From: Christine De Ambrogio/AECOM

Date: February 19, 2019

Re: **Remedial Action Engineering Control Monitoring Report**

**SUBJECT: SITE 156
BOILER ROOM ENGINEERING CONTROL
SECOND SIX MONTH SUMMARY REPORT**

Dear Mr. Amin:

On behalf of PPG, AECOM has prepared this second six month summary Site 156 Remedial Action Engineering Control Monitoring Report, which presents the results of the monthly Engineering Control inspections inside the boiler room of Building 2, conducted between April 2018 and September 2018 at the Non-Garfield Avenue Group Site located at 270-280 Louis Muñoz Marin Boulevard, Jersey City.

Very truly yours,

Christine De Ambrogio
Senior Staff Specialist

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

SITE: 156

REPORT DATE: 2/19/2019

LOCATION: Boiler Room, Building 2, 270-280 Louis Muñoz Marin Boulevard, Jersey City, NJ

OWNER/TENANT: Metropolis Towers Apt. Corp.

BUILDING OCCUPIED: Yes

REPORTING PERIOD: April 2018 through September 2018

ENGINEERING CONTROLS:

<u> </u>	X	Column Covering (Retro-Coat TM Epoxy)
<u> </u>	X	Floor Covering (Retro-Coat TM Epoxy)
<u> </u>	X	Floor Covering (NoTrax®)

Introduction

In accordance with the draft *Remedial Action Report, Building No. 2 – Boiler Room Interior Concrete Surfaces and Sub-Slab Soils (AOC 3)* (AECOM, 12/21/2017) and on behalf of PPG, AECOM conducted site inspections of the Site 156 Engineering Control (EC) to document the condition of the Retro-CoatTM epoxy covering that was applied in the boiler room (**Figure 1**). A Weston Solutions, Inc. (Weston) representative was also present during these inspections. The inspections included visual examination of the Retro-CoatTM surface to detect damage or failure, and identifying suspected chromium impacts at compromised areas. These inspections have been conducted monthly since the installation of the EC in October 2017, and are ongoing. Details of the inspections are presented in **Table 1**.

This report documents the findings of the monthly EC inspections which took place from April 18, 2018 to September 19, 2018.

Inspection Observations and Repair Summary

The EC inspections occurred on April 18, 2018, May 15, 2018, June 20, 2018, July 18, 2018, August 15, 2018, and September 19, 2018. In addition, AECOM and Weston conducted an inspection not related to the EC on March 14, 2018 (included on **Table 1**). During the monthly EC inspections, no suspected chromium impacts were observed. During the inspections, chipped areas penetrating the Retro-CoatTM were observed. Most of the chipped locations were located in high traffic areas where materials and/or equipment had been dropped or dragged.

Repairs to the Retro-CoatTM by a certified applicator in accordance with the manufacturer's specifications and installation of additional NoTrax® mats have not yet been scheduled due to access issues. Access to the boiler room was not available due to the repair of a leaking water supply pipe and construction to upgrade the building electrical system being conducted by the property owner.

Additional details of inspection findings are presented in the attached **Table 1**.

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

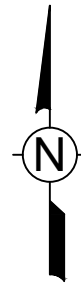
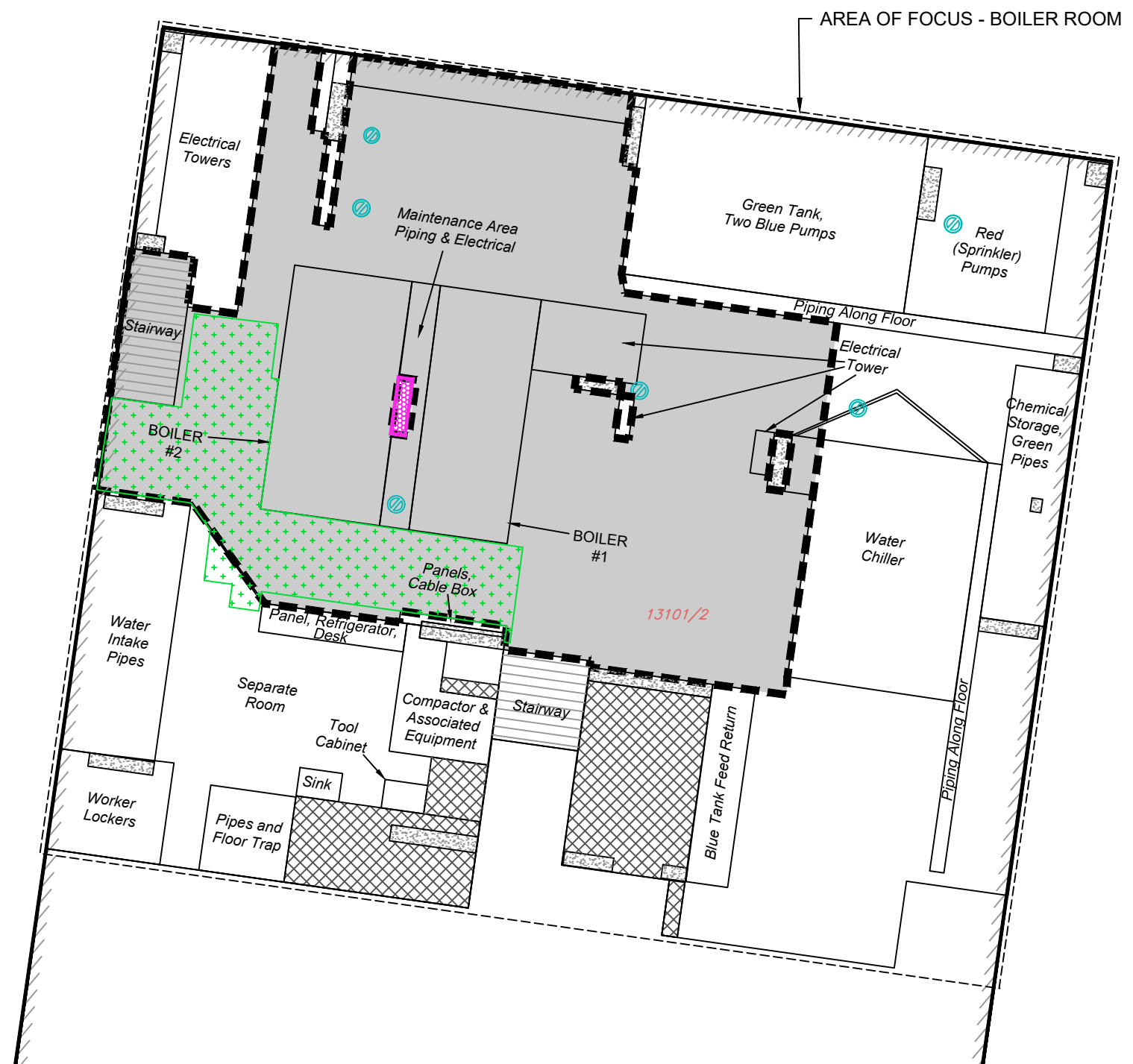
Attachments:

Figure 1 – Site 156 Boiler Room Engineering Control

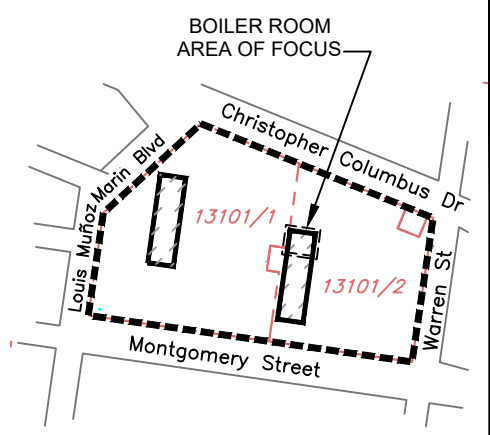
Table 1 – Summary of Monthly Engineering Control Inspections

Figure 1

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LOCATION REFERENCE MAP



- SITE 156 BOUNDARY
 - LOT BOUNDARY
 - 13101/1 BLOCK/LOT NUMBER
 - BUILDING FOOTPRINT
- 0 250 500 1000
Scale in Feet

Legend

- DRAIN
- BUILDING FOOTPRINT
- BOILER ROOM - AREA SUBJECT TO INSPECTIONS
- ENGINEERING CONTROL CONSISTING OF RETRO-COAT™
- CONCRETE COLUMN
- CONCRETE COLUMN, COVERED FLOOR TO CEILING
- CLOSET
- NOTRAX® RUBBER MAT



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PPG
Non-Garfield Avenue Group
Hudson County, New Jersey

**SITE 156
BOILER ROOM
ENGINEERING CONTROL**

PROJECT NO. 60565504	DRAWN BY: JK	DATE: 06/06/2018	FIGURE 1
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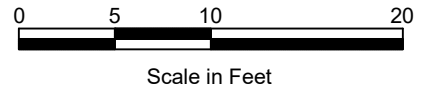


Table 1

**Table 1
Summary of Monthly Engineering Control Inspections
Site 156, Boiler Room
PPG, Jersey City, New Jersey**

Date	Inspection Personnel	Retro-Coat™ Epoxy Condition / Observations	Potential Chrome Contamination Observed (Yes / No)	Repair Date	Notes
March 14, 2018	C. De Ambrogio - AECOM D. Deal - Weston	1 new small areas where Retro-Coat™ was chipped down to concrete	No	To be scheduled	On March 14, 2018 AECOM and Weston performed an inspection unrelated to the Engineering Control. During this inspection a chip was observed. The chip measured approximately 1/4 inch in diameter.
April 18, 2018	C. De Ambrogio - AECOM D. Deal - Weston	7 new small areas where Retro-Coat™ was chipped down to concrete	No	To be scheduled	The chips measured approximately 1/4 inch in diameter to 1 inch by 1/2 inch in diameter. 47 locations in need of repairs total.
May 15, 2018	C. De Ambrogio - AECOM D. Deal - Weston	18 new small areas where Retro-Coat™ was chipped down to concrete and a "high spot" in the concrete located under boiler #1	No	To be scheduled	The chips measured approximately 1/4 inch in diameter to 1 inch by 1 1/2 inches. All appeared to be related to active construction activities in the boiler room. The "high spot" was further investigated during a subsequent inspection on May 21, 2018 and was found to have intact Retro-Coat™ coverage. 65 locations in need of repairs total.
June 20, 2018	C. De Ambrogio - AECOM D. Deal - Weston	6 new small areas where Retro-Coat™ was chipped down to concrete	No	To be scheduled	The chips measured approximately 1/4 inch in diameter to 1/2 inch in diameter. 71 locations in need of repairs total.
July 18, 2018	C. De Ambrogio - AECOM D. Deal - Weston	3 new small areas where Retro-Coat™ was chipped down to concrete	No	To be scheduled	The chips measured approximately 1/4 inch in diameter to 1/2 inch in diameter. 74 locations in need of repairs total.
August 15, 2018	C. De Ambrogio - AECOM D. Deal - Weston	1 new small area where Retro-Coat™ was chipped down to concrete	No	To be scheduled	The chip measured approximately 1 inch by 1/2 inch in diameter. 75 locations in need of repairs total.
September 19, 2018	C. De Ambrogio - AECOM D. Deal - Weston J. Angelone - AECOM	7 new small areas where Retro-Coat™ was chipped down to concrete	No	To be scheduled	The chips measured approximately 1/2 inch in diameter to 1 inch by 3 inches. 82 locations in need of repairs total.



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To: Prabal Amin/Weston Solutions, Inc. (Weston)

Cc: Diann Deal/Weston
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Jody Overmyer/PPG
Rich Feinberg/PPG
Mark Terril/PPG
Dave Spader/ERFS
Peter Baker/Jersey City (JC)
Hannah Bartges/JC
Nick Strasser/JC
Al LoPilato/AECOM
Bill Spronz/AECOM
Steve Surman/AECOM

From: Christine De Ambrogio/AECOM

Date: June 6, 2019

Re: Remedial Action Engineering Control Monitoring Report

**SUBJECT: SITE 156
BOILER ROOM ENGINEERING CONTROL
THIRD SIX MONTH SUMMARY REPORT**

Dear Mr. Amin:

On behalf of PPG, AECOM has prepared this third six month summary Site 156 Remedial Action Engineering Control Monitoring Report, which presents the results of the monthly Engineering Control inspections inside the boiler room of Building 2, conducted between October 2018 and March 2019 at the Non-Garfield Avenue Group Site located at 270-280 Louis Muñoz Marin Boulevard, Jersey City.

Very truly yours,

Christine De Ambrogio
Senior Staff Specialist

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

SITE: 156

REPORT DATE: 6/06/2019

LOCATION: Boiler Room, Building 2, 270-280 Louis Muñoz Marin Boulevard, Jersey City, NJ

OWNER/TENANT: Metropolis Towers Apt. Corp.

BUILDING OCCUPIED: Yes

REPORTING PERIOD: October 2018 through March 2019

ENGINEERING CONTROLS:

<u> </u>	X	Column Covering (Retro-Coat™ Epoxy)
<u> </u>	X	Floor Covering (Retro-Coat™ Epoxy)
<u> </u>	X	Floor Covering (NoTrax®)

Introduction

In accordance with the draft *Remedial Action Report, Building No. 2 – Boiler Room Interior Concrete Surfaces and Sub-Slab Soils (AOC 3)* (AECOM, 12/21/2017) and on behalf of PPG, AECOM conducted site inspections of the Site 156 Engineering Control (EC) to document the condition of the Retro-Coat™ epoxy covering that was applied in the boiler room (**Figure 1**). A Weston Solutions, Inc. (Weston) representative was also present during these inspections. The inspections included visual examination of the Retro-Coat™ surface to detect damage or failure, and identifying suspected chromium impacts at compromised areas. These inspections have been conducted monthly since the installation of the EC in October 2017, and are ongoing. Details of the inspections are presented in **Table 1**.

This report documents the findings of the monthly EC inspections which took place from October 24, 2018 to March 20, 2019.

Inspection Observations and Repair Summary

The EC inspections occurred on October 24, 2018, November 12, 2018, December 18, 2018, January 15, 2019, February 13, 2019, and March 20, 2019. During the monthly EC inspections, no suspected chromium impacts were observed. During the inspections, chipped areas penetrating the Retro-Coat™ and cracked areas were observed. Most of the chipped and cracked locations were located in high traffic areas where materials and/or equipment had been dropped or dragged.

During the January 15, 2019 and February 13, 2019 EC inspections, chipped and cracked areas of the Retro-Coat™ were found underneath the NoTrax® mats. These mats were originally placed to protect the Retro-Coat™ from cracks and chips caused by the daily operations that occur within the boiler room.

Repairs to the Retro-Coat™ by a certified applicator in accordance with the manufacturer's specifications and installation of additional NoTrax® mats have not yet been scheduled due to access issues. Access to the boiler room was not available for repairs due to the installation of a new water main and pending construction to upgrade the building electrical system being conducted by the property owner.

Additional details of inspection findings are presented in the attached **Table 1**.

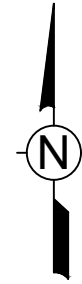
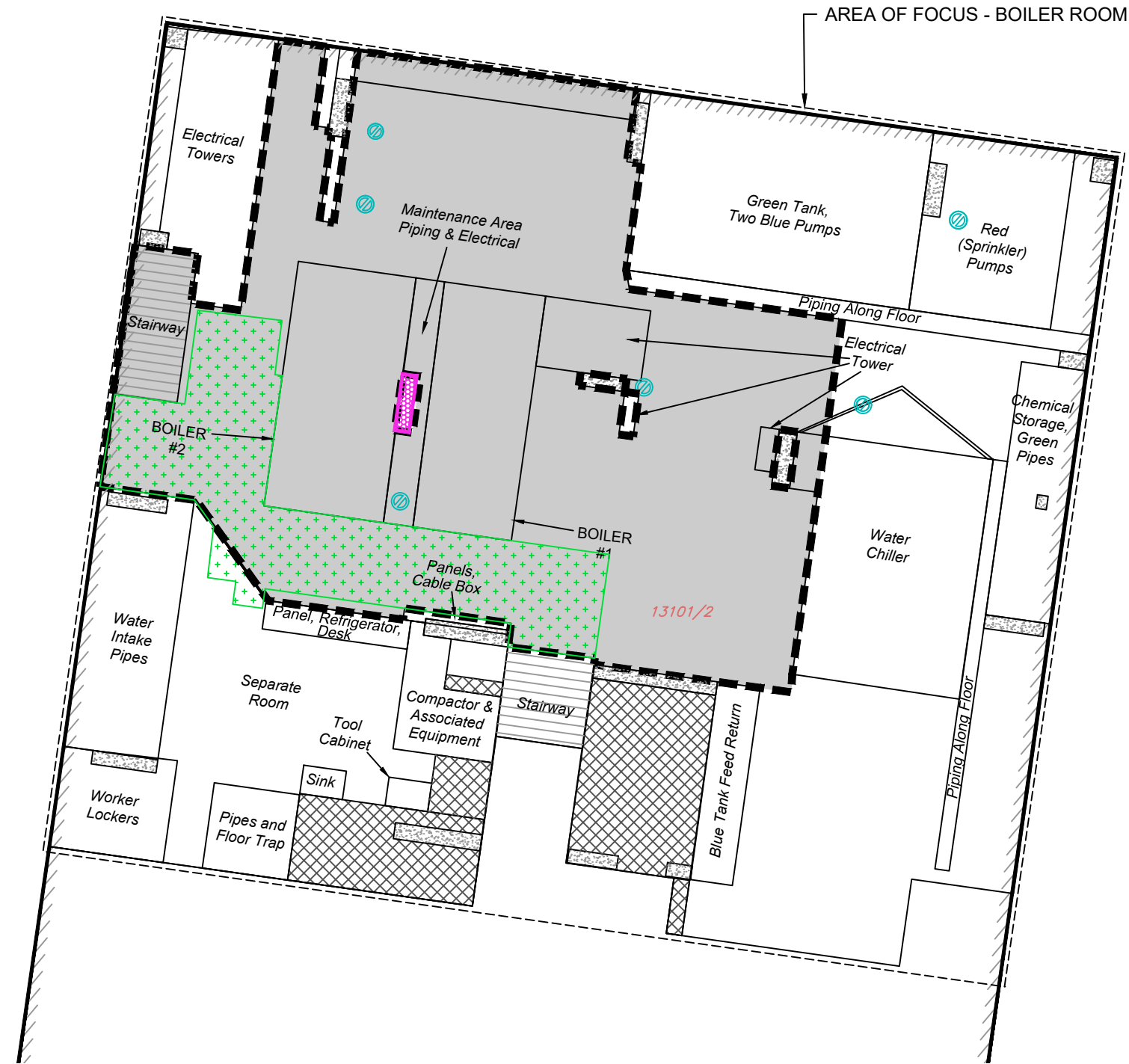
REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

Attachments:

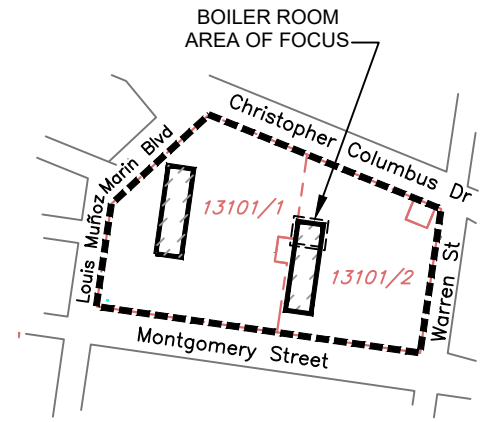
Figure 1 – Site 156 Boiler Room Engineering Control

Table 1 – Summary of Monthly Engineering Control Inspections

Figure 1



LOCATION REFERENCE MAP



- SITE 156 BOUNDARY
- LOT BOUNDARY
- 13101/1 BLOCK/LOT NUMBER
- BUILDING FOOTPRINT



Legend

- DRAIN
- BUILDING FOOTPRINT
- BOILER ROOM - AREA SUBJECT TO INSPECTIONS
- ENGINEERING CONTROL CONSISTING OF RETRO-COAT™
- CONCRETE COLUMN
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**SITE 156
BOILER ROOM
ENGINEERING CONTROL**

PROJECT NO. 60565504	DRAWN BY: JK, AC	DATE: 03/27/2019	FIGURE 1
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Table 1

Table 1
Summary of Monthly Engineering Control Inspections
Site 156, Boiler Room
PPG, Jersey City, New Jersey

Date	Inspection Personnel	Retro-Coat™ Epoxy Condition / Observations	Potential Chrome Contamination Observed (Yes / No)	Repair Date	Notes
October 24, 2018	C. De Ambrogio - AECOM D. Deal - Weston	23 new small areas where Retro-Coat™ was chipped down to concrete	No	To be scheduled - pending completion of construction upgrades in the boiler room	The chips measured approximately 1/4 inch in diameter to 1-1/2 inch by 3/4 inches. Under NoTrax® mats not inspected. 105 locations in need of repairs total.
November 12, 2018	C. De Ambrogio - AECOM D. Deal - Weston	No new chips or cracks were observed in the Retro-Coat™	No	To be scheduled - pending completion of construction upgrades in the boiler room	Under NoTrax® mats not inspected. 105 locations in need of repairs total.
December 18, 2018	C. De Ambrogio - AECOM D. Deal - Weston	110 new areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	108 of the chips and cracks measured approximately 1/2 inch in diameter to 1 inch by 2 inches. One larger crack measured 6 inches by 1 inch. Another larger area of chips and cracks measured 8 inches by 14 inches. Under NoTrax® mats not inspected. 215 locations in need of repairs total.
January 15, 2019	C. De Ambrogio - AECOM D. Deal - Weston B. Murphy - AECOM	53 new areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	<u>Under NoTrax® Mats</u> 9 chips or cracks were observed beneath the mats. The chips and cracks measured approximately 1/4 inch in diameter to 1 inch by 4 inches. Additionally, one area of chipping and cracking measured 12 inches by 18 inches. <u>Areas where NoTrax® Mats are not installed</u> 42 chips or cracks were observed. The chips and cracks measured approximately 1/4 inch in diameter to 1 inch by 4 inches. One area of peeling and lifting measured 16 inches by 6 inches. An area measuring roughly 10 inches by 16 inches had cracking and flaking but did not extend through the first layer of epoxy. Therefore, the area does not require repair, at this time.
February 13, 2019	C. De Ambrogio - AECOM D. Deal - Weston B. Murphy - AECOM	9 new small areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	<u>Under NoTrax® Mats</u> One 2 inch long crack was observed under a mat. <u>Areas where NoTrax® Mats are not installed</u> 7 chips measured approximately 1/8 inch in diameter to 2 inch by 1/2 inches. One area of cracking measured 3 inches in diameter. 277 locations in need of repairs total.
March 20, 2019	C. De Ambrogio - AECOM D. Deal - Weston R. Derrick - Weston	32 new small areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	Under NoTrax® mats not inspected. The chips and cracks measured approximately 1/4 inch in diameter to 6 inches by 1/4 inch. One area of cracking measured roughly 1 foot by 1 1/2 feet. 309 locations in need of repairs total.



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Nick Strasser/JC
Al LoPilato/AECOM
Bill Spronz/AECOM
Steve Surman/AECOM

From: Christine De Ambrogio/AECOM

Date: November 7, 2019

Re: Remedial Action Engineering Control Monitoring Report

**SUBJECT: SITE 156
BOILER ROOM ENGINEERING CONTROL
FOURTH SIX MONTH SUMMARY REPORT**

Dear Mr. Amin:

On behalf of PPG, AECOM has prepared this fourth six month summary Site 156 Remedial Action Engineering Control Monitoring Report, which presents the results of the monthly Engineering Control inspections inside the boiler room of Building 2, conducted between April 2019 and September 2019 at the Non-Garfield Avenue Group Site located at 270-280 Louis Muñoz Marin Boulevard, Jersey City.

Very truly yours,

Christine De Ambrogio
Senior Staff Specialist

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

SITE: 156

REPORT DATE: 11/07/2019

LOCATION: Boiler Room, Building 2, 270-280 Louis Muñoz Marin Boulevard, Jersey City, NJ

OWNER/TENANT: Metropolis Towers Apt. Corp.

BUILDING OCCUPIED: Yes

REPORTING PERIOD: April 2019 through September 2019

ENGINEERING CONTROLS:

<u> </u>	X	Column Covering (Retro-Coat™ Epoxy)
<u> </u>	X	Floor Covering (Retro-Coat™ Epoxy)
<u> </u>	X	Floor Covering (NoTrax®)

Introduction

In accordance with the draft *Remedial Action Report, Building No. 2 – Boiler Room Interior Concrete Surfaces and Sub-Slab Soils (AOC 3)* (AECOM, 12/21/2017) and on behalf of PPG, AECOM conducted site inspections of the Site 156 Engineering Control (EC) to document the condition of the Retro-Coat™ epoxy covering that was applied in the boiler room (**Figure 1**). A Weston Solutions, Inc. (Weston) representative was also present during these inspections. The inspections included visual examination of the Retro-Coat™ surface to detect damage or failure, and identifying suspected chromium impacts at compromised areas. These inspections have been conducted monthly since the installation of the EC in October 2017 and are ongoing.

This report documents the findings of the monthly EC inspections which took place from April 17, 2019 to September 18, 2019. Details of the inspections are presented in **Table 1**.

Inspection Observations and Repair Summary

The EC inspections occurred on April 17, 2019, May 15, 2019, June 26, 2019, July 17, 2019, August 21, 2019, and September 18, 2019. During the monthly EC inspections, no suspected chromium impacts were observed. During the inspections, chipped areas penetrating the Retro-Coat™ and cracked areas were observed. Most of the chipped and cracked locations were located in high traffic areas where materials and/or equipment had been dropped or dragged.

Repairs to the Retro-Coat™ by a certified applicator in accordance with the manufacturer's specifications and installation of additional NoTrax® mats have not yet been scheduled due to access issues. Access to the boiler room was not available for repairs due to construction upgrades to the building electrical system being conducted by the property owner.

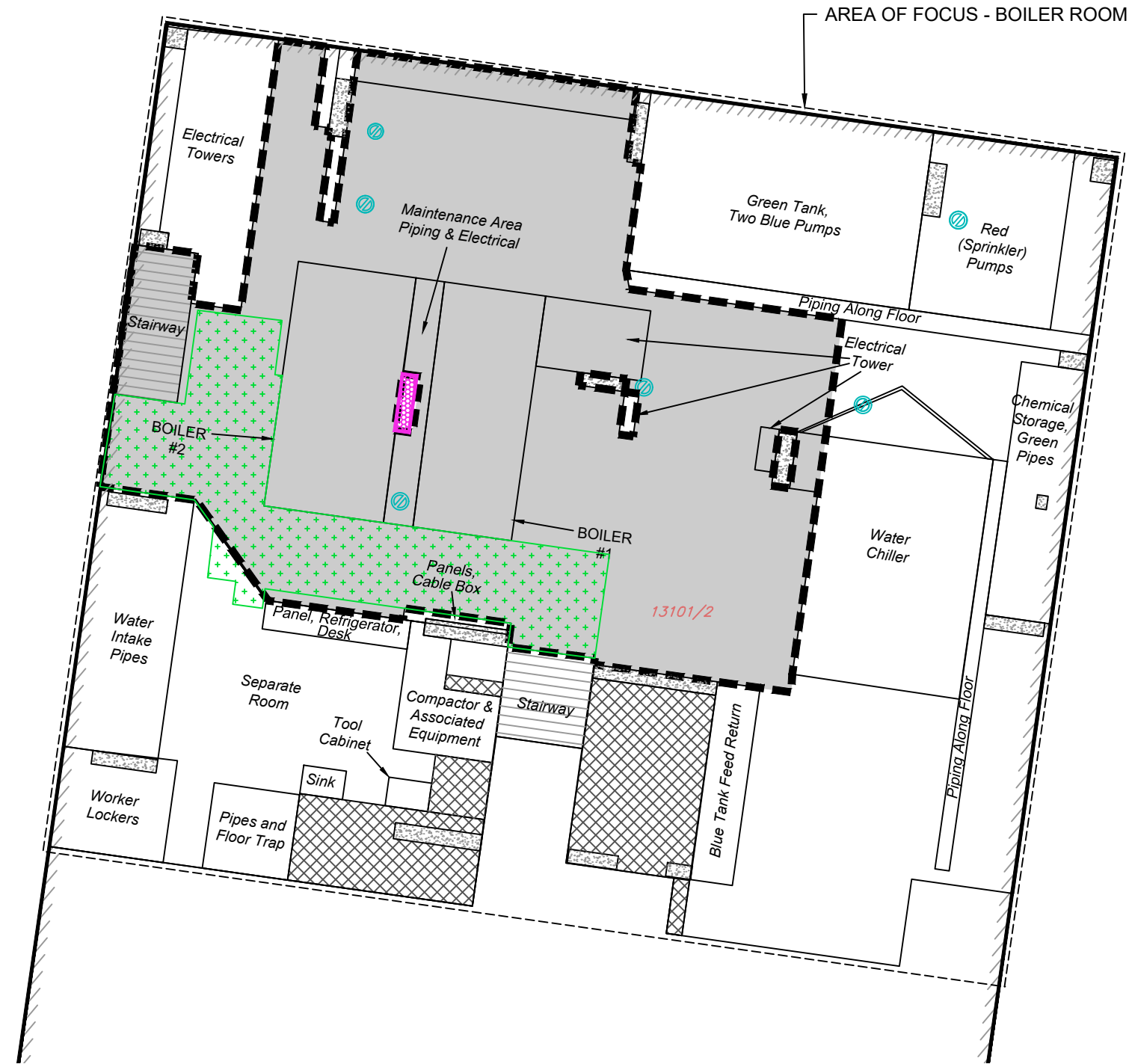
Additional details of inspection findings are presented in the attached **Table 1**.

Attachments:

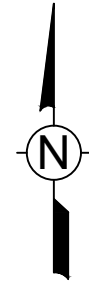
Figure 1 – Site 156 Boiler Room Engineering Control

Table 1 – Summary of Monthly Engineering Control Inspections

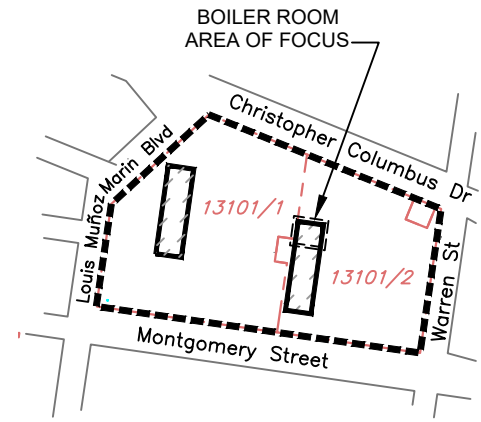
Figure 1



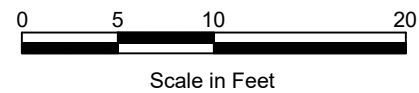
AREA OF FOCUS - BOILER ROOM



LOCATION REFERENCE MAP



- SITE 156 BOUNDARY
- LOT BOUNDARY
- 13101/1 BLOCK/LOT NUMBER
- BUILDING FOOTPRINT



Legend

- DRAIN
- BUILDING FOOTPRINT
- BOILER ROOM - AREA SUBJECT TO INSPECTIONS
- ENGINEERING CONTROL CONSISTING OF RETRO-COAT™
- CONCRETE COLUMN
- CONCRETE COLUMN, COVERED FLOOR TO CEILING
- CLOSET
- NOTRAX® RUBBER MAT



ENVIRONMENT
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PPG
Non-Garfield Avenue Group
Hudson County, New Jersey

**SITE 156
BOILER ROOM
ENGINEERING CONTROL**

PROJECT NO. 60565504	DRAWN BY: JK, AC	DATE: 03/27/2019	FIGURE 1
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Table 1

Table 1
Summary of Monthly Engineering Control Inspections
Site 156, Boiler Room
PPG, Jersey City, New Jersey

Date	Inspection Personnel	Retro-Coat™ Epoxy Condition / Observations	Potential Chrome Contamination Observed (Yes / No)	Repair Date	Notes
April 17, 2019	C. De Ambrogio - AECOM L. LePage - AECOM D. Deal - Weston R. Derrick - Weston	32 new small areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	South West of the boilers under NoTrax® mats not inspected due to maintenance activity. The chips and cracks measured approximately 1/4 inch in diameter to 15 inches by 2 inches. One area of cracking and chipping measured roughly 2 feet by 2 inches. 341 locations in need of repairs total.
May 15, 2019	C. De Ambrogio - AECOM L. LePage - AECOM D. Deal - Weston R. Derrick - Weston	11 new small areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	Under NoTrax® mats not inspected. The chips measured approximately 1/4 inch in diameter to 6 inches in diameter. Crack lengths were up to 15 inches long. An area previously identified during the January 15, 2019 inspection west of Boiler #2 between support beam and protective mats described as "approximately 16" by 6" peeling and lifting" now has the epoxy layer completely detached from the floor. 352 locations in need of repairs total.
June 26, 2019	C. De Ambrogio - AECOM D. Deal - Weston	1 new small area where Retro-Coat™ was chipped down to concrete	No	To be scheduled - pending completion of construction upgrades in the boiler room	Under NoTrax® mats not inspected. The chip measured approximately 1 inch by 3/4 inches. 353 locations in need of repairs total.
July 17, 2019	C. De Ambrogio - AECOM D. Deal - Weston	3 new small areas where Retro-Coat™ was chipped down to concrete. 6 borings through the Retro-Coat™	No	To be scheduled - pending completion of construction upgrades in the boiler room	NoTrax® mats appeared to be rearranged since the last inspection and under the mats was not inspected. The chips and cracks measured approximately 1 inch by 3/4 inch to 2 1/2 inches by 1/2 inch. The 6 borings into the concrete appeared to be from ongoing construction activities. They measured roughly 1 1/2 inches in diameter. 362 locations in need of repairs total.
August 21, 2019	C. De Ambrogio - AECOM D. Deal - Weston	40 new small areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	Under NoTrax® mats not inspected. The chips and cracks measured approximately 1/4 inch in diameter to 2 inches by 1 inch. One area of cracking measured roughly 4 inches by 1 inch. 402 locations in need of repairs total.
September 18, 2019	C. De Ambrogio - AECOM D. Deal - Weston	45 new small areas where Retro-Coat™ was chipped down to concrete or cracked	No	To be scheduled - pending completion of construction upgrades in the boiler room	Under NoTrax® mats not inspected. The chips and cracks measured approximately 1/4 inch in diameter to 3 1/2 feet by 3 inches. One area of peeling measured roughly 5 inches in diameter. 447 locations in need of repairs total.

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

SITE: 156

REPORT DATE: 05/28/2020

LOCATION: Boiler Room, Building 2, 270-280 Louis Muñoz Marin Boulevard, Jersey City, NJ

OWNER/TENANT: Metropolis Towers Apt. Corp.

BUILDING OCCUPIED: Yes

REPORTING PERIOD: October 2019 through March 2020

ENGINEERING CONTROLS:

<u> </u>	X	Column Covering (Retro-Coat™ Epoxy)
<u> </u>	X	Floor Covering (Retro-Coat™ Epoxy)
<u> </u>	X	Floor Covering (NoTrax®)

Introduction

In accordance with the draft *Remedial Action Report, Building No. 2 – Boiler Room Interior Concrete Surfaces and Sub-Slab Soils (AOC 3)* (AECOM, 12/21/2017) and on behalf of PPG, AECOM conducted site inspections of the Site 156 Engineering Control (EC) to document the condition of the Retro-Coat™ epoxy covering that was applied in the boiler room (**Figure 1**). A Weston Solutions, Inc. (Weston) representative was also present during these inspections. The inspections included visual examination of the Retro-Coat™ surface to detect damage or failure, and identifying suspected chromium impacts at compromised areas. These inspections have been conducted monthly since the installation of the EC in October 2017 and are ongoing. These inspections will continue until the final Remedial Action Report is approved.

This report documents the findings of the monthly EC inspections which took place from October 16, 2019 to March 25, 2020. Details of the inspections are presented in **Table 1**.

Inspection Observations and Repair Summary

The EC inspections occurred on October 16, 2019, November 20, 2019, December 17, 2019, January 6, 2020, February 27, 2020, and March 25, 2020. During the monthly EC inspections, no suspected chromium impacts were observed. During the inspections, chipped areas penetrating the Retro-Coat™ and cracked areas were observed. Most of the chipped and cracked locations were located in high traffic areas where materials and/or equipment had been dropped or dragged.

During the January 6, 2020, inspection a small area of yellow-brown crystals were observed on the north and east sides of the column between the boilers. On January 14, 2020 wipe samples were collected for information purposes. The yellow-brown crystals were removed from the RetroCoat surface during the wipe sample collection and the area will be re-inspected when boiler room IRM inspections resume. There are no NJDEP regulatory criteria or standards for wipe samples.

Repairs to the Retro-Coat™ by a certified applicator in accordance with the manufacturer's specifications and installation of additional NoTrax® mats are no longer planned due to an expected change from engineering control to administrative controls.

Additional details of inspection findings are presented in the attached **Table 1**.

REMEDIAL ACTION ENGINEERING CONTROL INSPECTION REPORT

Attachments:

Figure 1 – Site 156 Boiler Room Engineering Control

Table 1 – Summary of Monthly Engineering Control Inspections

Page 2