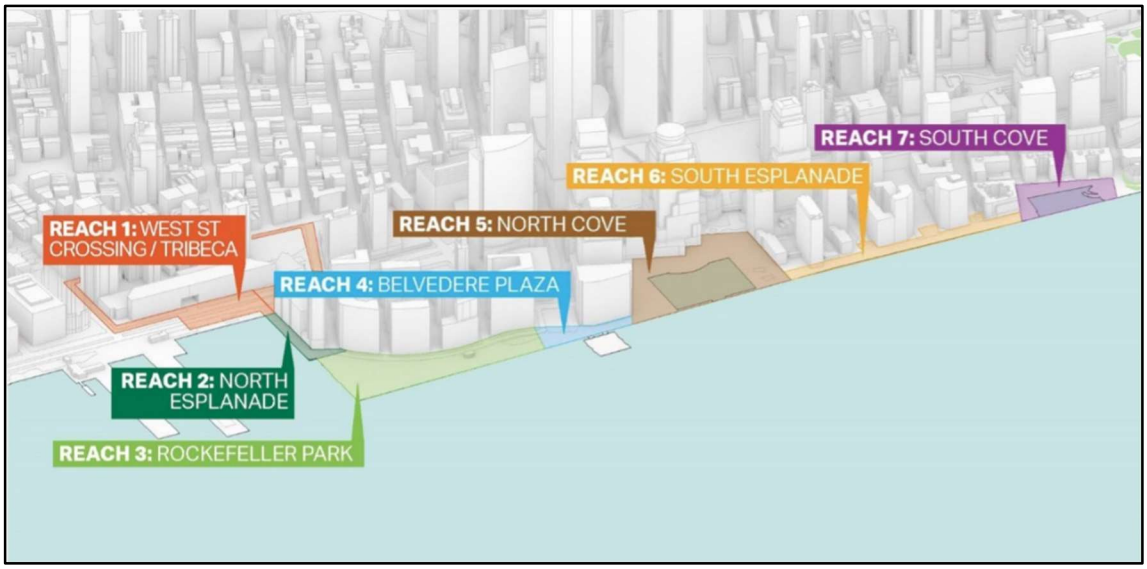
MONTHLY INDEPENDENT COMMUNITY AIR MONITORING REPORT

SEPTEMBER 2026

NORTH/WEST BATTERY PARK CITY
RESILIENCY PROJECT



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NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT NO. 6

CLIENT:	**Battery Park City Authority (BPCA)**	**PERIOD COVERED:**	**September 1 through September 30, 2026**
CONTRACTOR:	**Turner-SPC JV (Turner)**	**REPORT DATE:**	**11/5/2026**
CAMP OPERATOR:	**Enovate Engineering, PLLC (Enovate)**	**EXCEL COMMUNITY MONITORS:**	**Hazel Griffee, John Masculin, Molly McCracken**

ATTACHMENTS:

Table 1 - Role of the Independent Community Monitor
Table 2 - Community Air Monitoring Action Levels and Criterion
Figure 1 - Reach Location Map
Figure 2 - Reach 1, Stage 1A Design AM Locations
Figure 3 - Reach 1, Stages 1B and 1C Design AM Locations
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Attachment A - Excel On-Site Inspection Reports
Attachment B - Graphs Showing Dust Exceedances Only

AIR QUALITY/NOISE MONITORING PERSONNEL ONSITE	
Excel Environmental Resources, Inc. (Excel)	John Masculin
Enovate/Turner	Michael Ruggiero/David Diercksen

1.0 EXECUTIVE SUMMARY

Excel conducted Independent Community Monitoring (ICM) at the North/West Battery Park City Resiliency Project Site from Tue. 9/1/26 through Wed. 9/30/26. Reach locations are shown in Figure 1 and the Aeroqual Air Monitoring (AM) units in use as part of the Community Air Monitoring Plan (CAMP) as established by the CAMP Design Plans are shown in Figures 2 through 19. Noise monitoring device locations are shown in Figure 20. Graphs showing air quality level exceedances are provided in Attachment B for particle matter (PM) 2.5 and PM 10 dust only because there were no exceedances for volatile organic compounds (VOCs) during the reporting period. Although Excel does not have access to the remote noise monitoring data, we received Enovate's Weekly Noise Monitoring Reports and have incorporated the data into this report. The work in progress during the reporting period is summarized in Section 2.0 below and the best management practices (BMPs) in use during construction for minimizing the generation of dust and noise are described in Section 3.0.

Overview of Excel's ICM Work Scope:
As summarized in the enclosed Table 1, Excel's ICM work scope included independent oversight of air quality and noise monitoring required to be conducted by the subcontractor, Enovate, for the BPCA's general contractor, Turner, as part of an approved CAMP and Noise Monitoring & Control Plan. Enovate is implementing the CAMP using the Aeroqual system for 24-hour per day real-time air quality monitoring within each of the active Reach work areas. The alert levels established by the approved CAMP and Noise Monitoring & Control Plan are summarized in the enclosed Table 2. Excel remotely reviewed the air quality data during the reporting period, including VOCs, PM 2.5, and PM 10, recorded at the active AM unit locations within the seven Reaches where work was in progress as summarized in Section 2.0 below. We were provided Enovate's Weekly Noise Monitoring Reports for each week of the month of September 2026 and have incorporated the results in this report as further discussed below.

Overview of Remote CAMP Monitoring Data:
An overview of the CAMP air quality exceedances, actions taken, and ICM comments is provided as Section 4.0 of this report and is summarized herein. There were no VOC action level exceedances during the reporting period. There were 13 exceedances of the PM 2.5 Action Level 1 (25 micrograms per cubic meter, or ug/m^3), 17 exceedances of the PM 2.5 Action Level 2 (35 ug/m^3), 10 exceedances of the PM 10 Action Level 1 (100 ug/m^3), and 18 exceedances of the PM10 Action Level 2 (150 ug/m^3) in the month of September 2026. Excerpts of the graphs showing the Aeroqual system exceedances are provided in Attachment B.

As summarized in the Overview provided in Section 4.0, exceedances of the dust Action Levels were attributed by Enovate to either on-Site construction-related activities or, when no construction was in progress, to wind blowing exposed soil and generating fugitive dust in the work area. As summarized in Section 4.0 (Overview) of this report, there were multiple occasions when the Alert Level 1 for PM 2.5 and PM 10 was exceeded and action was taken to reduce dust generation and multiple Alert Level 2 exceedances for PM 2.5 and/or PM 10 and, as noted, work was paused or stopped and BMPs were evaluated and implemented before work in accordance with the CAMP. There were, however, Alert Level 2 exceedances for which the contractor did not stop work or provide information regarding actions taken, although fewer incidents than in previous months. Excel has recommended that Turner be more proactive with dust migitation in an effort to reduce Alert Level 1 and 2 dust exceedances and consistently respond to Enovate and/or Excel when an PM 2.5 or PM 10 dust alert occurs so that the cause and actions taken can be confirmed and documented.

We have also recommended that, per the CAMP, after work is stopped, BMPs for dust control be re-evaluated and dust levels returned to below Alert Levels before work is resumed. Note also that review of the Weekly battery outages at AM units during the reporting period indicates that approximately 50% of outages occur between Friday to Monday or Tuesday, with the remaining outages occuring at other times of the week, most often Monday and Thursday. If the outage occurs during the week, review of the reports indicate that the batteries are replaced the same day or the next day, including on Friday afternoon if the battery outage occured earlier that day. If an outage occurs after hours on Friday, Saturday, or Sunday, it is often down until Monday or Tuesday. We understand from Turner and Enovate that batteries continue to be changed out in every AM unit on Monday, Wednesday, and Friday mornings and that work is in progress to hard wire each AM unit on a schedule based on the availability of electrical service to each work area. We agree that the hardwiring of the AM units should continue and be completed as soon as possible to reduce the potential for outages going forward.

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1.0 EXECUTIVE SUMMARY (CONTINUED)

Overview of Noise Monitoring Data from Enovate Weekly Reports:
Enovate is also implementing 24 hour per day noise monitoring in accordance with the Noise Monitoring Plan with a total of 24 noise monitors with between one to 12 monitors installed within the Reach, depending on the size of the work area. Excel does not have remote access to the noise monitoring data but has been provided the Enovate Weekly Noise Monitoring Reports and has incorporated the findings for September 2026 into this monthly report. An overview of the noise monitoring exceedances, actions taken, and ICM comments is provided in Section 5.0 of this report. As noted in Section 5.0, there were multiple occasions when the Lmax Noise Alert Level was exceeded and less frequent but still exceedances of the Leq 1 Hr. Noise Alert Level. No information is provided in the Weekly Noise Monitoring Reports as to what actions were taken. Excel has recommended to BPCA, Turner, and Enovate to consistently adhere to the provisions of the Noise Monitoring & Control Plan which, as summarized in Table 2, indicates that if a Noise Alert Level is exceeded that, based on the engineer or design builder's direction, construction procedures should be modified or mitigation measures implemented and to indicate actions taken in future reports.

Overview of Excel On-Site Inspections:
In addition to the remote monitoring of the CAMP data, onsite inspections were conducted by Excel on 9/10/26 and 9/29/26. The On-Site Inspection Reports are enclosed in Attachment A. No work was in progress in several of the Reaches at the time of the site inspections, especially the inspection on 9/29/26 which occured after the recent N'oreaster storm that hit the region, including the city. As shown in Attachment A, the ground surface was moist or wet in the work areas and, although there were some drier areas of exposed soil observed, there was no visible dust and maximum instantaneous dust levels were generally consistent with background and below the CAMP alert levels.There were no VOCs detected in any work area during either of the two September 2026 site inspections and noise levels were also below any level of concern. During Excel's 9/10/26 site inspection, a tarp was found to be partially covering the intake sensors on air monitoring unit AM-32 located in Reach 1 which Excel brought to Turner's attention in the field. Turner pulled back the tarp and tied it to the fence to correct the issue. During re-inspection of Reach 1 on 9/29/26, the intake sensors on air monitoring unit AM-32 were checked to ensure that they were not covered by the tarp. Although the sensors were not covered, the tarp was lose and JM requested Turner to tighten it and to be sure to conduct daily inspection of the AM units to ensure that the units are able to function effectively and as intended.

2.0 WORK IN PROGRESS DURING REPORTING PERIOD

Reach 1	Bike Lane / Traffic Maintenance and Reconfiguration Activities, Sidewalk Restoration, Pile Drilling and Grouting, ECS Manhole Fit-Out and Investigation, Existing Structure Demolition and Backfill, Construction Fence and Site Capture Modifications, Sound Blanket Installation
Reach 2 Stage 2A	Pile Drilling and Boring Activities, Temporary Water Main Activities, Concrete Wall and Hardscape Demolition, Soil Excavation and Removal, Existing Utility Removal, Waterproofing Activities, Stair Demolition, Support of Excavation Installation, Site Access and Security Modifications
Reach 3	Electrical Duct Bank Reinforcement, Utility Investigation and Test Pit Activities, Sound Blanket Installation
Reach 4	Con Edison Utility Relocation Activities, Electrical Duct Bank and Conduit Installation, Retaining Wall Demolition, Utility Manhole Installation, Sound Blanket Installation
Reach 5 Stage 5CD and Stage 5E	Sanitary Pipe and Manhole Installation, Concrete and Hardscape Demolition, Soil Excavation and Removal, Support of Excavation Installation, Pumphouse Park Demolition and Excavation, Concrete and Granite Feature Removal, Transite Pipe Remediation and Removal, Temporary Electrical and Site Facility Activities, Sound Blanket Installation
Reach 6 Rector St and Stage 6A	Utility Investigations and Test Pit Activities, Drainage Improvements, Retaining Wall and Patio Demolition, Tide Gate 7 Pile Drilling and Grouting, Support of Excavation and Mudmat Installation, Electrical Demolition and Utility Work, HVAC Relocation, Irrigation Utility Modifications, Construction Fence and Site Modifications, Salvage Activities
Reach 7	Micropile Installation and Grouting, Platform and Landing Demolition, Existing Wall Repair and Remediation, Excavation, Grading, and Mudmat Installation, Construction Fence and Site Capture Modifications, Restroom Relocation / Replacement Activities, Welding and Structural Steel Preparation Activities
Notes/Comments	Site activities conducted from 0700 hours (hrs) to 1600 hrs Monday through Friday. Occasionally, night work was conducted between the hours of 2100 hrs and 0500 hrs.

3.0 BEST MANAGEMENT PRACTICES IN USE DURING CONSTRUCTION

BMPs being utilized on-site for dust mitigation include water spraying, sprinkler system, tarp covered/secured truck loads and stockpiles, truck wheel wash and gravel at egress points, turning off idling trucks or equipment, such as generators. BMPs for mitigation of noise related to construction activities to include use of sound blankets on the interior of fencing and/or work area barriers, switching the use of tools or techniques in response to elevated noise generation, reducing the duration of noise generating construction activities, and other measures, as appropriate.

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4.0 OVERVIEW OF ENOVATE AEROQUAL SYSTEM 15-MIN TIME WEIGHTED AVERAGE (TWA) ENVIRONMENTAL MONITORING DATA (EXCEEDANCES ONLY)
(See attached Figures 2 - 19 for Enovate Design AM-Unit Locations)
(See attached Table 2 for CAMP and Noise Alert Levels and Criterion)

Reach 1	**AM-32 and AM-33**					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM10	150 µg/m³	9/18/2026	2350 hrs	Elevated readings were likely attributable to nighttime construction activities occurring within Reach 1.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate and enhance BMPs proactively**
PM2.5	35 µg/m³	9/29/2026	0152 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to stop work, re-evaluate and/or enhance BMPs proactively, and verify air quality is below alert levels before resuming work**
PM10	100 µg/m³	9/29/2026	0155 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	No specific mitigation measures were provided by the contractor.	**Contractor to use BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/29/2026	1040 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to stop work, re-evaluate and/or enhance BMPs proactively, and verify air quality is below alert levels before resuming work**
PM10	150 µg/m³	9/29/2026	1040 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to stop work, re-evaluate and/or enhance BMPs proactively, and verify air quality is below alert levels before resuming work**
PM2.5	35 µg/m³	9/29/2026	1336 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to stop work, re-evaluate and/or enhance BMPs proactively, and verify air quality is below alert levels before resuming work**
PM10	150 µg/m³	9/29/2026	1336 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to stop work, re-evaluate and/or enhance BMPs proactively, and verify air quality is below alert levels before resuming work**
PM10	100 µg/m³	9/29/2026	1437 hrs	Contractor was using an excavator to move material within Reach 1, and concrete mixing was occurring outside the fence capture near the work location.	No specific mitigation measures were provided by the contractor.	**Contractor to use BMPs proactively in an effort to prevent fugitive dust**

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Reach 2 Stage 2A	AM-30A and AM-31A					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM2.5	25 µg/m³	9/2/2026	0751 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/3/2026	0845 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	150 µg/m³	9/3/2026	0845 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	150 µg/m³	9/3/2026	1037 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/3/2026	1038 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM10	100 µg/m³	9/3/2026	1301 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	25 µg/m³	9/3/2026	1302 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/3/2026	1329 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	150 µg/m³	9/3/2026	1330 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to stop work, report the work in progress at time of the exceedance, re-evaluate and enhance BMPs, and verify air quality is below alert levels before work resumes**
PM10	150 µg/m³	9/16/2026	0225 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM2.5	25 µg/m³	9/16/2026	0227 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM10	150 µg/m³	9/16/2026	2309 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**

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Reach 2 Stage 2A	AM-30A and AM-31A					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM10	150 µg/m³	9/17/2026	0153 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM2.5	25 µg/m³	9/17/2026	0157 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/17/2026	0328 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	150 µg/m³	9/17/2026	0331 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM2.5	25 µg/m³	9/17/2026	0401 hrs	Elevated readings were likely attributable to nearby nighttime construction activities occurring within Reach 1.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/21/2026	1505 hrs	Idling Truck.	TSPC asked driver not to idle.	**Acknowledged**
PM10	100 µg/m³	9/21/2026	1507 hrs	Idling Truck.	TSPC asked driver not to idle.	**Acknowledged**
PM2.5	25 µg/m³	9/29/2026	0723 hrs	Trucks were idling within Reach 2 while waiting for pedestrians to cross.	The trucks subsequently departed the reach, and the contractor continued to monitor site conditions.	**Acknowledged**
PM2.5	25 µg/m³	9/29/2026	0851 hrs	Trucks were idling within Reach 2 while waiting for pedestrians to cross.	The trucks subsequently departed the reach, and the contractor continued to monitor site conditions.	**Acknowledged**
PM10	100 µg/m³	9/29/2026	0854 hrs	Trucks were idling within Reach 2 while waiting for pedestrians to cross.	The trucks subsequently departed the reach, and the contractor continued to monitor site conditions.	**Acknowledged**
PM2.5	25 µg/m³	9/29/2026	1009 hrs	Elevated readings were attributable to demolition activities and equipment emissions near the monitoring location.	The contractor continuously wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM10	150 µg/m³	9/29/2026	1010 hrs	Elevated readings were attributable to demolition activities and equipment emissions near the monitoring location.	The contractor paused work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	100 µg/m³	9/29/2026	1146 hrs	Trucks were idling within Reach 2 while waiting for pedestrians to cross.	The trucks subsequently departed the reach, and the contractor continued to monitor site conditions.	**Acknowledged**

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Reach 2 Stage 2A	**AM-30A and AM-31A**					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM10	100 µg/m³	9/29/2026	1405 hrs	Trucks were idling within Reach 2 while waiting for pedestrians to cross.	The trucks subsequently departed the reach, and the contractor continued to monitor site conditions.	**Acknowledged**
PM10	150 µg/m³	9/30/2026	1019 hrs	Elevated readings were attributable to demolition activities and equipment emissions near the monitoring location.	The contractor paused work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM2.5	35 µg/m³	9/30/2026	1026 hrs	Elevated readings were attributable to demolition activities and equipment emissions near the monitoring location.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
Reach 3	**AM-30 and AM-31**					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM2.5	35 µg/m³	9/16/2026	0923 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	100 µg/m³	9/16/2026	0926 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
Reach 4	**AM-22 and AM-23**					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM2.5	35 µg/m³	9/9/2026	0757 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	150 µg/m³	9/9/2026	0758 hrs	Elevated readings were likely attributable to construction activities.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM2.5	25 µg/m³	9/21/2026	1439 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM10	100 µg/m³	9/21/2026	1440 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	25 µg/m³	9/21/2026	1446 hrs	Elevated readings were likely attributable to construction activities.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**

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Reach 5 Stage 5CD	**AM-16, AM-17, AM-18, AM-19, and AM-20**					
No exceedances of PM2.5, PM10, or VOCs during the Reporting Period.						**No comment**
Reach 5 Stage 5E	**AM-14 and AM-15**					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM2.5	35 µg/m³	9/28/2026	1353 hrs	No additional information regarding the source of the exceedance was provided by the contractor.	Work was directed to be stopped and the source of the elevated particulate levels evaluated. No work stoppage was documented.	**Contractor to stop work, report the work in progress at time of the exceedance, re-evaluate and enhance BMPs, and verify air quality is below alert levels before work resumes**
PM10	150 µg/m³	9/28/2026	1355	No additional information regarding the source of the exceedance was provided by the contractor.	Work was directed to be stopped and the source of the elevated particulate levels evaluated. No additional information regarding mitigation measures implemented was provided by the contractor.	**Contractor to stop work, report the work in progress at time of the exceedance, re-evaluate and enhance BMPs, and verify air quality is below alert levels before work resumes**
PM2.5	35 µg/m³	9/28/2026	1436 hrs	No additional information regarding the source of the exceedance was provided by the contractor.	Work was directed to be stopped and the source of the elevated particulate levels evaluated. No work stoppage was documented.	**Contractor to stop work, report the work in progress at time of the exceedance, re-evaluate and enhance BMPs, and verify air quality is below alert levels before work resumes**
PM10	150 µg/m³	9/28/2026	1438 hrs	No additional information regarding the source of the exceedance was provided by the contractor.	Work was directed to be stopped and the source of the elevated particulate levels evaluated. No additional information regarding mitigation measures implemented was provided by the contractor.	**Contractor to stop work, report the work in progress at time of the exceedance, re-evaluate and enhance BMPs, and verify air quality is below alert levels before work resumes**
Reach 6 (Rector St)	**AM-09 and AM-10**					
No exceedances of PM2.5, PM10, or VOCs during the Reporting Period.						**No comment**
Reach 6 Stage 6A	**AM-12 and AM-13 after 9/15/26**					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM10	150 µg/m³	9/23/2026	1335 hrs	Per TSPC on-site staff, elevated readings were attributable to paver removal.	The contractor stopped work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM10	150 µg/m³	9/25/2026	1335 hrs	Per TSPC on-site staff, elevated readings were likely attributable to wind blowing dust.	The contractor stopped work and wetted the work area prior to the exceedance.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**

EXCEL Environmental Resources, Inc.

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT NO. 6

CLIENT: Battery Park City Authority (BPCA) **PERIOD COVERED:** September 1 through September 30, 2026

CONTRACTOR: Turner-SPC JV (Turner) **REPORT DATE:** 11/5/2026

CAMP OPERATOR: Enovate Engineering, PLLC (Enovate) **EXCEL COMMUNITY MONITORS:** Hazel Griffee, John Masculin, Molly McCracken

Reach 7 Stage 7ABC	AM-01, AM-02, AM-03, AM-04, AM-05, and AM-06					
Parameter	**Action Level**	**Time Triggered**		**Cause**	**Mitigation**	**ICM Comments**
PM2.5	25 µg/m³	9/8/2026	0850 hrs	Welding activities were occurring on site at the time of the exceedance.	The contractor implemented air dispersal mitigation methods.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	25 µg/m³	9/8/2026	0852 hrs	Welding activities were occurring on site at the time of the exceedance.	The contractor implemented air dispersal mitigation methods.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/22/2026	0812 hrs	Per TSPC on-site staff, elevated readings were attributable to concrete drilling.	The contractor paused work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM10	150 µg/m³	9/22/2026	0817 hrs	Per TSPC on-site staff, elevated readings were attributable to concrete drilling.	The contractor paused work and wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to re-evaluate BMPs in an effort to proactively prevent fugitive dust generation**
PM2.5	25 µg/m³	9/22/2026	0840 hrs	Per TSPC on-site staff, elevated readings were attributable to concrete drilling.	The contractor wetted the work area to mitigate dust levels and fugitive dust.	**Contractor to use and/or enhance BMPs proactively in an effort to prevent fugitive dust**
PM2.5	35 µg/m³	9/28/2026	1044 hrs	Welding activities were occurring on site at the time of the exceedance.	The contractor relocated the welding setup to a different location on site.	**Mitigation should still be used, not just moving the activity**
PM10	100 µg/m³	9/28/2026	1051 hrs	Welding activities were occurring on site at the time of the exceedance.	The contractor relocated the welding setup to a different location on site.	**Mitigation should still be used, not just moving the activity**
PM2.5	35 µg/m³	9/28/2026	1253 hrs	Welding activities were occurring on site at the time of the exceedance.	The contractor relocated the welding setup to a different location on site.	**Mitigation should still be used, not just moving the activity**
PM2.5	35 µg/m³	9/30/2026	1310 hrs	Welding activities were occurring on site at the time of the exceedance.	The contractor implemented air dispersal mitigation methods.	**Contractor to stop work, re-evaluate and/or enhance BMPs proactively, and verify air quality is below alert levels before resuming work**

EXCEL Environmental Resources, Inc.

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT NO. 6

CLIENT: Battery Park City Authority (BPCA) **PERIOD COVERED:** September 1 through September 30, 2026

CONTRACTOR: Turner-SPC JV (Turner) **REPORT DATE:** 11/5/2026

CAMP OPERATOR: Enovate Engineering, PLLC (Enovate) **EXCEL COMMUNITY MONITORS:** Hazel Griffee, John Masculin, Molly McCracken

5.0 OVERVIEW OF ENOVATE NOISE MONITORING REPORTS
(Exceedances only based on Enovate's review of the Construction Schedule and Audio Clip Recordings)
(See attached Figures 20 for Noise Monitoring Device Locations)
(See attached Table 2 for CAMP and Noise Alert Levels and Criterion)

Reach 1	**NM-03**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the period 9/7/2026 - 9/27/2026.			**None**
Lmax	101	No exceedances of the Lmax limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Reach 2	**NM-04**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Lmax	91	9/7/2026 - 9/13/2026	1 of 4 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	91	9/14/2026 - 9/20/2026	2 of 3 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	91	9/21/2026 - 9/27/2026	2 of 3 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Reach 3	**NM-05**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Lmax	97	No exceedances of the Lmax limit from 9/7/2026 - 9/20/2026.			**None**
Lmax	97	9/21/2026 - 9/27/2026	0 of 1 exceedances related to construction	Not related to construction	**None**
Reach 4	**NM-06B and NM-23**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Lmax	102	No exceedances of the Lmax limit from 9/7/2026 - 9/13/2026.			**None**
Lmax	102	9/14/2026 - 9/20/2026	0 of 1 exceedances related to construction	Not related to construction	**None**
Lmax	102	9/21/2026 - 9/27/2026	0 of 1 exceedances related to construction	Not related to construction	**None**

EXCEL Environmental Resources, Inc.

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT NO. 6

CLIENT: Battery Park City Authority (BPCA) **PERIOD COVERED:** September 1 through September 30, 2026

CONTRACTOR: Turner-SPC JV (Turner) **REPORT DATE:** 11/5/2026

CAMP OPERATOR: Enovate Engineering, PLLC (Enovate) **EXCEL COMMUNITY MONITORS:** Hazel Griffee, John Masculin, Molly McCracken

Reach 5	**NM-01B, NM-02B, NM-03B, NM-04B, NM-05B, NM-09, NM-10, NM-11, and NM-12**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Lmax	92	9/7/2026 - 9/13/2026	17 of 42 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	92	9/14/2026 - 9/20/2026	24 of 45 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	92	9/21/2026 - 9/27/2026	37 of 59 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Reach 5E	**NM-13 and NM-14**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit from 9/7/2026 - 9/20/2026.			**None**
Leq	85	9/21/2026 - 9/27/2026	1 of 2 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	92	9/7/2026 - 9/13/2026	0 of 3 exceedances related to construction	Not related to construction	**None**
Lmax	92	9/14/2026 - 9/20/2026	0 of 8 exceedances related to construction	Not related to construction	**None**
Lmax	92	9/21/2026 - 9/27/2026	21 of 22 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**

EXCEL Environmental Resources, Inc.

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT NO. 6

CLIENT: Battery Park City Authority (BPCA) **PERIOD COVERED:** September 1 through September 30, 2026

CONTRACTOR: Turner-SPC JV (Turner) **REPORT DATE:** 11/5/2026

CAMP OPERATOR: Enovate Engineering, PLLC (Enovate) **EXCEL COMMUNITY MONITORS:** Hazel Griffee, John Masculin, Molly McCracken

Reach 6A	**NM-15 and NM-16**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit from 9/7/2026 - 9/13/2026.			**None**
Leq	85	9/14/2026 - 9/20/2026	1 exceedance	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Leq	85	9/21/2026 - 9/27/2026	4 of 4 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	93	No exceedances of the Lmax limit from 9/7/2026 - 9/13/2026.			**None**
Lmax	93	9/14/2026 - 9/20/2026	29 of 29 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	93	9/21/2026 - 9/27/2026	30 of 32 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Reach 6 (Rector St)	**NM-17A and NM-18A**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Lmax	97	9/7/2026 - 9/13/2026	0 of 1 exceedances related to construction	Not related to construction	**None**
Lmax	97	9/14/2026 - 9/20/2026	1 of 4 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Lmax	97	9/21/2026 - 9/27/2026	1 of 4 exceedances related to construction	No information on action(s) taken was provided	**Per the approved Noise Monitoring/Control Plan, Turner to modify construction procedures and/or implement mitigation measures**
Reach 7	**NM-18, NM-19, NM-20, and NM-21**				
Parameter	**Action Level**	**Date of Exceedance**	**Cause**	**Mitigation**	**ICM Comments**
Leq	85	No exceedances of the Leq limit during the Reporting Period 9/7/2026 - 9/27/2026.			**None**
Lmax	96	9/7/2026 - 9/13/2026	0 of 1 exceedances related to construction	Not related to construction	**None**
Lmax	96	No exceedances of the Lmax limit from 9/14/2026 - 9/20/2026.			**None**
Lmax	96	9/21/2026 - 9/27/2026	0 of 3 exceedances related to construction	Not related to construction	**None**

EXCEL Environmental Resources, Inc.

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT
INDEPENDENT ENVIRONMENTAL MONITORING MONTHLY REPORT NO. 6

CLIENT:	**Battery Park City Authority (BPCA)**	**PERIOD COVERED:**	**September 1 through September 30, 2026**
CONTRACTOR:	**Turner-SPC JV (Turner)**	**REPORT DATE:**	**11/5/2026**
CAMP OPERATOR:	**Enovate Engineering, PLLC (Enovate)**	**EXCEL COMMUNITY MONITORS:**	**Hazel Griffee, John Masculin, Molly McCracken**

6.0 CONCERNS, CHANGES, OR UNANTICIPATED CONDITIONS

1. Breaks in monitoring data on the graphs generally indicate equipment recalibration, maintenance periods, or power related issues.
2. Power loss resulted in intermittent AM-unit outages between 9/13/26 to 9/14/26 at Reaches 1 through 5, between 9/17/26 to 9/22/26 at Reaches 1 through 6, on 9/24/26 at Reaches 2 and 4, and between 9/25/26 to 9/26/26 at Reach 1.
3. There were 13 exceedances of the PM2.5 Action Level 1 (25 ug/m^3), 17 exceedances of the PM2.5 Action Level 2 (35 ug/m^3), 10 exceedances of the PM10 Action Level 1 (100 ug/m^3), and 18 exceedances of the PM10 Action Level 2 (150 ug/m^3) during the reporting period of September as summarized and discussed in detail in Section 4.0.
4. There were 6 exceedances of Leq 1 Hr. Noise Alert Level (85 dBA) and 165 exceedances of the Lmax Noise Alert Level (see Table 2) based on the Weekly Noise Reports for the period 9/7/2026 to 9/27/2026 as summarized and discusse in Section 5.0 of this report.

7.0 OVERVIEW OF EXCEL HAND-HELD AIR AND NOISE MONITORING
Site visits were conducted on 9/10/26 and 9/29/26 (Attachment A)

VOCs	0.0 parts per million (ppm) on 9/10/26 and 0.0 ppm on 9/29/26
PM2.5	7 ug/m^3 to a maximum of 17 ug/m^3 on 9/29/26
PM 10	20 ug/m^3 to a maximum of 66 ug/m^3 on 9/10/26 and 14 ug/m^3 to a maximum of 59 ug/m^3 on 9/29/26
Noise	59.2 dBA to 89 dBA inside the work area and 68 dBA outside the work area on 9/10/26 and 58.3 dBA to 67.1 dBA on 9/29/26
Notes/Comments	Two site visits were conducted during the reporting period on 9/10/26 and 9/29/26. Inspection Reports provided in Attachment A.

8.0 ENVIRONMENTAL COMPLIANCE ISSUES/CORRECTIVE ACTIONS

1. As stated in the On-Site Inspection Reports provided in Attachment A, during Excel's 9/10/26 site inspection, the intake sensors on air monitoring unit AM-32 were found to be partially covered by a tarp that was attached to the adjacent fence. This was brought to Turner's attention during the site inspection and the tarp was moved and tightened to the fence so that it would not re-occur. Although the sensors were not covered during the 9/29/26 inspection, the tarp was lose and JM requested Turner to tighten it and to be sure to conduct daily inspection of the AM units to ensure that the units are able to function effectively and as intended.
2. As stated in Section 1.0 and summarized in Section 4.0, There were 13 exceedances of the PM 2.5 Action Level 1 (25 micrograms per cubic meter, or ug/m^3), 17 exceedances of the PM 2.5 Action Level 2 (35 ug/m^3), 10 exceedances of the PM 10 Action Level 1 (100 ug/m^3), and 18 exceedances of the PM10 Action Level 2 (150 ug/m^3) during the reporting period that Enovate attributed to on-Site construction operations and, when no construction was in progress, to wind blown dust across the work area. Excel's comments and recommendations are also summarized in Sections 4.0 (Overview) and in Section 9.0 below.
3. As stated in Section 1.0, although there were fewer occurences than in previous months, there were Alert Level 2 exceedances for which the contractor did not stop work or provide information regarding actions taken, although fewer incidents than in previous months. Excel's recommendations are summarized in Section 9.0 below.
4. An overview of the noise monitoring exceedances, actions taken, and ICM comments is provided in Section 5.0 of this report. As noted, there were multiple occasions when the Lmax Noise Alert Level was exceeded and less frequent but still exceedances of the Leq 1 Hr. Noise Alert Level. No information is provided in the Weekly Noise Monitoring Reports as to what actions were taken. Excel's recommendations are summarized in Section 9.0 below.

9.0 RECOMMENDATIONS

1.Consistently adhere to the provisions of the CAMP, including consistent, pro-active use of BMPs to minimize generation of fugitive dust, re-evaluation of BMPs when Alert Level 1 for PM 2.5 or PM 10 is exceeded, and continuing to pause or stop work if Alert Level 2 is exceeded for PM 2.5 and/or PM 10. After work is stopped, BMP's for dust control must be re-evaluated and dust levels returned below Alert Levels before work is resumed.
2. Ensure that dust mitigation BMPs are in place at the end of every work day and before the start of the weekend to minimize generation of dust due to wind blowing across a work area with exposed soil.
3. Ensure all AM-unit intakes are not covered or in any way impeded from operating properly and that batteries are replaced before losing charge as well as reducing the response time for replacement of a dead battery. Ongoing efforts to hardwire all AM units should continue on as expedited a basis as possible based on electrical service availability and timing, etc.
4. The contractor should consistently adhere to the provisions of the Noise Monitoring & Control Plan which indicates that if a Noise Alert Level is exceeded that, based on the engineer or design builder's direction, construction procedures should be modified or mitigation measures implemented. The Weekly Noise Reports should be expanded to include an explanation of the specific cause of any noise alert level exceedance and actions taken to mitigate noise generation in response to the exceedance.
5. Turn off and/or redirect idling trucks whenever possible and make reasonable efforts to minimize pedestrians outside the gates from smoking within 4 feet of the sensor, consider the posting of no smoking signs, etc.

TABLES

TABLE 1
ROLE OF THE INDEPENDENT COMMUNITY AIR MONITOR
North/West Battery Park City Resiliency Project

Excel Environmental Resources, Inc. (Excel) has been contracted by the Battery Park City Authority (BPCA) to serve as the ICM for the North/West Battery Park City Resiliency (NWBPCR). As ICM, Excel's role is to provide independent oversight of air quality and noise monitoring required to be conducted by the BPCA's general contractor, the joint venture of Turner Construction and SPC Construction (Turner-SPC JV), given the proximity of adjacent sensitive receptors, including residents, commercial/retail businesses and institutions, marinas, and parks to the various work areas, or reaches, of which there are seven as further described below
In addition to reviewing the air and noise data generated 24 hours per day and seven days per week by the CAMP system and communicating with the BPCA and Turner-SPC JV team when there is an exceedance of an alert level or indication that one or more of the Community Air Monitoring Plan (CAMP) units is offline, Excel is also evaluating the contractor's use of best management practices to minimize the potential for generation of ambient dust, volatile organic compound (VOC) concentrations, and/or noise above the alert levels established by the CAMP during implementation of the work.
Follow up with the Turner-SPC JV and BPCA project representatives to discuss any exceedance of one or more action level, evaluate the findings of their investigation of the cause(s) and corrective action(s) taken to mitigate the situation and restore conditions to below action levels. Excel requests via email summaries for review to evaluate the cause of any dust action level exceedance and the corrective actions taken if related to onsite activities.
Conduct unscheduled Site inspections to include real-time verification of dust levels at and surrounding the Site and observe and photo-document the ongoing improvement of the coastal flood management systems activities for adherence to monitoring plans and BMPs.
Prepare and submit ICM reports summarizing the results of the dust monitoring noting any exceedance of the action levels, relaying the cause(s) of the exceedance as determined by the BPCA project team based on investigation of each alert, the corrective action(s) taken in response to the exceedance, Excel's findings and observations during our Site inspections, and outlining additional recommendations, if any.
Participation in the Working Group, or similar meetings, with the BPCA project team, representatives of the community, local elected officials, and other stakeholders to discuss Excel's findings and observations related to Site activities and dust monitoring data, relay any issue of concern and associated recommendation(s) to address or mitigate the concern, and answer questions from the participants at the meeting.
Respond to questions or concerns raised by the community and/or elected officials if not appropriately and timely addressed by the BPCA project team and provide Excel's observations and any recommendations via email or conference call as the improvement of the coastal flood management systems activities progress.

TABLE 2
COMMUNITY AIR MONITORING AND NOISE ACTION LEVELS AND CRITERION
North/West Battery Park City Resiliency Project

PARTICULATE ACTION LEVELS
PM10 Action Level 1: 100 micrograms per cubic meter (100 ug/m^3) for airborne particulate matter less than 10 micrometers in size (PM10) based on a 15-minute time weighted average (TWA). If exceeded, onsite activities are adjusted if necessary, and additional dust suppression measures must be used
PM10 Action Level 2: 150 ug/m^3 for PM10 based on a 15-minute TWA which is considered the Short-Term Exposure Limit (STEL). The Permissible Exposure Limit (PEL), the regulatory limit to protect public health and welfare with respect to PM10, is based on a 24-hour TWA. The 15-minute TWA, or STEL, is used to aid the NWBPCR Project Team to monitor the project's effect on PM10 air quality more closely. If the 15-minute TWA for PM10 is exceeded, work is stopped, the source(s) are evaluated, onsite activities are adjusted if/as necessary, additional best management practices (BMPs) implemented prior to resuming work, and dust levels confirmed to be below action levels.
PM2.5 Action Level 1: 25 ug/m3 for airborne PM2.5 based on a 15-minute TWA. If exceeded, onsite activities are adjusted if necessary, and additional dust suppression measures must be used
PM2.5 Action Level 2: 35 ug/m3 for PM2.5 based on a 15-minute TWA. If exceeded, work is stopped, the source(s) are evaluated, onsite activities are adjusted if/as necessary, additional BMPs implemented prior to resuming work, and dust levels confirmed to be below action levels
VOLATILE ORGANIC COMPOUND CRITERION
VOC Criterion 1: 5 parts per million (ppm) for volatile organic compounds (VOCs) based on a 15-minute TWA. If exceeded, onsite activities are adjusted if necessary and monitoring continued.
VOC Criterion 2: >5 and <25 ppm for VOCs based on a 15-minute TWA. If exceedances persist, work is stopped, the source(s) are evaluated, onsite activities are adjusted if/as necessary, additional BMPs implemented prior to resuming work, and monitoring continued.
VOC Criterion 3: >25 ppm for VOCs based on a 15-minute TWA. If exceeded, work is shut down.
NOISE LIMITING VALUES
Leq 1-hour: 85 dBA. If a Limiting Value is reached, Turner-SPV to immediately notify and meet with the Engineer and Design Builder to discuss response action(s). Per the Noise Monitoring and Control Plan, Turner-SPV to submit an up-to-date report within 24 hours for all instruments for which the limiting value was reached, as well as on any other instruments requested by the Engineer. If directed by the Engineer and Design Builder, increase instrument monitoring frequencies, install, and monitor additional instruments, modify construction procedures, and implement mitigation measures.
Lmax: Background noise plus 15 dBA. Based on the background studies, the following are the Reach specific Lmax Noise Action Levels: **Reach 1:** 101 dBA **Reach 4:** 102 dBA **Reach 6 (Rector St.):** 97 dBA **Reach 2:** 91 dBA **Reach 5:** 92 dBA **Reach 7:** 96 dBA **Reach 3:** 97 dBA **Reach 6 (Albany St.):** 93 dBA If a Limiting Value is reached, Turner-SPV to immediately notify and meet with the Engineer and Design Builder to discuss response action(s). Per the Noise Monitoring and Control Plan, Turner-SPV to submit an up-to-date report within 24 hours for all instruments for which the limiting value was reached, as well as on any other instruments requested by the Engineer. If directed by the Engineer and Design Builder, increase instrument monitoring frequencies, install, and monitor additional instruments, modify construction procedures, and implement mitigation measures.

FIGURES

Reach Location Map

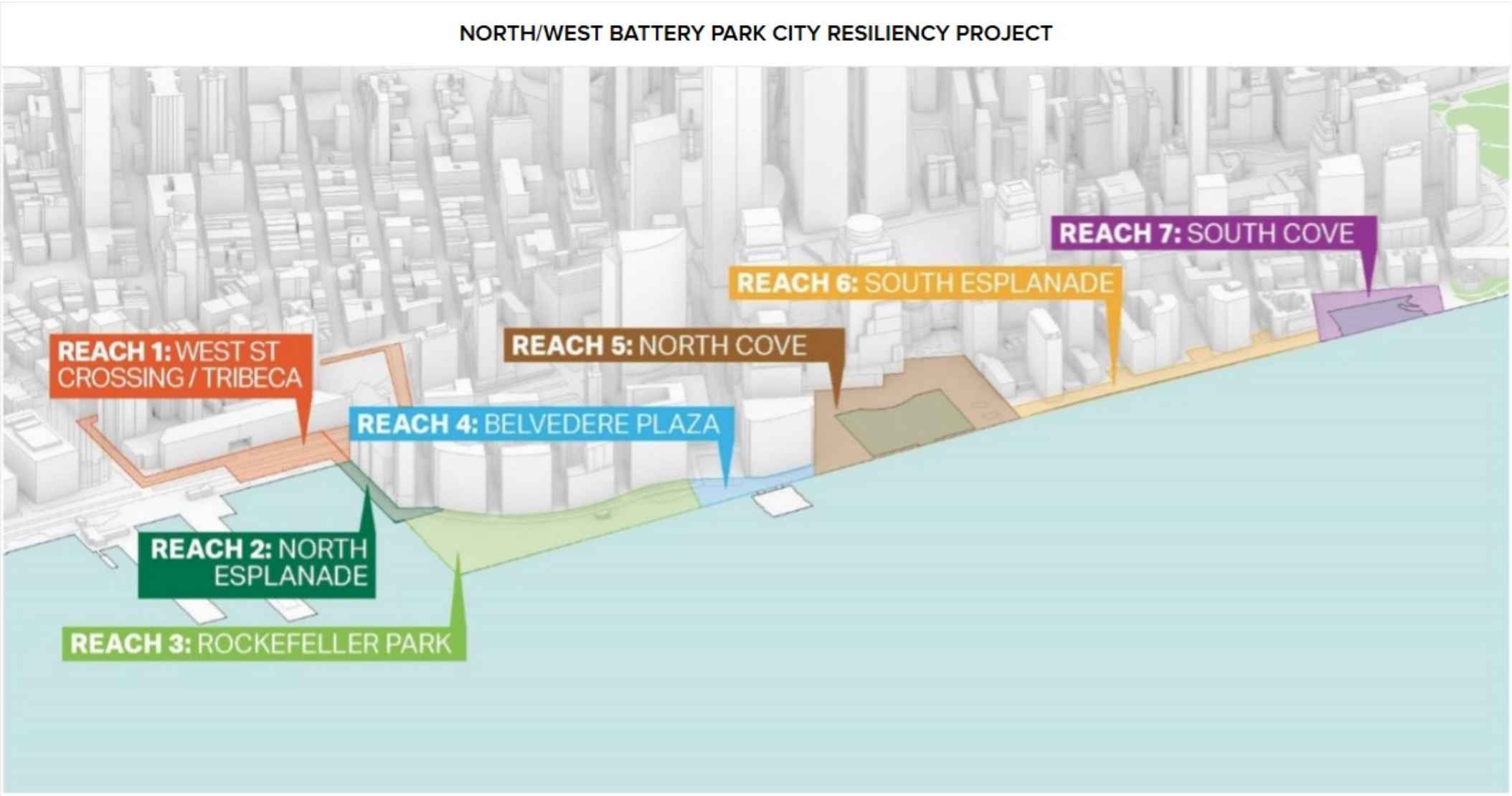
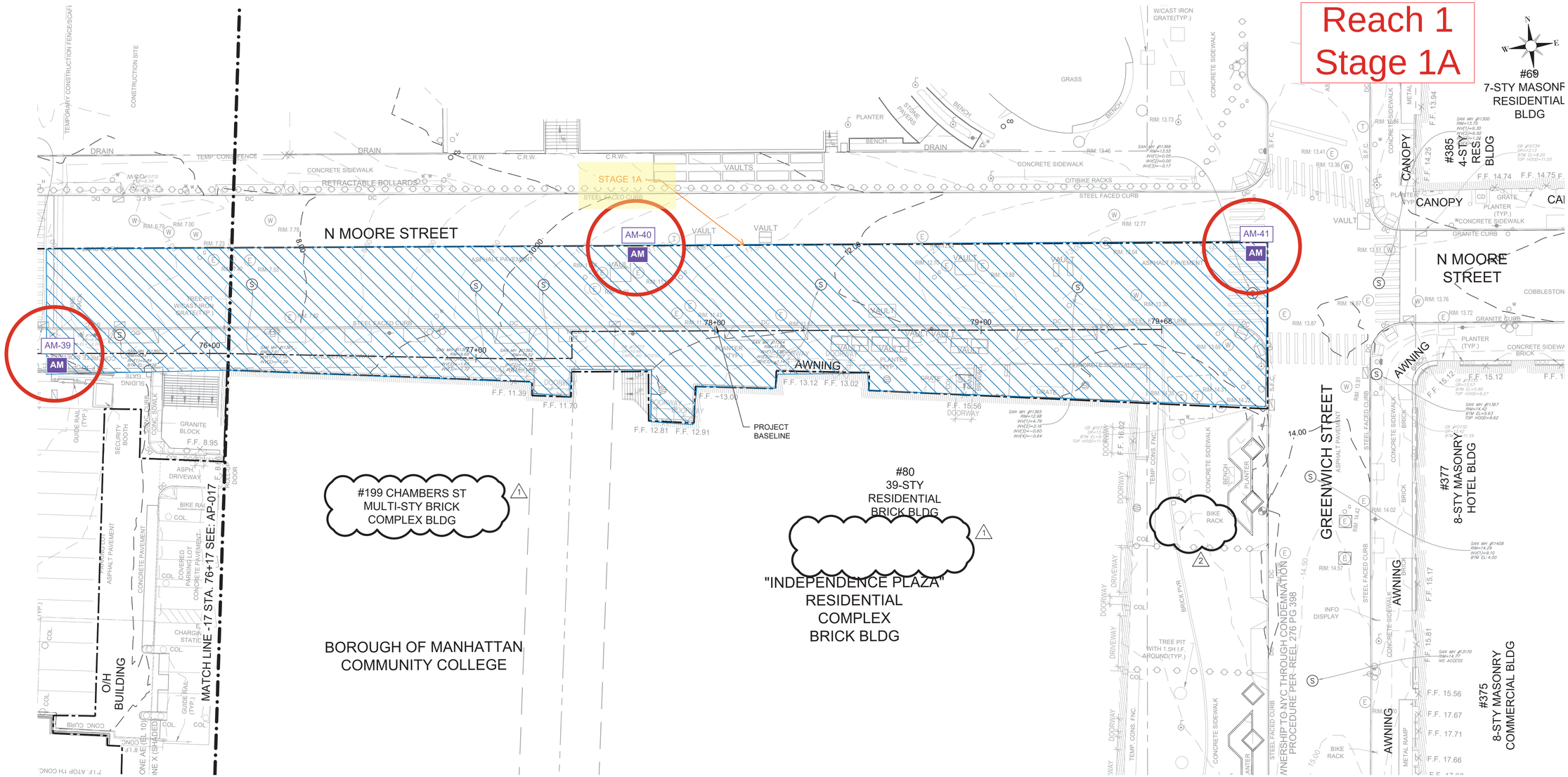
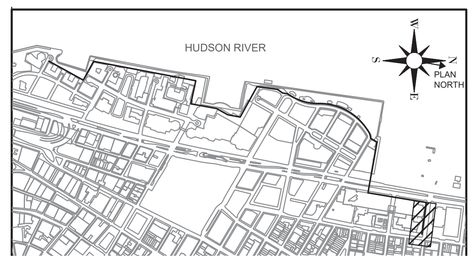


Photo From https://bpca.ny.gov/nwbpcr/

Figure 1

Reach 1
Stage 1A





NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 2

SCALE: 0 20 40 Feet
SCALE: 1" = 20'

DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

ENOVATE
ENOVATE CONSULTING, LLC
400 CONNELL DRIVE SUITE 5300
BERKELEY HEIGHTS, NJ 07922
908-363-5299

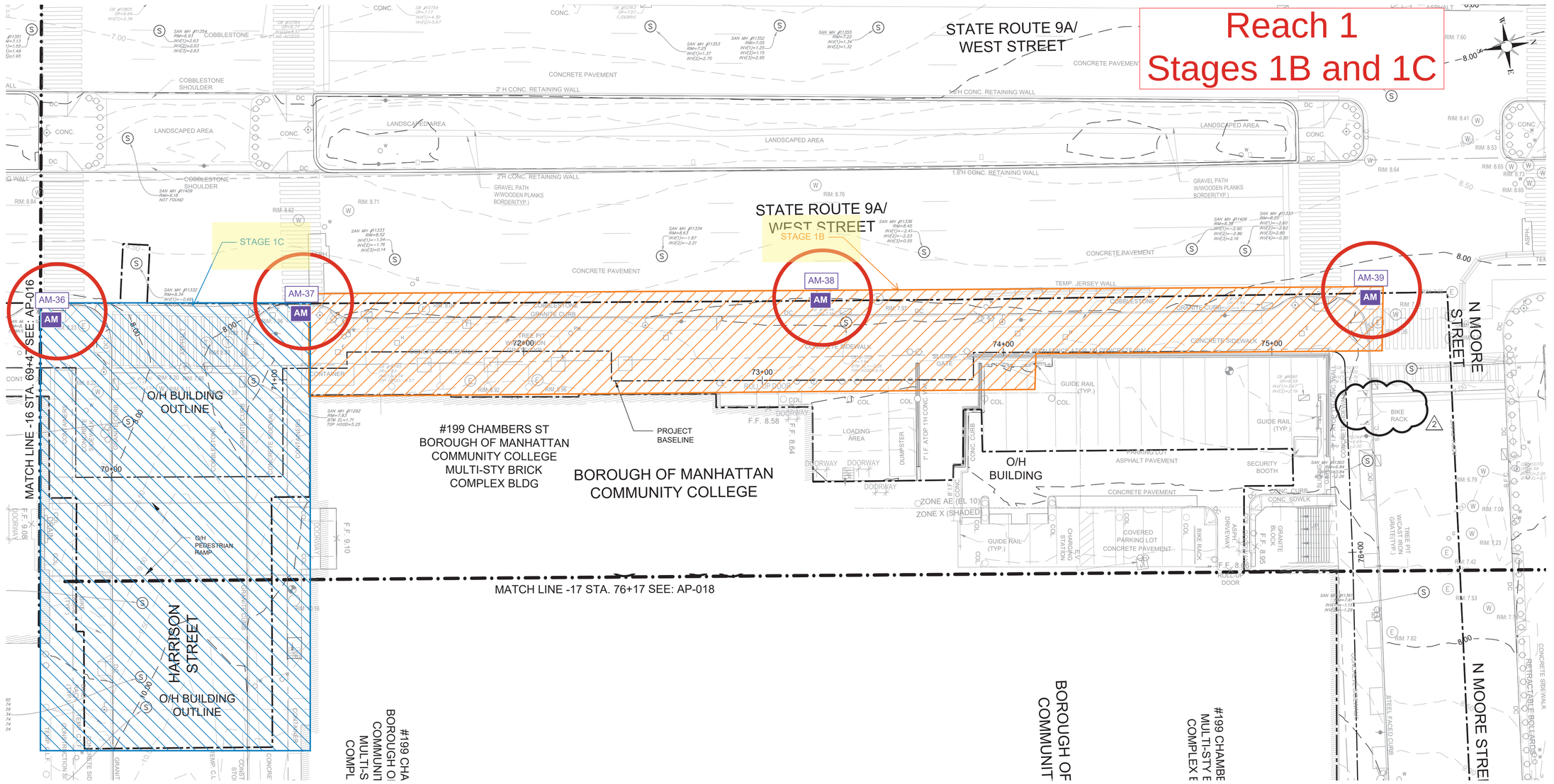
TURNER SPC
JOINT VENTURE
66 HUDSON BLVD E
NEW YORK, NY 10021

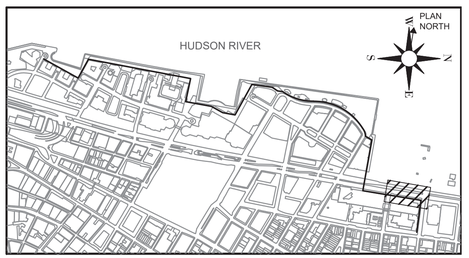
NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 1 STAGE 1A

DWG NO.	SHEET NO.
AP-018	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 1
Stages 1B and 1C





NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 3

SCALE: 0 20 40 Feet
SCALE: 1" = 20'

DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

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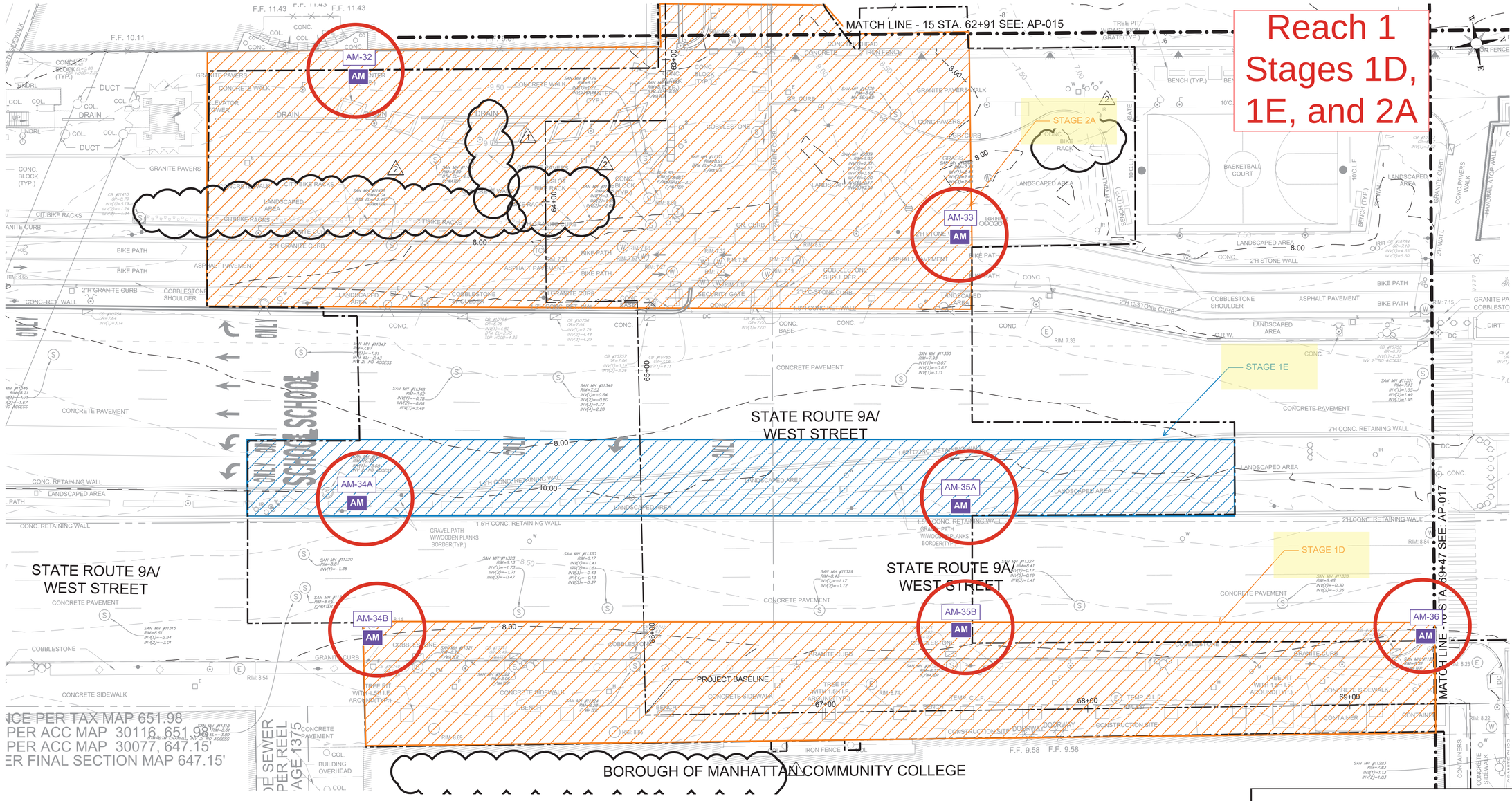
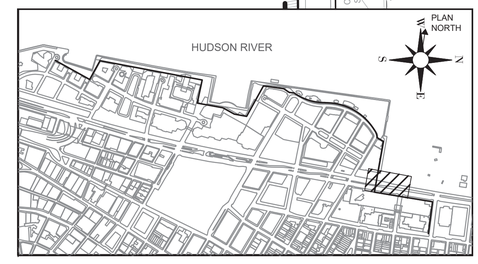
NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 1 STAGE 1B/C

DWG NO.	SHEET NO.
AP-017	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 1 Stages 1D, 1E, and 2A





NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.
2. AIR MONITORS LABELED A/B INDICATE ALTERNATIVE LOCATIONS DEPENDING ON STAGING BETWEEN STAGES 2A, 1E AND 1D.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 4

SCALE: 0 20 40 Feet
SCALE: 1" = 20'

DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

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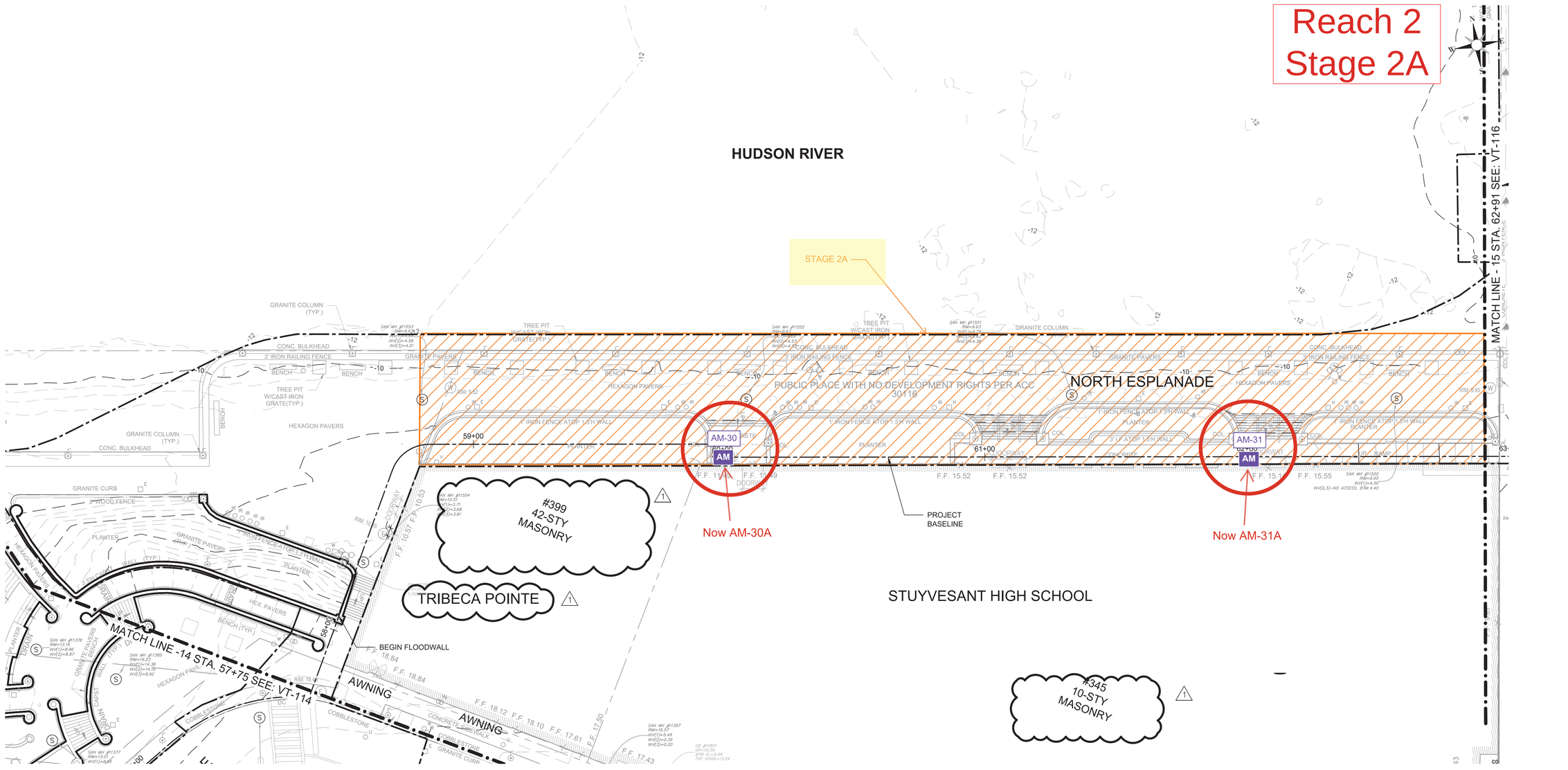
66 HUDSON BLVD E
NEW YORK, NY 10021

NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 1/2 STAGE 2A/1E/1D

DWG NO.	SHEET NO.
AP-016	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 2 Stage 2A



NOTES

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INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 5

SCALE: 0 20 40 Feet

SCALE: 1" = 20'

DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
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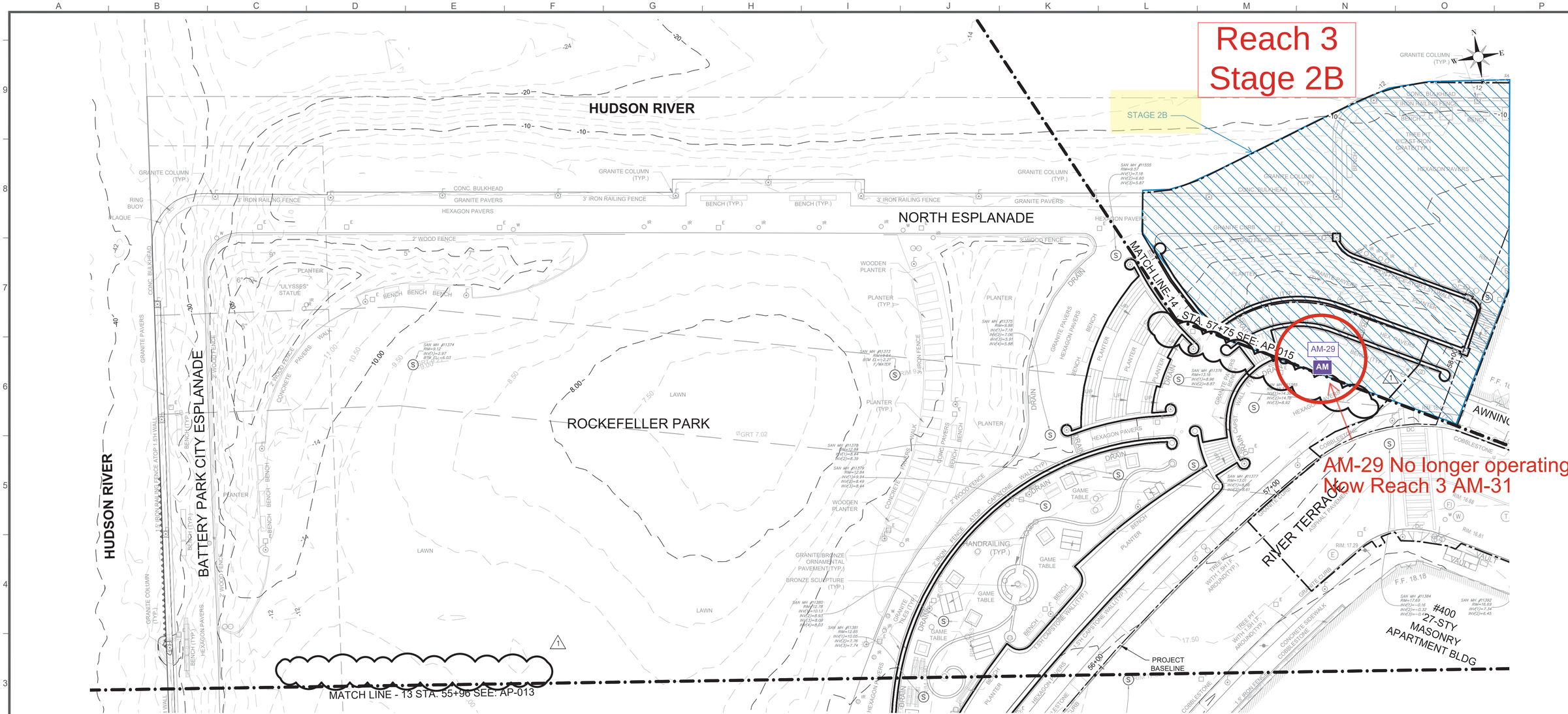
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 2 STAGE 2A

DWG NO.	SHEET NO.
AP-015	
Enovate Project	DATE
TCJ-01	09/18/25



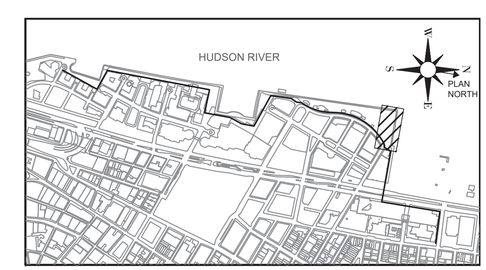


FIGURE 6

NOTES

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INSTRUMENTATION SYMBOLS:

AM AIR MONITORS

SCALE: 0 20 40 Feet
SCALE: 1" = 20'

DESIGNED BY: M. RUGGIERO	DRAWN BY: M. RUGGIERO	PROJECT MANAGER:
CHECKED BY: D. ANDRECHICK	DESIGN LEAD:	DESIGN MANAGER:
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

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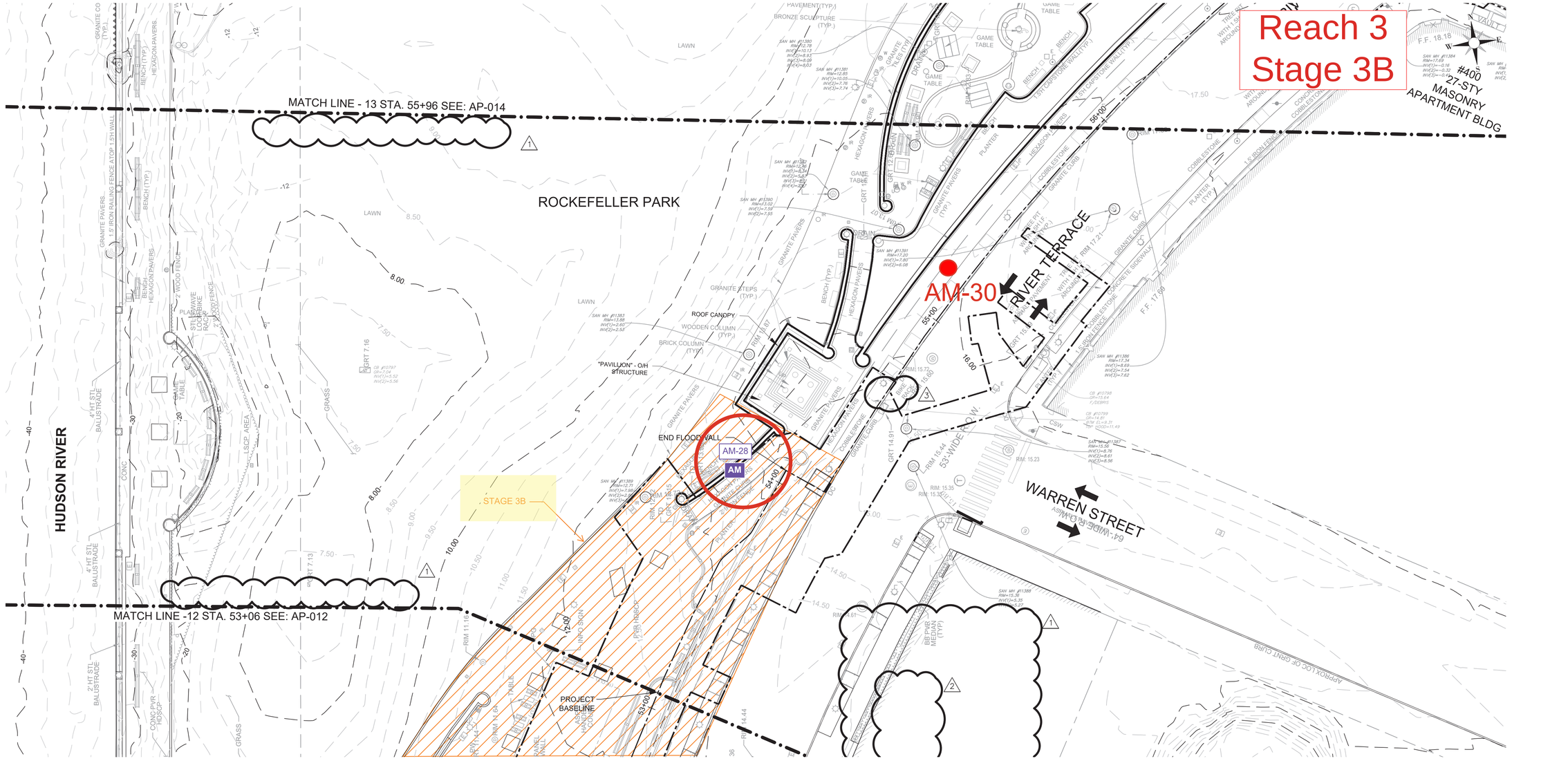
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 2 STAGE 2B

DWG NO.	SHEET NO.
AP-014	
Enovate Project	DATE
TCJ-01	09/18/25



NOTES

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INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 7

SCALE: 0 20 40 Feet

SCALE: 1" = 20'

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M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
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RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 3 STAGE 3B

DWG NO.	SHEET NO.
AP-013	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 3 Stage 3B

HUDSON RIVER

BATTERY PARK CITY ESPLANADE

ROCKEFELLER PARK

STAGE 3B

MATCH LINE -11 STA. 48+62 SEE: AP-011

MATCH LINE -12 STA. 53+06 SEE: AP-013

AM-26

AM-27

AM-28

AM

PROJECT BASELINE

RIVER TERRACE

MURRAY STREET

64'-WIDE R.O.W.

FORMER PARK PLACE WEST

NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

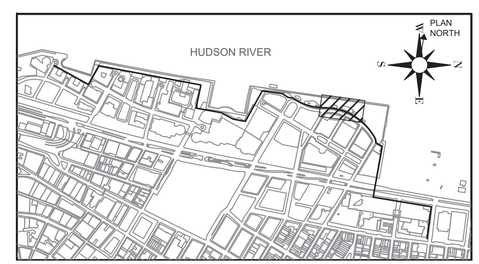
INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 8

SCALE: 0 20 40 Feet

SCALE: 1" = 20'



DESIGNED BY: M. RUGGIERO	DRAWN BY: M. RUGGIERO	PROJECT MANAGER:	
CHECKED BY: D. ANDRECHICK	DESIGN LEAD:	DESIGN MANAGER:	
ALTERED BY:			

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

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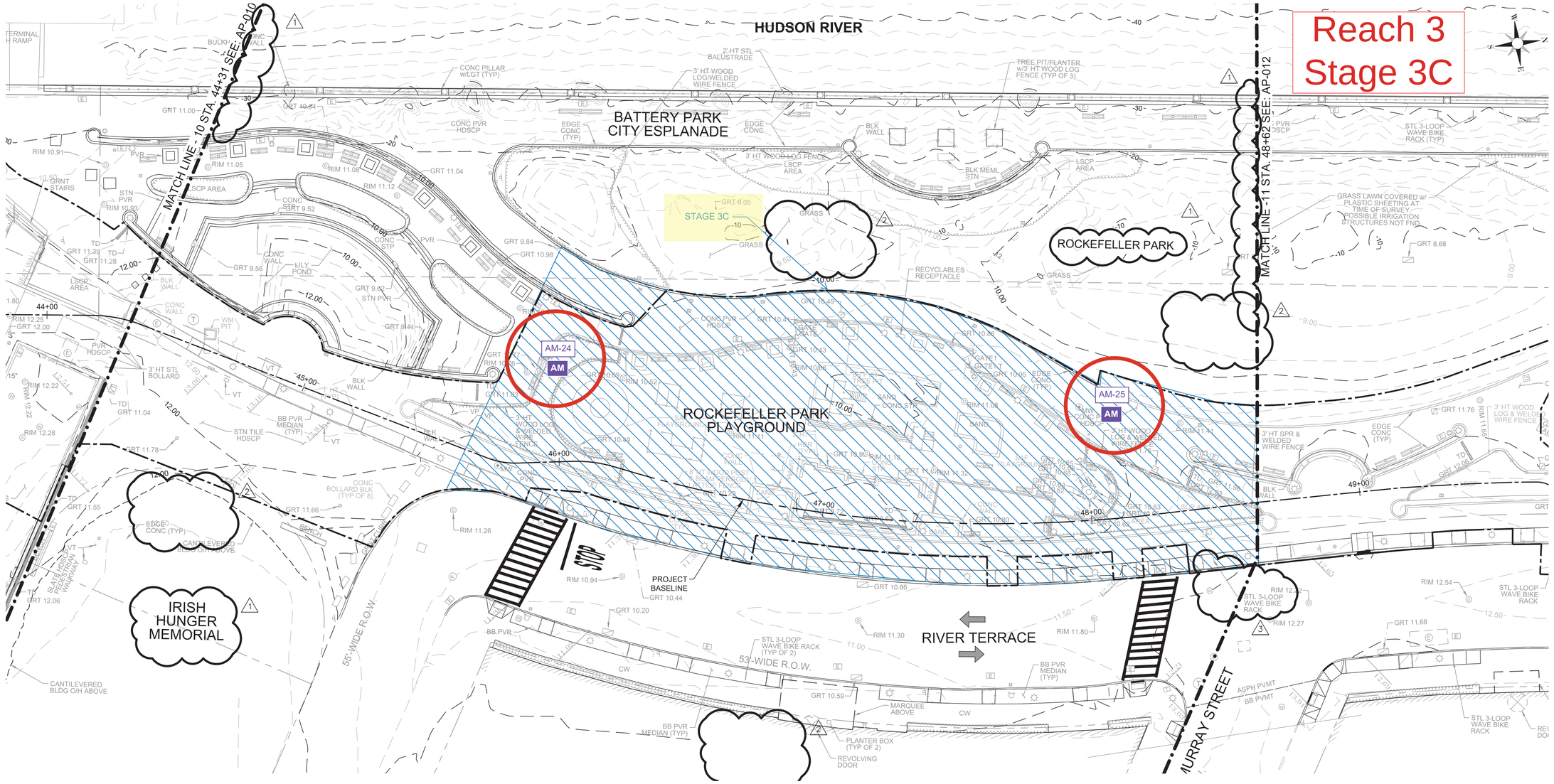
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 3 STAGE 3B

DWG NO.	SHEET NO.
AP-012	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 3 Stage 3C



NOTES

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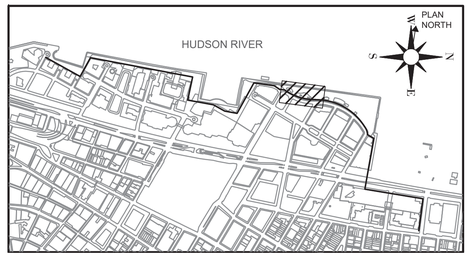
INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 9

SCALE: 0 20 40 Feet

SCALE: 1" = 20'



DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
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NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 3 STAGE 3C

DWG NO.	SHEET NO.
AP-011	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 4
Stages 4A and 4B

HUDSON RIVER

FERRY TERMINAL

FERRY TERMINAL AS AN APPROX. REFERENCE ONLY NOT INCLUDED IN

STAGE 4B

STAGE 4A

MATCH LINE - 9 STA. 40+80 SEE AP-009

MATCH LINE - 10 STA. 44+31

PROJECT BASELINE

AM-22

AM-23

AM

300 VESEY

VESEY STREET (PEDESTRIAN)

IRISH HUNGER MEMORIAL

55'-WIDE R.O.W.

WEST STREET

LSCP AREA ENCLOSED w/1.5' HT WELDED WIRE

3' HT WOOD LOG & WELDED WIRE FENCE

CONC PILLAR w/LGT (TYP)

FERRY TERMINAL SOUTH RAMP

FERRY TERMINAL NORTH RAMP

2' HT STL BALUSTRADE

STL 3-LOOP WAVE BIKE RACK

CONC BULKHEAD WALL

CONC PVR HDSCP

EDGE CONC (TYP)

STN BLK WALL

CONC RAMP

GRNT STAIRS

CONC WALL

LILY POND

STN PVR

BB PVR MEDIAN (TYP)

STN TILE HDSCP

BLK WALL

CANTILEVERED BLDG O/H ABOVE

SLATE HORIZ PEDESTRIAN WALKWAY

BENCH

BRK PVR HDSCP

GRNT WALL

CONC HDSCP

GRNT CURB

REVOLVING DOOR

DOORWAY

COL

NAME PLATE

RIM 11.83

RIM 12.37

RIM 10.91

RIM 11.05

RIM 11.08

RIM 11.12

RIM 10.83

RIM 12.22

RIM 12.28

RIM 11.26

RIM 10.94

RIM 12.50

RIM 12.18

RIM 12.00

RIM 11.91

RIM 11.77

RIM 10.76

GRT 11.00

GRT 10.94

GRT 11.04

GRT 9.52

GRT 9.84

GRT 10.98

GRT 9.62

GRT 9.44

GRT 11.80

GRT 11.31

GRT 11.28

GRT 11.03

GRT 11.04

GRT 11.74

GRT 11.55

GRT 11.06

GRT 12.06

GRT 12.15

GRT 12.22

GRT 12.24

GRT 12.12

GRT 12.45

GRT 12.27

GRT 12.00

GRT 11.91

GRT 11.95

TD

VT

VP

MW

GRT

-38

-40

-42

-50

10.00

10.50

11.00

12.00

41+00

42+00

43+00

44+00

45+00

46+00

NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

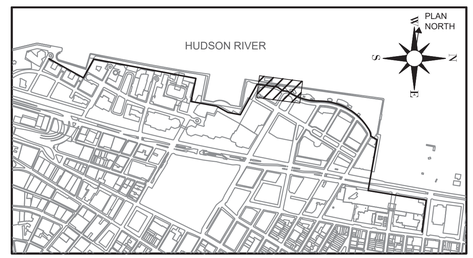
INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 10

SCALE: 0 20 40 Feet

SCALE: 1" = 20'



DESIGNED BY: M. RUGGIERO	DRAWN BY: M. RUGGIERO	PROJECT MANAGER:	
CHECKED BY: D. ANDRECHICK	DESIGN LEAD:	DESIGN MANAGER:	
ALTERED BY:			

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

ENOVATE

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908-363-5299

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JOINT VENTURE
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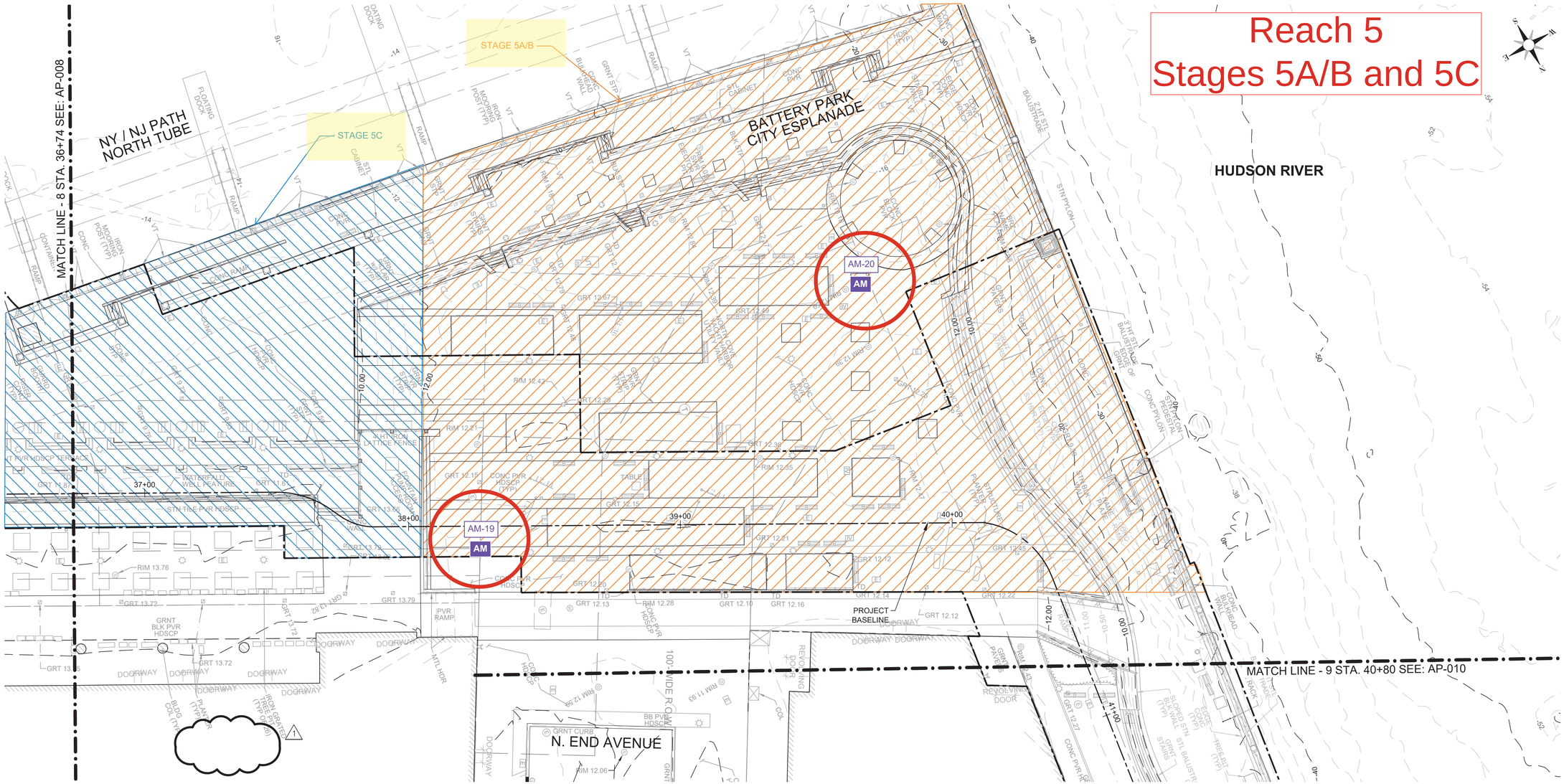
NEW YORK, NY 10021

NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 4 STAGE 4A/B

DWG NO.	SHEET NO.
AP-010	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 5
Stages 5A/B and 5C



NOTES

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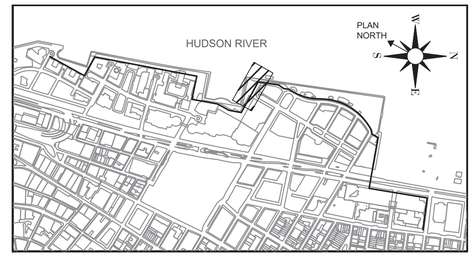
INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 11

SCALE: 0 20 40 Feet

SCALE: 1" = 20'



DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

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908-363-5299

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NEW YORK, NY 10021

NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2
AS-BUILT

AIR MONITORING PLAN
REACH 5 STAGE 5A/B/C

DWG NO.	SHEET NO.
AP-009A	
Enovate Project	DATE
TCJ-01	07/17/26

Reach 5 Stage 5C

STAGE 5C

AM-18

AM

BLOCK 16
LOT 3

BLOCK 16
LOT 125
3 STY FR

BROOKFIELD PLACE

BLOCK 16
LOT 150
32 STY FR

BLOCK 16
LOT 150
32 STY FR
PARCEL D, REEL 591 PG 165 AND 168
250 VESEY STREET
LEASE TO WFP TOWER D CO LP

MATCH LINE - 7 STA. 32+68 SEE: AP-007

MATCH LINE - 8 STA. 36+74 SEE: AP-009

PROJECT BASELINE

33+00 34+00 35+00 36+00 37+00

11.00 14.00

HUDSON RIVER

PLAN NORTH

NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 12

SCALE: 0 20 40 Feet
SCALE: 1" = 20'

DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
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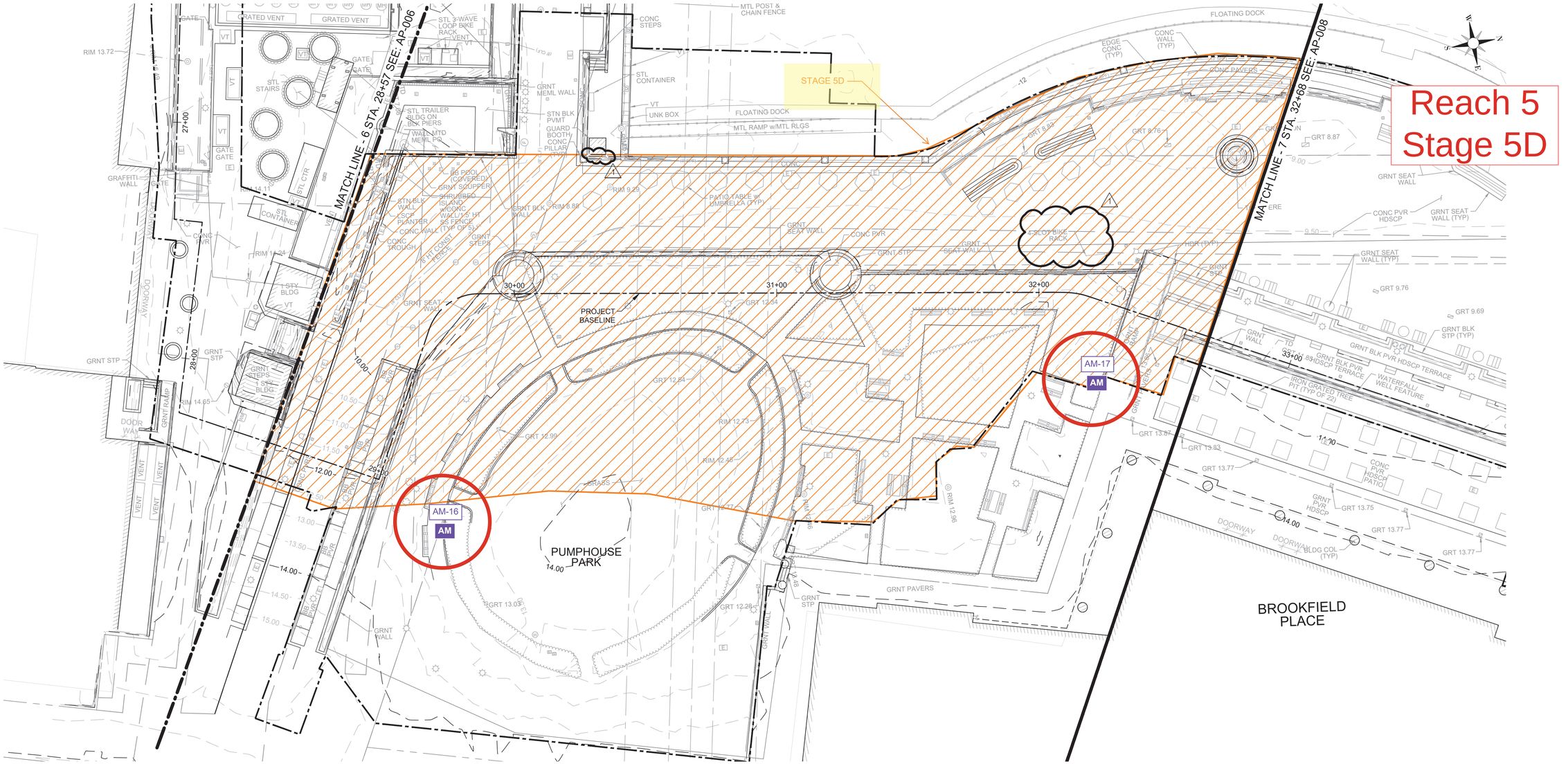
NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2
AS-BUILT

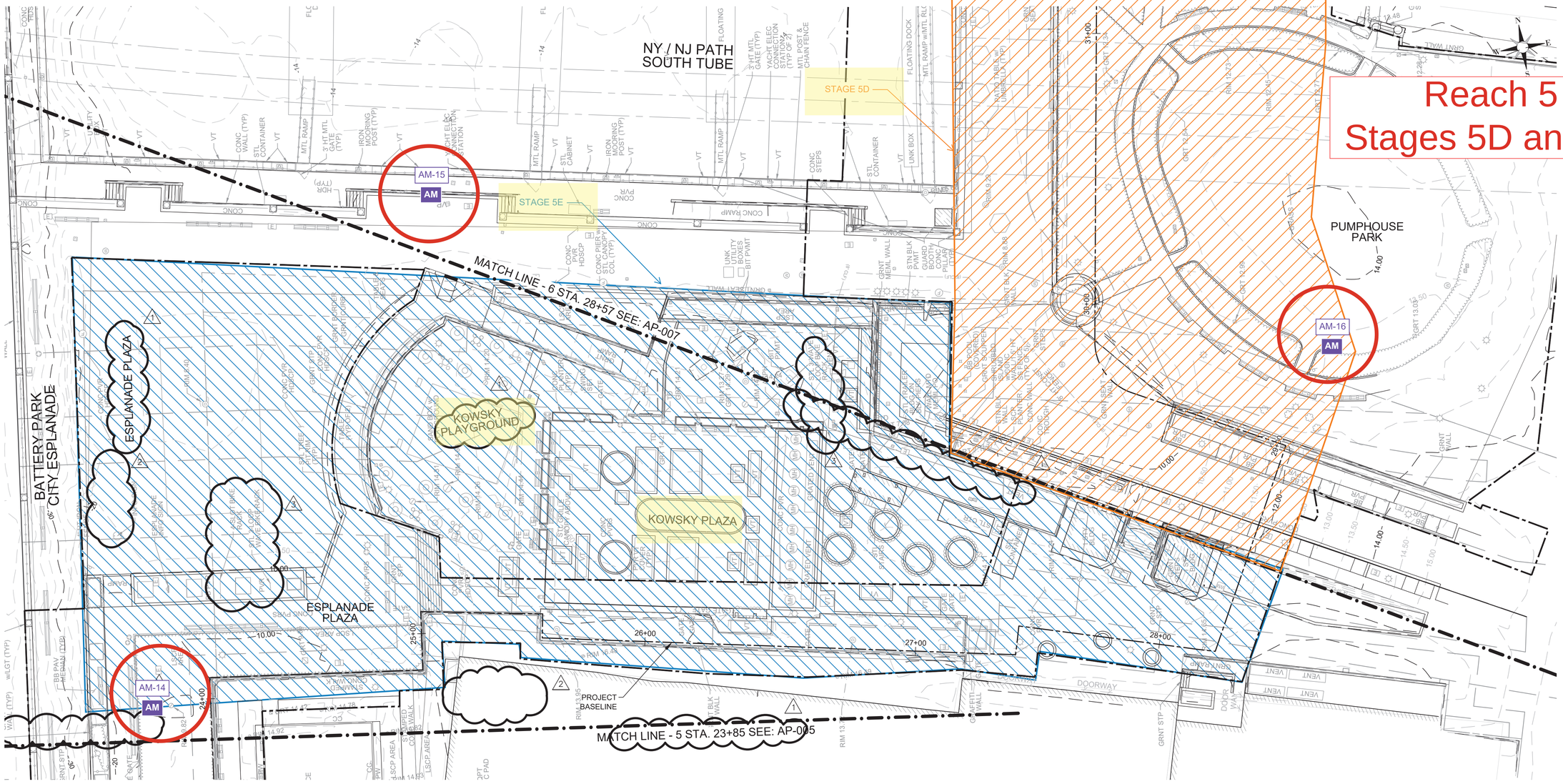
AIR MONITORING PLAN
REACH 5 STAGE 5C

DWG NO.	SHEET NO.
AP-008A	
Enovate Project	DATE
TCJ-01	07/17/26

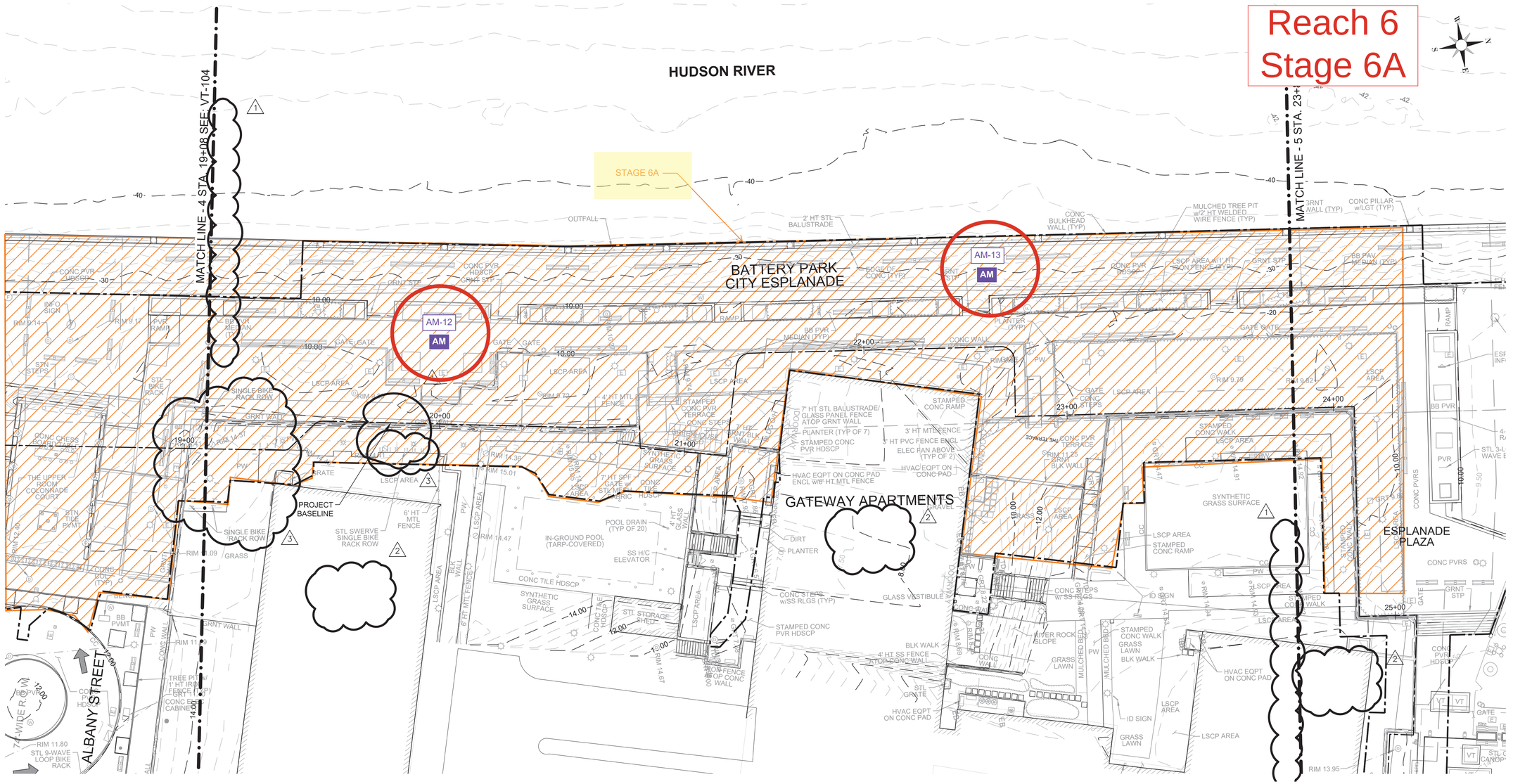
Reach 5 Stage 5D

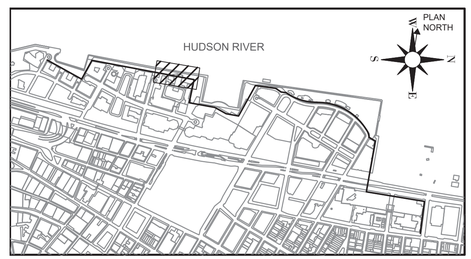

MATCH LINE - 6 STA. 28+57 SEE: AP-006
MATCH LINE - 7 STA. 32+68 SEE: AP-008
STAGE 5D
PROJECT BASELINE
AM-16
AM-17
AM
PUMPHOUSE PARK
BROOKFIELD PLACE
FLOATING DOCK
MTL RAMP w/MTL RLGS
MTL POST & CHAIN FENCE
CONC STEPS
STL CONTAINER
UNK BOX
GRNT MEML WALL
STN BLK PVMT
GUARD BOOTH/ CONC PILLAR
STL 3-WAVE LOOP BIKE RACK
STL TRAILER BLDG ON BLK PIERS
WALL MTD MEML FD
GRATED VENT
GATE
STL STAIRS
STL CTR
GRAFFITI WALL
1 STY BLDG
DOORWAY
DOOR
GRNT STP
GRNT STEPS
GRNT RAMP
VENT
RIM 13.72
RIM 14.11
RIM 14.24
RIM 14.65
RIM 9.29
RIM 8.88
RIM 12.73
RIM 12.45
RIM 12.96
RIM 12.46
RIM 12.48
GRT 12.99
GRT 12.54
GRT 12.64
GRT 13.03
GRT 12.28
GRT 8.82
GRT 8.76
GRT 8.87
GRT 9.76
GRT 9.69
GRT 13.87
GRT 13.83
GRT 13.77
GRT 13.75
GRT 13.77
GRT 13.77
GRT 13.54
GRT 13.56
GRT 13.56
GRT 13.56

Reach 5
Stages 5D and 5E


NY / NJ PATH
SOUTH TUBE
STAGE 5D
STAGE 5E
AM-15
AM
AM-16
AM
AM-14
AM
MATCH LINE - 6 STA. 28+57 SEE: AP-007
MATCH LINE - 5 STA. 23+85 SEE: AP-005
PROJECT
BASELINE
BATTERY PARK
CITY ESPLANADE
ESPLANADE PLAZA
KOWSKY
PLAYGROUND
KOWSKY PLAZA
ESPLANADE
PLAZA
PUMPHOUSE
PARK
25+00
26+00
27+00
28+00
30+00
31+00
24+00
10.00
14.00
12.00
DOORWAY
GRNT WALL
GRNT STP
FLOATING DOCK
MTL RAMP w/MTL RLG
UNK UTILITY BOXES
CONC PIER w/ CANOPY
STL CONTAINER
UNK BOX
CONC STEPS
IRON MOORING POST (TYP)
3' HT MTL GATE (TYP)
CONC WALL (TYP)
MTL RAMP
STL CABINET
YACHT ELEC CONNECTION STATION
MTL POST & CHAIN FENCE
GRNT SEAT WALL
GRNT PLANTER
STL TRELLIS
STL BENCH
STL BIKE RACK
CONC PLANTER
GRNT PAVER
GRNT CURB
CONC PVR
HDSCP
LSCP AREA
BB PAV
MEDIAN (TYP)
CONC PVR
SIDEWALK
GRNT PAVER
CROSSWALK
STL TRASH RECEPTACLE
STL BIKE RACK
STL BENCH
STL PLANTER
STL GUIDE
SIGN POST
GRNT CURB
CONC PVR
HDSCP
GRNT STP
CONC PAVER
SIDEWALK
CONC PAVER
CROSSWALK
STL TRASH RECEPTACLE
STL BENCH
STL BIKE RACK
STL PLANTER
STL GUIDE

Reach 6 Stage 6A





NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 15

SCALE: 0 20 40 Feet

SCALE: 1" = 20'

DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

ENOVATE

ENOVATE CONSULTING, LLC
400 CONNELL DRIVE SUITE 5300
BERKELEY HEIGHTS, NJ 07922
908-363-5299

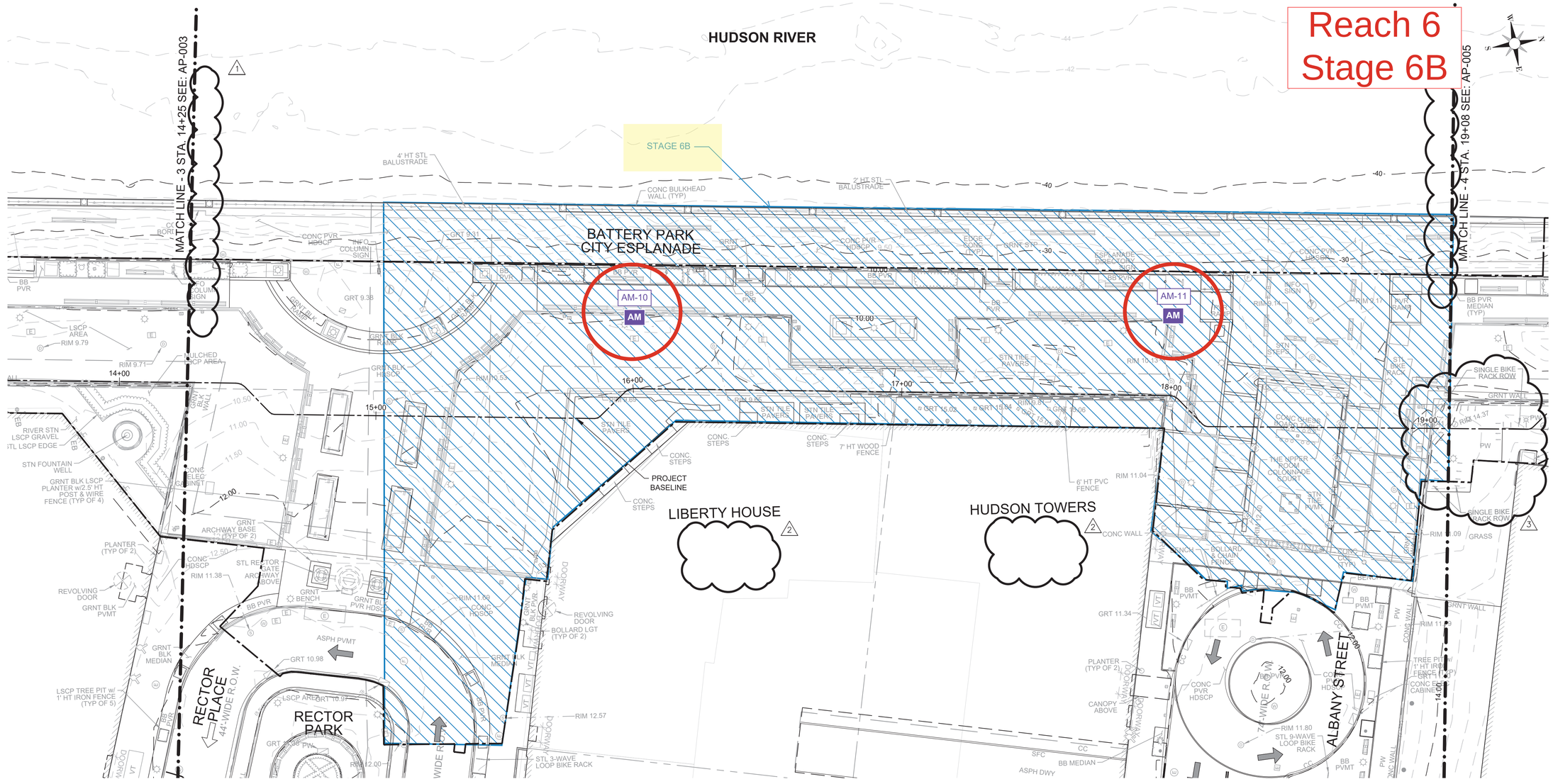
TURNER SPC JOINT VENTURE
66 HUDSON BLVD E
NEW YORK, NY 10021

NORTHWEST BATTERY PARK CITY RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN REACH 6 STAGE 6A

DWG NO.	SHEET NO.
AP-005	
Enovate Project	DATE
TCJ-01	09/18/25

Reach 6
Stage 6B



NOTES

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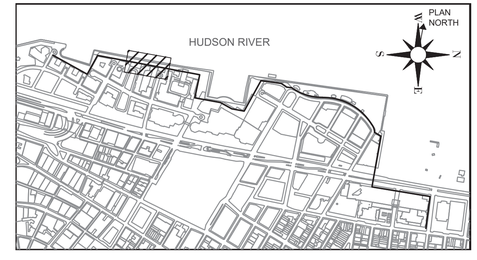
INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 16

SCALE: 0 20 40 Feet
SCALE: 1" = 20'



DESIGNED BY:	DRAWN BY:	PROJECT MANAGER:
M. RUGGIERO	M. RUGGIERO	
CHECKED BY:	DESIGN LEAD:	DESIGN MANAGER:
D. ANDRECHICK		
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	

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NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 6 STAGE 6B

DWG NO.	SHEET NO.
AP-004	
Enovate Project	DATE
TCJ-01	09/18/25

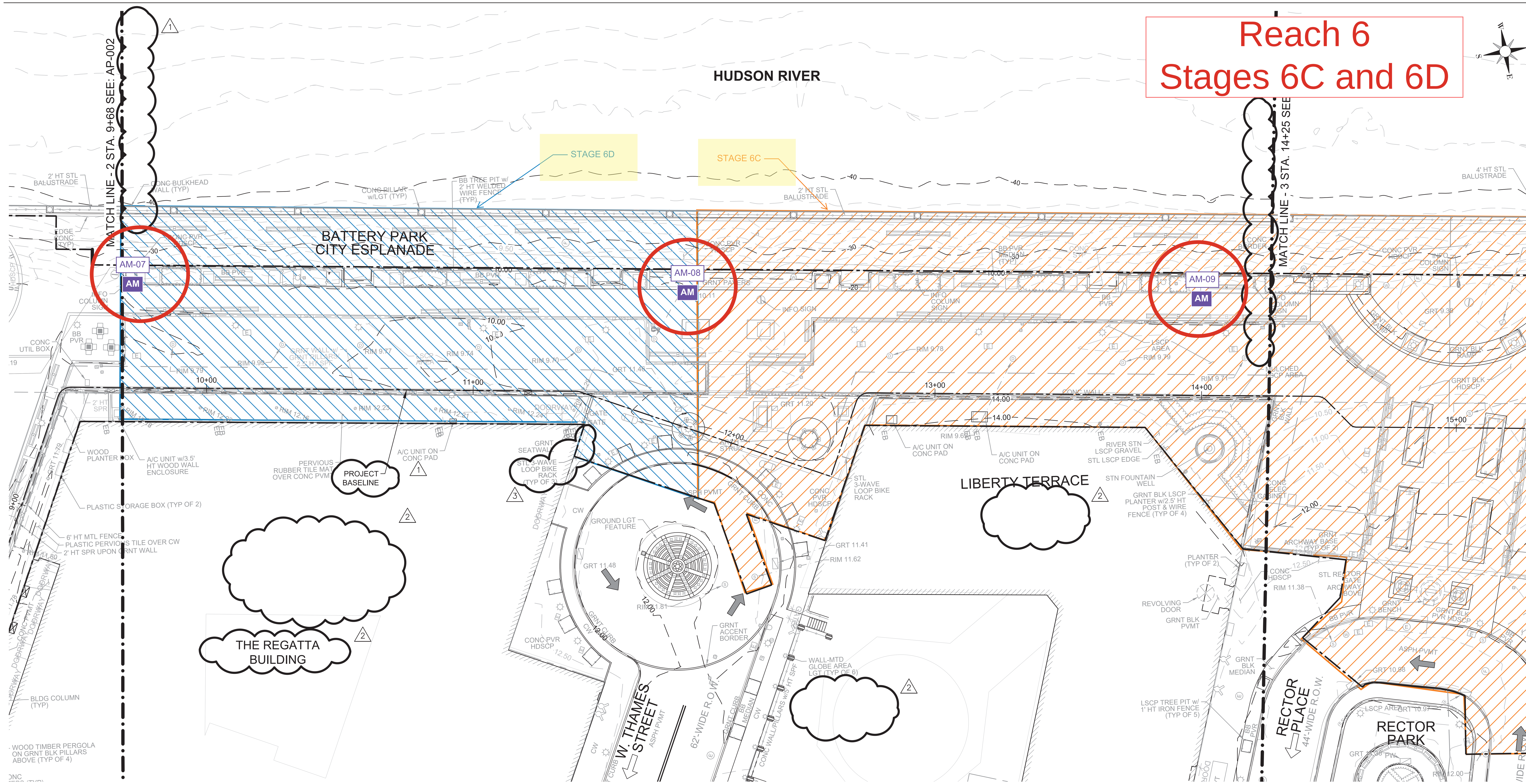
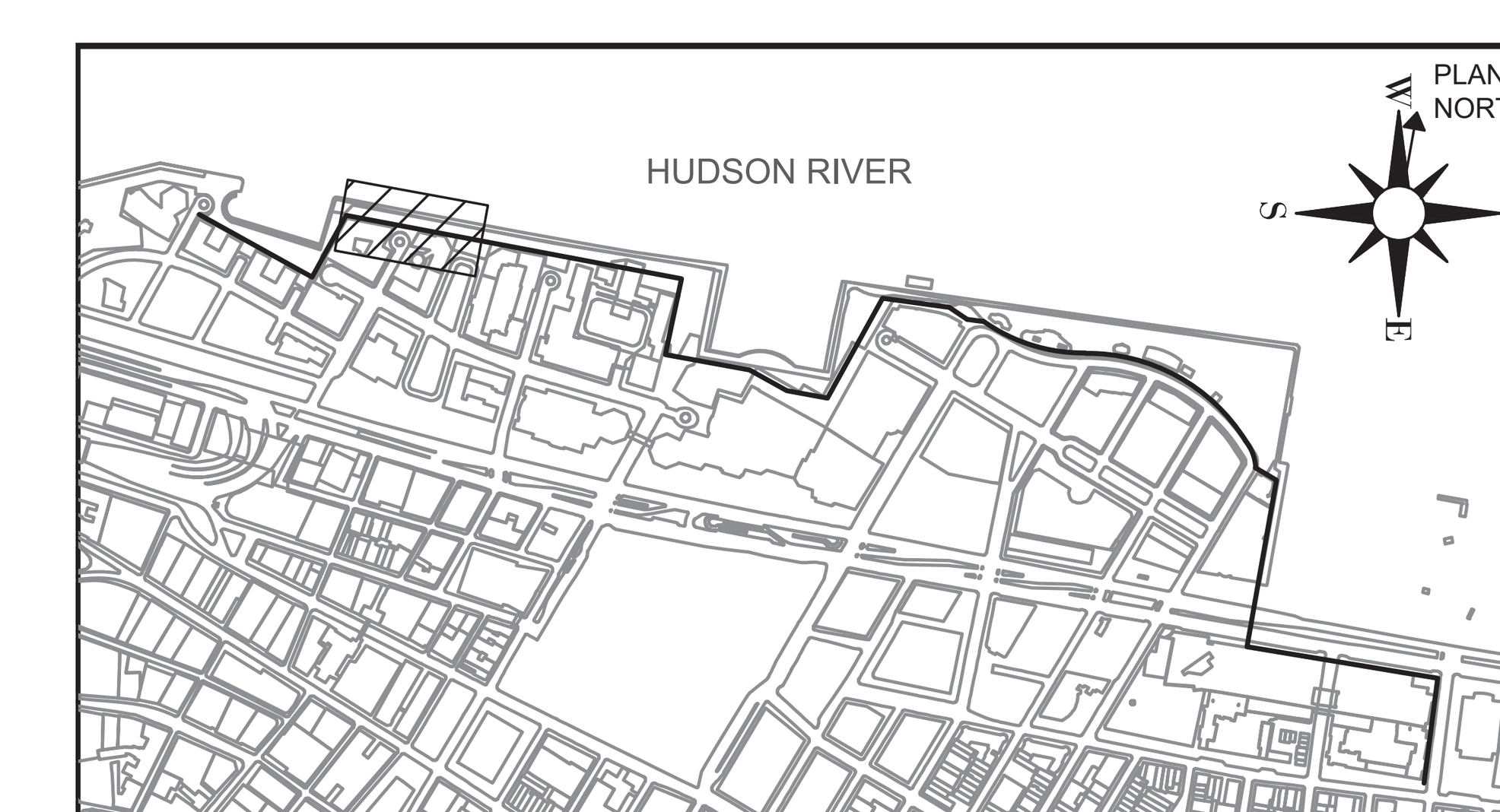


FIGURE 17

SCALE: 0 20 40 Feet

SCALE: 1" = 20'



NOTES

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INSTRUMENTATION SYMBOLS:

AM	AIR MONITORS

DESIGNED BY: M. RUGGIERO	DRAWN BY: M. RUGGIERO	PROJECT MANAGER:
CHECKED BY: D. ANDRECHICK	DESIGN LEAD:	DESIGN MANAGER:
ALTERED BY:		

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	MF

ENOVATE

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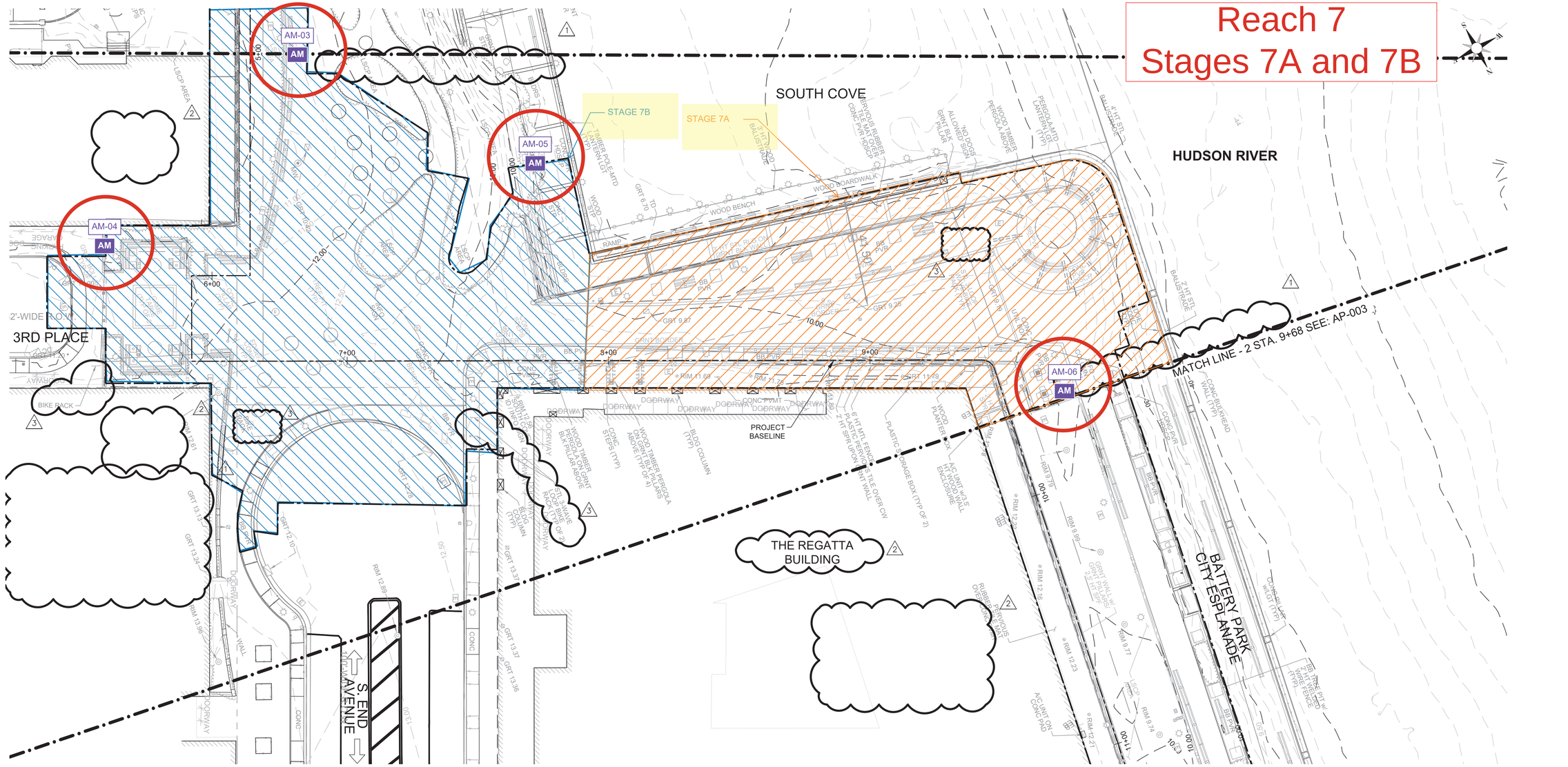
NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AIR MONITORING PLAN
REACH 6 STAGE 6C/D

DWG NO.	SHEET NO.
AP-003	
Enovate Project: TCJ-01	DATE: 09/18/25

Reach 7
Stages 7A and 7B



NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 18

SCALE: 0 20 40 Feet
SCALE: 1" = 20'

DESIGNED BY: M. RUGGIERO	DRAWN BY: M. RUGGIERO	PROJECT MANAGER:	
CHECKED BY: D. ANDRECHICK	DESIGN LEAD:	DESIGN MANAGER:	
ALTERED BY:			

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	MF

ENOVATE
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NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AS-BUILT AIR MONITORING PLAN FOR
REACH 7

DWG NO.	SHEET NO.
AP-002A	
Enovate Project	DATE
TCJ-01	07/17/26

Reach 7
Stages 7B and 7C

HUDSON RIVER

SOUTH COVE

MATCH LINE - 1 STA. 5+01 SEE AP-002

STAGE 7C

STAGE 7B

AM-01 AM

AM-02 AM

AM-03 AM

BEGIN PROJECT

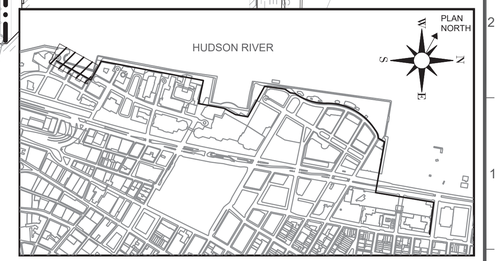
PROJECT BASELINE

1ST PLACE

2ND PLACE

SOUTH COVE PLAZA BUILDING

RIVER WATCH BUILDING



NOTES

1. AIR MONITOR LOCATIONS SHALL BE SUBJECT TO ADJUSTMENT. FINAL LOCATIONS WILL BE FIELD-VERIFIED ON THE DAY OF INSTALLATION AND ADJUSTED AS REQUIRED TO MAINTAIN SYSTEM FUNCTIONALITY.

INSTRUMENTATION SYMBOLS:

AM — AIR MONITORS

FIGURE 19

SCALE: 0 20 40 Feet

SCALE: 1" = 20'

DESIGNED BY: M. RUGGIERO	DRAWN BY: M. RUGGIERO	PROJECT MANAGER:	
CHECKED BY: D. ANDRECHICK	DESIGN LEAD:	DESIGN MANAGER:	
ALTERED BY:			

NO.	DATE	REVISIONS/DESCRIPTION	APPR'D.
0	09/18/25	INITIAL SUBMISSION	MF

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NORTHWEST BATTERY PARK CITY
RESILIENCY DESIGN - PHASE 2

AS-BUILT AIR MONITORING PLAN FOR
REACH 7

DWG NO.	SHEET NO.
AP-001A	
Enovate Project	DATE
TCJ-01	04/17/26

NOISE MONITORING DEVICE LOCATIONS



Project Area

Noise Monitor Location

Figure 20

Turner ECRUZ a joint venture

NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT

ENOVATE

Noise Monitoring Device Locations

Date: 2/28/25

Scale: AS NOTED

TSK-028.1

ATTACHMENT A

EXCEL ON-SITE INSPECTION REPORTS:

September 10, 2026

September 29, 2026

EXCEL Environmental Resources, Inc.

SEPTEMBER 2026 - ON-SITE INSPECTION REPORT

TIME AT SITE:	**0730 hrs to 1345 hrs**	**EXCEL REPR.:**	**John Masculin**
DATE:	**9/10/2026**	**PROJECT NO.:**	**25867**
WEATHER:	**75-87 Degrees F; Rain in AM becoming Partly Sunny; Humidity 78%**	**LOCATION:**	**Manhattan, NYC**

PERSONNEL ONSITE	
Excel Environmental Resources, Inc.	John Masculin

GENERAL SITE NOTES

0730 hrs: John Masculin (JM) arrived in the BPC area to initiate an on-site inspection of this Reach followed by all other Reach locations. JM calibrates monitoring devices: MiniRAE 3000 (VOCs), TSI SidePak (dust), and Quest SoundPro (noise) and took background PM 10 dust, VOC, and noise readings. PID readings all zero parts per million (ppm). The maximum background PM 10 dust reading was 26.5 ug/m^3 and the maximum background noise reading was 60.8 dBA.

0807 hrs - 0815 hrs: Inspected Reach 7. The rain earlier in the morning had stopped but the ground surface was very wet across the work area as shown in Photo No. 1. Work in progress included jack hammering and an excavator working on site. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 38 ug/m^3, which is below any level of concern and likely reflective of background. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 59.2 dBA inside the work area which is below the noise action levels for daytime shift work.

0827 hrs: Inspected Reach 6 and found no work in progress at the time of the inspection (see Photo No. 2). As shown, there are noise blankets located inside the perimeter fencing and exposed soil was wet from the rain earlier in morning. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 25 ug/m^3, which is below any level of concern and likely reflective of background in this area. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 60.9 dBA inside the work area which is below the noise action levels for daytime shift work.

0835 hrs: Inspected Reach 6 at Albany St. Work in progress was moving and stockpiling soil which was wet to moist from rain earlier in the morning. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 20 ug/m^3. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 65.8 dBA inside the work area which is below the noise action levels for daytime shift work.

0844 hrs - 0853 hrs: Inspected Reach 5. Work in progress included equipment moving piping and soil as shown in Photo No. 3. As also shown, the ground surface and exposed soil was wet from rainfall earlier in the morning. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 66 ug/m^3. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 64.4 dBA inside the work area which is below the noise action levels for daytime shift work.

0900 hrs - 0903 hrs: Inspected Reach 4. Work in progress included equipment moving soil. The ground surface and exposed soil was wet from rainfall earlier in the morning. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 32 ug/m^3. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 89 dBA inside the work area and 64 dBA outside of the work area which is below the noise action levels for daytime shift work.

0910 hrs - 0913 hrs: Inspected Reach 3. There was no work in progress at the time of the inspection. The ground surface was wet from the rain earlier in morning. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 29 ug/m^3. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 64.2 dBA inside the work area which is below the noise action levels for daytime shift work.

0925 hrs - 0928 hrs: Inspected Reach 1. There was no work in progress at the time because workers were on a scheduled break. The ground surface and exposed soil was wet from rainfall earlier in the morning as shown in Photo No. 4. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 61 ug/m^3. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 74.8 dBA inside the work area and 68 dBA outside of the work area which is below the noise action levels for daytime shift work.

0952 hrs - 1030 hrs: JM completed administrative and reporting task, including making phone calls to the Excel project manager, entering community monitoring data, and completing other aspects of the daily report.

1035 hrs -1120 hrs: Re-inspected Reach 1. Work in progress included excavation and soil handling activities. Ground surface and soil was moist to wet from rain earlier in the morning. No visible dust observed and a maximum instantaneous PM- 10 dust reading of 47 ug/m^3 and a maximum noise reading inside the work area of 72.3 dBA at time of inspection, which is below noise action levels. As shown in Photos No. 5 and 6, JM observed that the intake sensors for AM-32 air quality unit was partially covered by a tarp which was brought to Turner's immediate attention. While JM was onsite, Turner addressed the situation by pulling the tarp away from the sensors and tying it to the perimeter fence to secure it.

1140 hrs - 1215 hrs hrs: Re-inspected Reach 4. Work in progress included equipment moving soil. The ground surface appeared dry and JM asked Lori Gray of LiRo about dust mitigation because none was observed. Lori stated that a water truck comes the the work area at least once a day, more often if it is necessary. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 55 ug/m^3. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum noise reading was 65.2 dBA inside the work area which is below the noise action levels for daytime shift work.

1230 hrs - 1320 hrs: JM completed administrative and reporting task, including making phone calls to the Excel project manager, entering community monitoring data, and completing other aspects of the daily report.

1345 hrs - JM walks back to Reach 7, leaves site.

EXCEL Environmental Resources, Inc.

SEPTEMBER 2026 - ON-SITE INSPECTION REPORT

TIME AT SITE:	**0730 hrs to 1345 hrs**	**EXCEL REPR.:**	**John Masculin**
DATE:	**9/10/2026**	**PROJECT NO.:**	**25867**
WEATHER:	**75-87 Degrees F; Rain in AM becoming Partly Sunny; Humidity 78%**	**LOCATION:**	**Manhattan, NYC**

CONCERNS, CHANGES, OR UNANTICIPATED CONDITIONS

During inspection of Reach 1, the intake sensors on air monitoring unit AM-32 was was observed to be partially covered with a tarp as shown in Photo No. 5 therefore JM brought it to Turner's attention and the tarp was pulled back and tied to the fence to correct the issue. Routine, daily inspection of the AM units is necessary to ensure that the units are able to function effectively and as intended. Also ensure that proactive dust mitigation measures are consistently being used, including use of the water truck as often as necessary to prevent the generation of fugitive dust in all work areas, including Reach 4.

EQUIPMENT CALIBRATION RECORD

Instrument	Purpose	Battery (%)	Test Gas	Initial Reading	Adjustments	Initials
MiniRAE 3000	Total VOCs	100	Span 100 ppm	100 ppm	None	JM
TSI SoundPro DL-2 w/Octave	dBA 85 (Noise)	100	Zero Filter	Pass	None	JM
MIE pDR-1000 DataRAM	PM-10 (Dust)	100	Zero Filter	Pass	None	JM

VOCs - volatile organic compounds (10.6 eV lamp)

PPM - parts per million

dBA - A-weighted decibels

PM - particulate matter in micrograms per cubic meter (ug/m^3)

EXCEL Environmental Resources, Inc.

DATE: 9/10/2026

NWBPCA
ON-SITE INSPECTION REPORT
DAILY CONSTRUCTION PHOTOS

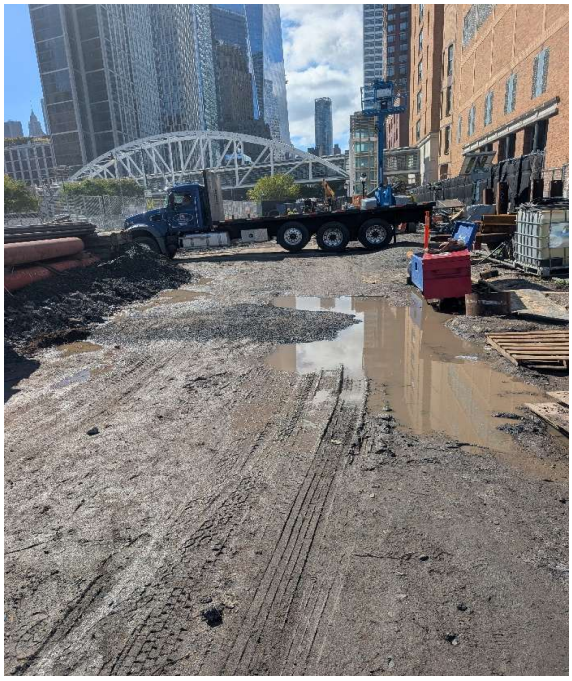


Photo No.:	**1**
Description:	View of Reach 7 work area showing ground surface wet from rain earlier in the morning.

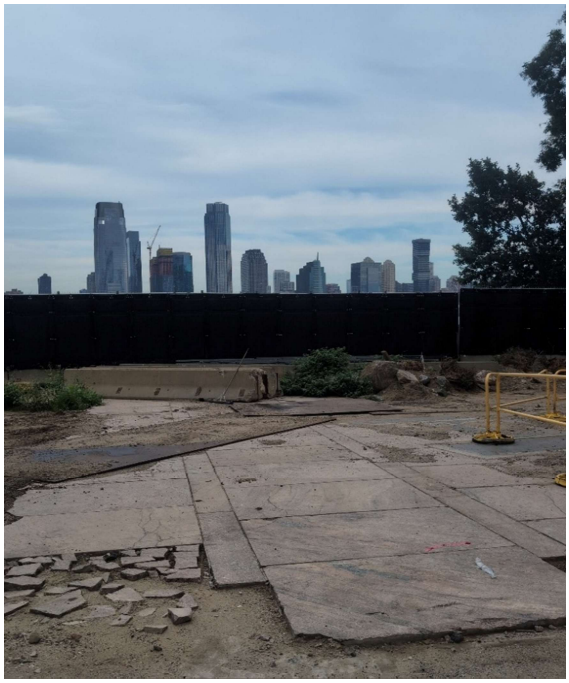


Photo No.:	**2**
Description:	View of Reach 6 with no work being conducted at the time of the site inspection and ground surface moist and wet in some places.

EXCEL Environmental Resources, Inc.

DATE: 9/10/2026

NWBPCA
ON-SITE INSPECTION REPORT
DAILY CONSTRUCTION PHOTOS



Photo No.: 3

Description: View of Reach 5 with equipment moving pipes and soil and ground surface wet from recent rainfall.

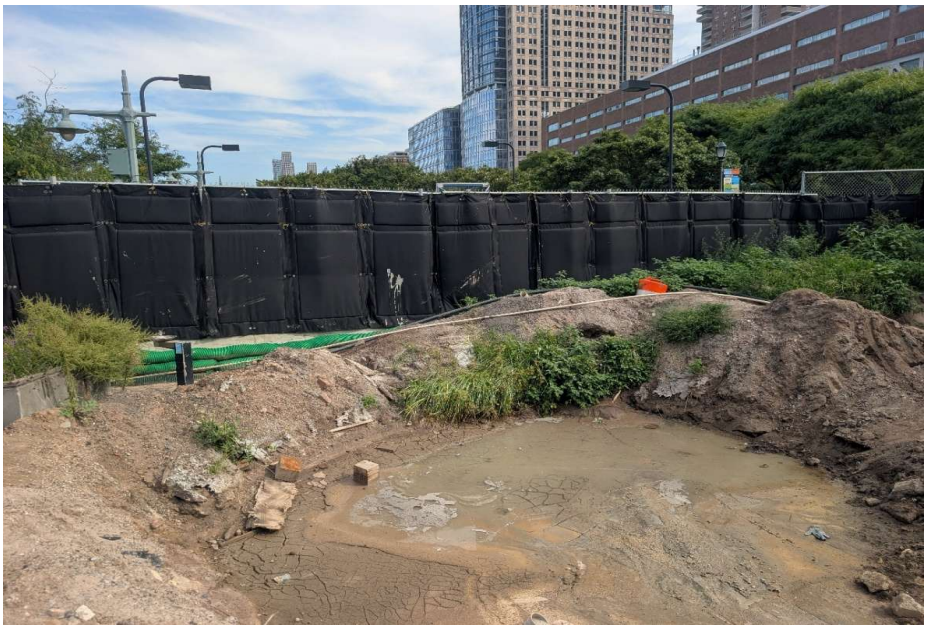


Photo No.: 4

Description: View of Reach 1 with no work in progress at the time of the inspection and ground surface wet from recent rainfall.

EXCEL Environmental Resources, Inc.

DATE: 9/10/2026

NWBPCA
ON-SITE INSPECTION REPORT
DAILY CONSTRUCTION PHOTOS



Photo No.: 5

Description: View of AM-32 in Reach 1 with intake sensors partially covered by a tarp which was brought to Turner's attention.



Photo No.: 6

Description: View of AM-32 in Reach 1 with sensors partially covered by a tarp and tarp being pulled back and tied to the fence.

EXCEL Environmental Resources, Inc.

SEPTEMBER 2026 - ON-SITE INSPECTION REPORT

TIME AT SITE:	**0740 hrs to 1415 hrs**	**EXCEL REPR.:**	**John Masculin**
DATE:	**9/29/2026**	**PROJECT NO.:**	**25867**
WEATHER:	**60 - 71 Degrees F; Partly Sunny; Humidity 75%**	**LOCATION:**	**Manhattan, NYC**

PERSONNEL ONSITE	
Excel Environmental Resources, Inc.	John Masculin

GENERAL SITE NOTES

0740 - 0800 hrs: John Masculin (JM) arrived onsite at NWBPCR to conduct an on-site inspection of all of the Reach work areas. JM calibrates monitoring devices: MiniRAE 3000 (VOCs), TSI SidePak (dust), and Quest SoundPro (noise) and took background PM 10 dust, VOC, and noise readings. PID readings all zero parts per million (ppm). The maximum background PM 10 dust reading was 36.5 ug/m^3 and the maximum background noise reading was 62.5 dBA.

0810 hrs - 0815 hrs: Inspected Reach 6. There was no work in progress at the time of the site inspection and the ground surface was very wet as a result of the recent storm. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 59 ug/m^3, which is consistent with background. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 64 dBA which is also consistent with background.

0820 hrs - 0845 hrs: Inspected Reach 7. There was no work in progress at the time of the site inspection and the ground surface was very wet as a result of the recent storm. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 45 ug/m^3, which is consistent with background. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 66 dBA which is also consistent with background.

0900 - 0915 hrs: Inspected Reach 6 Albany St. There was no work in progress and the gate was locked at the time of the site inspection so JM could not enter so readings were taken outside the gate area. There was no visible dust and a maximum instantaneous PM-10 dust reading of 28 ug/m^3. There were no VOCs detected with the hand-held PID readings were all zero ppm. The maximum instantaneous noise reading was 65.9 dBA which is consistent with background.

0930 hrs - 0945 hrs: Inspected Reach 5. Work in progress at the time of the site inspection was excavation of soil. The ground surface was wet from the recent storm and there was no visible dust. The maximum instantaneous PM 10 dust reading was 17 ug/m^3 and there were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 61 dBA which is also consistent with background.

1024 hrs - 1040 hrs: Inspected Reach 4. As shown in Photos Nos. 1 and 2, there was no construction in progress at the time of the site inspection, the ground was wet from the recent storm, and soil stockpiles had been covered with plastic sheeting that was weighed down to minimize the sheeting blowing off in the storm. Noise blankets had been removed from the perimeter fencing before the storm to prevent the fencing from being blown down and Turner was in the process of getting the noise blankets reinstalled before work resumed. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 14 ug/m^3, which is below the measured background earlier in the day. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 63.7 dBA which is consistent with background.

1050 hrs - 1105 hrs: Inspected Reach 3. As shown in Photos No. 3 and 4, there was no construction in progress at the time of the site inspection and the ground surface was not as wet in this area. Noise blankets had also been removed from the perimeter fencing prior to the storm and Turner was in the process of replacing them and anticipated resuming work after lunchtime. There was no visible dust observed and a maximum instantaneous PM 10 dust reading of 15 ug/m^3, which is below the measured background earlier in the day. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 61.2 dBA which is consistent with background.

1120 hrs- 1145 hrs: Inspected Reach 2. As shown in Photo No. 5, there was no work in progress at the time of the site inspection and the work area was extremely wet from the recent storm with visible standing water. Work was getting underway to start trench excavating activities but had not yet started. There was no visible dust observed and a maximum instantaneous PM-2.5 reading of 13 ug/m^3 and a maximum PM-10 dust reading of 19 ug/m^3, which is below background. There were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 63.2 dBA which is consistent with background.

1200 hrs - 1300 hrs: JM completed administrative and reporting task, including making phone calls to the Excel project manager, entering community monitoring data, and completing other aspects of the daily report. Due to the dust meter battery diminishing, I was only able to measure PM 2.5 dust from this point on.

1315 hrs - 1330 hrs: Re-inspected Reach 1. There was no work inside the Reach at the time of the site inspection, work was outside in the roadway. The ground surface in Reach 1 was moist from the recent storm and there was no visible dust. The maximum instantaneous PM 2.5 dust reading was 17 ug/m^3 and there were no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 67.1 dBA which is consistent with background. Based on findings of Excel's 9/10/26 inspection where the sensors on AM-32 were partially covered with a tarp, reinspected air monitoring unit AM 32 to ensure the sensors were clear of the tarp and recommended to Turner to tighten the tarp to prevent it from falling onto the AM unit again.

1340 hrs - 1355 hrs: Re-inspected Reach 3 because Turner indicated that work would resume after the noise blankets were all reinstalled on the perimeter fencing. As shown in Photo Nos. 6 and 7, noise blankets were still being reinstalled and work had not yet resumed. There was no visible dust observed and a maximum instantaneous PM-2.5 reading of 7 ug/m^3 with no VOCs detected with the hand-held PID readings all zero ppm. The maximum instantaneous noise reading was 58.3 dBA which is consistent with background.

1400 hrs -1415: JM called the Excel project manager to report findings,entered the remaining community monitoring data, and left the site.

1415 hrs - JM leaves site.

TIME AT SITE:	**0740 hrs to 1415 hrs**	**EXCEL REPR.:**	**John Masculin**
DATE:	**9/29/2026**	**PROJECT NO.:**	**25867**
WEATHER:	**60 - 71 Degrees F; Partly Sunny; Humidity 75%**	**LOCATION:**	**Manhattan, NYC**

CONCERNS, CHANGES, OR UNANTICIPATED CONDITIONS

During the re-inspection of Reach 1, the intake sensors on air monitoring unit AM-32 were checked to ensure that they were not covered by the tarp because of the findings of the 9/10/26 on-site inspection which showed the sensors partially covered with a tarp which JM brought to Turner's attention and the tarp was pulled back and tied to the fence to correct the issue. Although the sensors were not covered during the 9/29/26 inspection, the tarp was lose and JM requested Turner to tighten it and to be sure to conduct daily inspection of the AM units to ensure that the units are able to function effectively and as intended. Excel also recommends that Turner ensure that proactive dust mitigation measures are consistently being used, including use of the water truck as often as necessary to prevent the generation of fugitive dust in all work areas, including Reach 4.

EQUIPMENT CALIBRATION RECORD

Instrument	Purpose	Battery (%)	Test Gas	Initial Reading	Adjustments	Initials
MiniRAE 3000	Total VOCs	100	Span 100 ppm	100 ppm	None	JM
TSI SoundPro DL-2 w/Octave	dBA 85 (Noise)	100	Zero Filter	Pass	None	JM
MIE pDR-1000 DataRAM	PM-2.5 and PM 10 (Dust)	100	Zero Filter	Pass	None	JM

VOCs - volatile organic compounds (10.6 eV lamp)

PPM - parts per million

dBA - A-weighted decibels

PM - particulate matter in micrograms per cubic meter (ug/m^3)

EXCEL Environmental Resources, Inc.

DATE: 9/29/2026

NWBPCA
ON-SITE INSPECTION REPORT

DAILY CONSTRUCTION PHOTOS



Photo No.: 1

Description: Tarp covered stockpile at Reach 4.



Photo No.: 2

Description: View of Reach 4 - waiting for noise blankets on perimeter fencing to be reinstalled do to nor'eastern.

EXCEL Environmental Resources, Inc.

DATE: 9/29/2026

NWBPCA
ON-SITE INSPECTION REPORT

DAILY CONSTRUCTION PHOTOS



Photo No.: 3

Description: View of no work being conducted at Reach 3.



Photo No.: 4

Description: Noise blankets on perimeter fencing to be reinstalled due to nor'eastern at Reach 3.

EXCEL Environmental Resources, Inc.

DATE: 9/29/2026

NWBPCA
ON-SITE INSPECTION REPORT

DAILY CONSTRUCTION PHOTOS

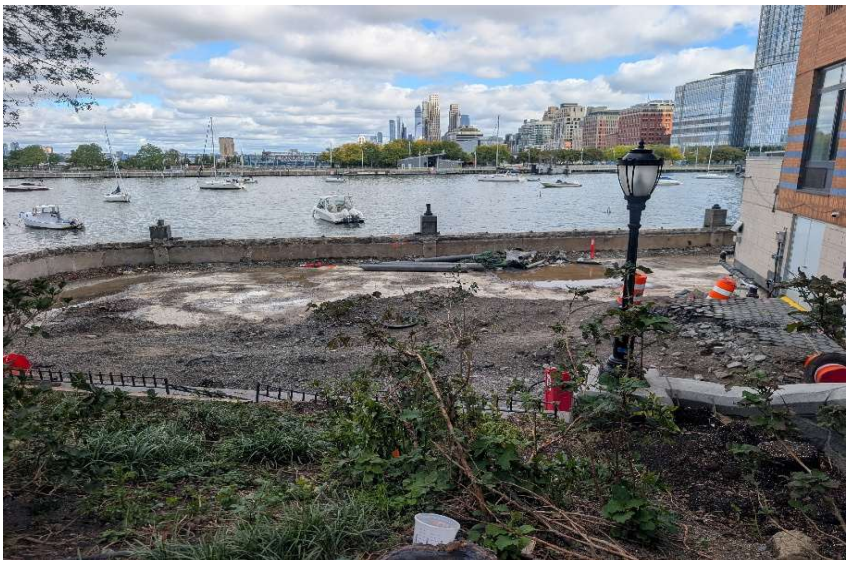


Photo No.:	**5**
Description:	View of Reach 2 next to school. Trenching was being conducted along the front of school. Due to nor'eastern, the reach was highly saturated.



Photo No.:	**6**
Description:	View of site worker in Reach 3- BMPs for noise control included the use of noise blankets on perimeter fencing and limiting the duration of onsite noise generation.

EXCEL Environmental Resources, Inc.

DATE: 9/29/2026

NWBPCA
ON-SITE INSPECTION REPORT

DAILY CONSTRUCTION PHOTOS



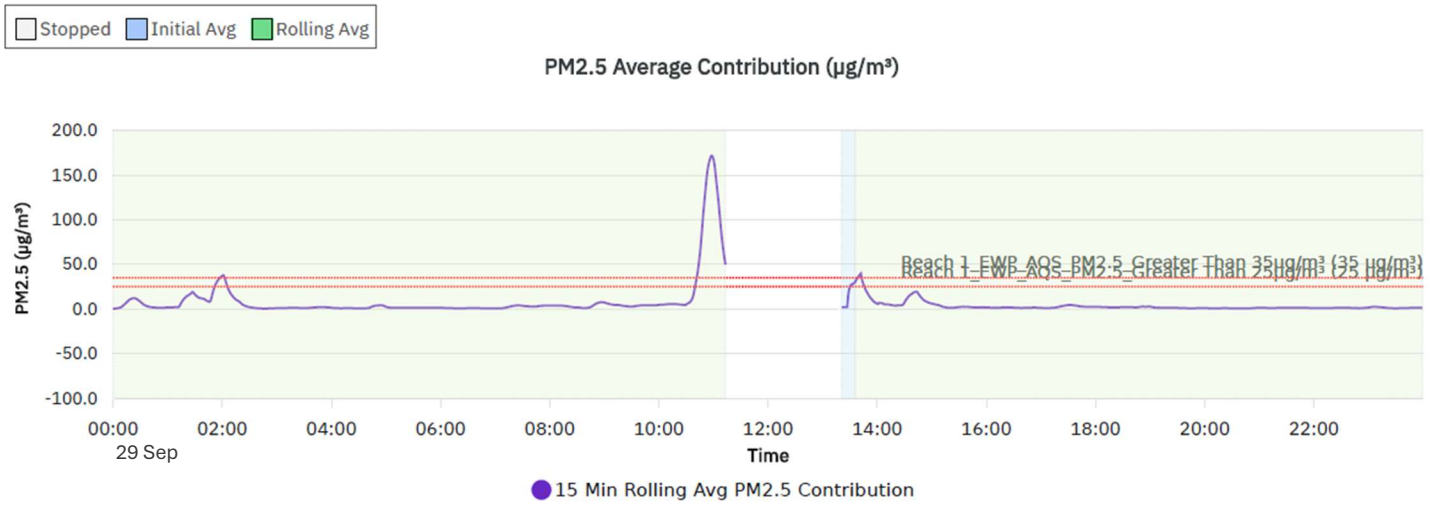
Photo No.: 7

Description: View of excavation work about to begin at Reach 3.

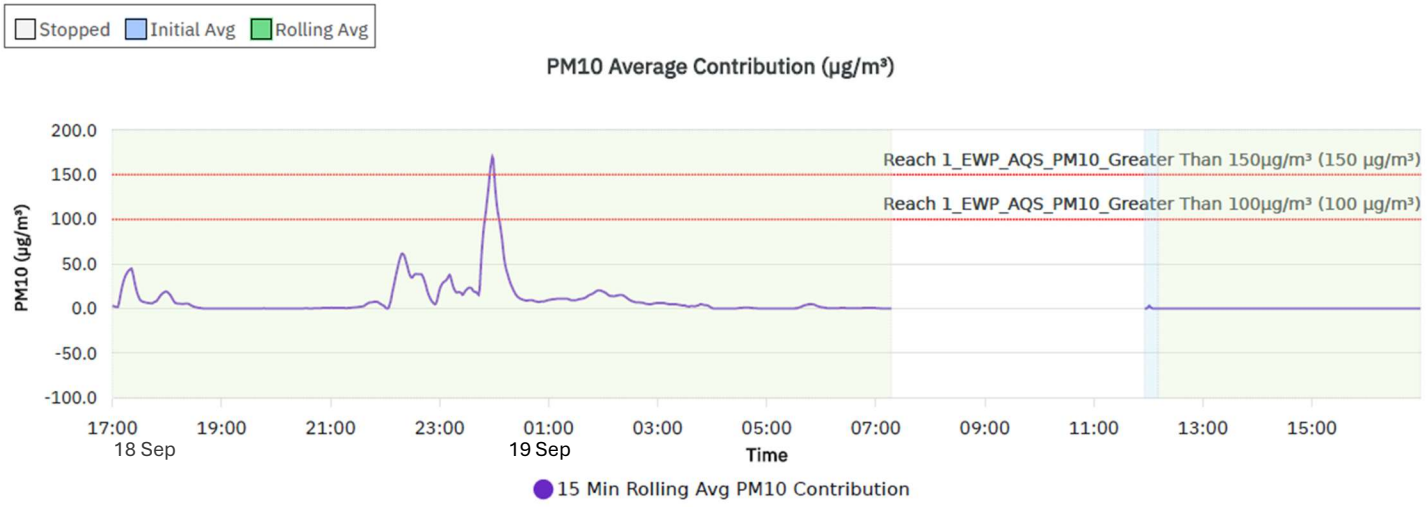
ATTACHMENT B

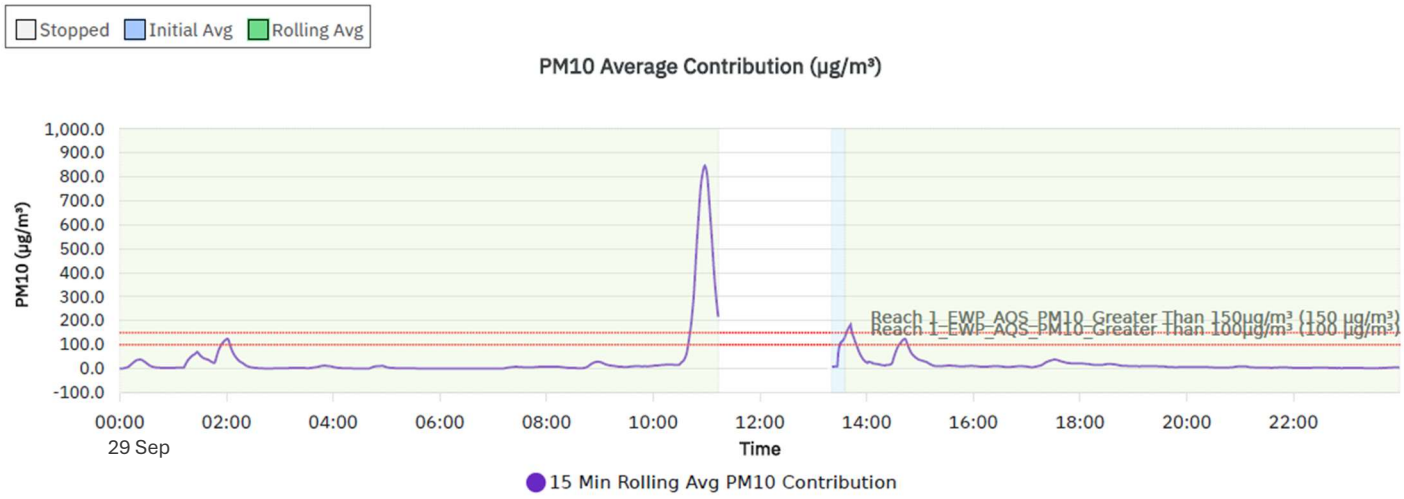
GRAPHS SHOWING DUST EXCEEDANCES ONLY

Reach 1 – PM2.5

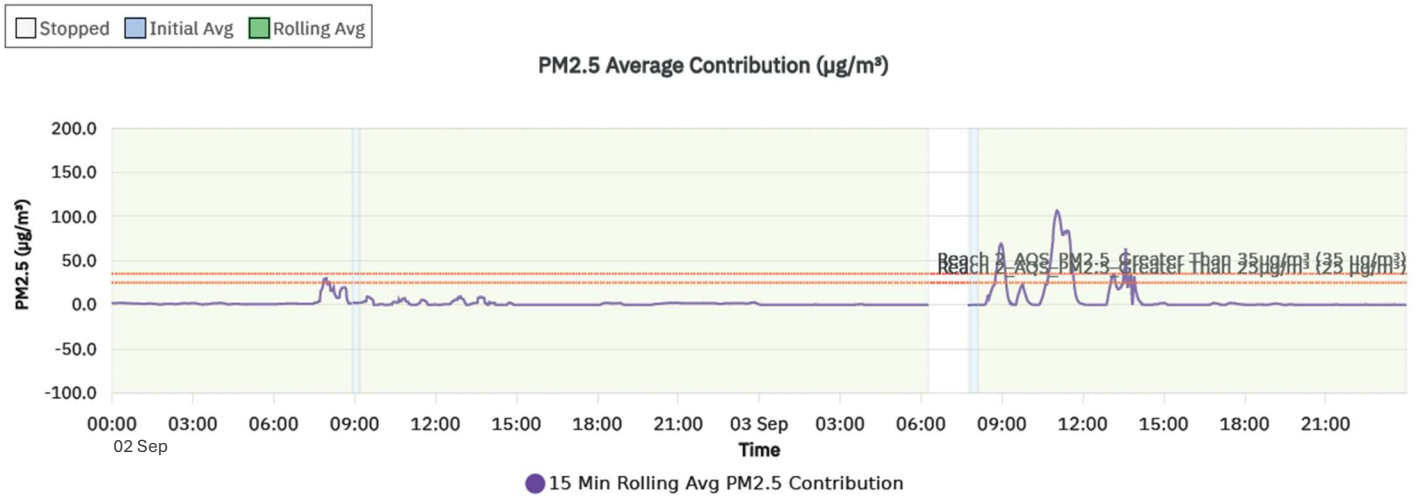


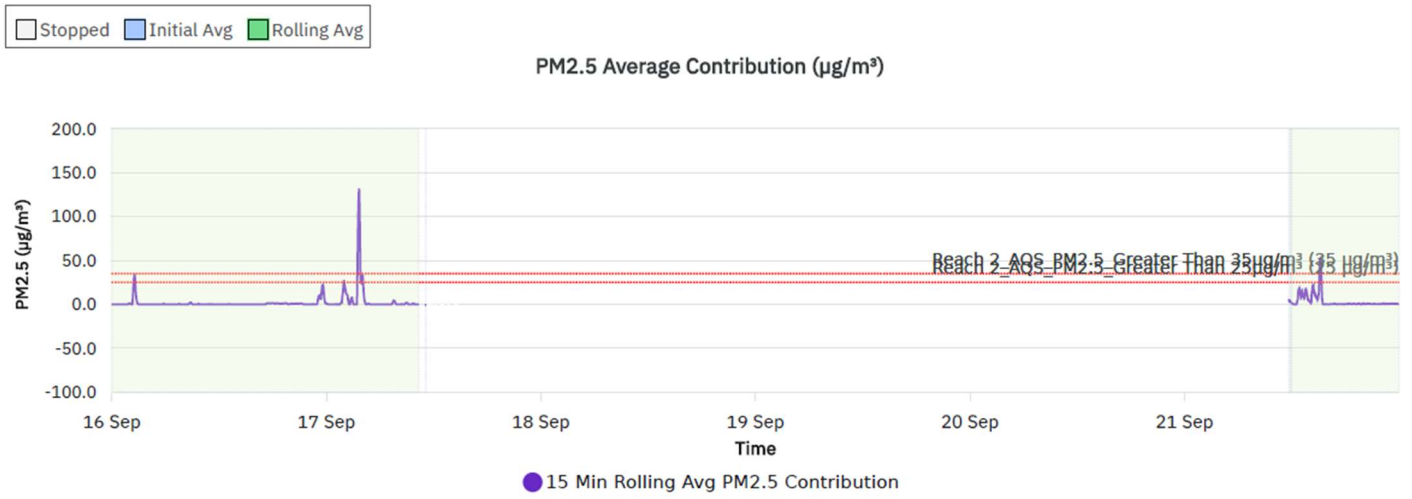
Reach 1 – PM10

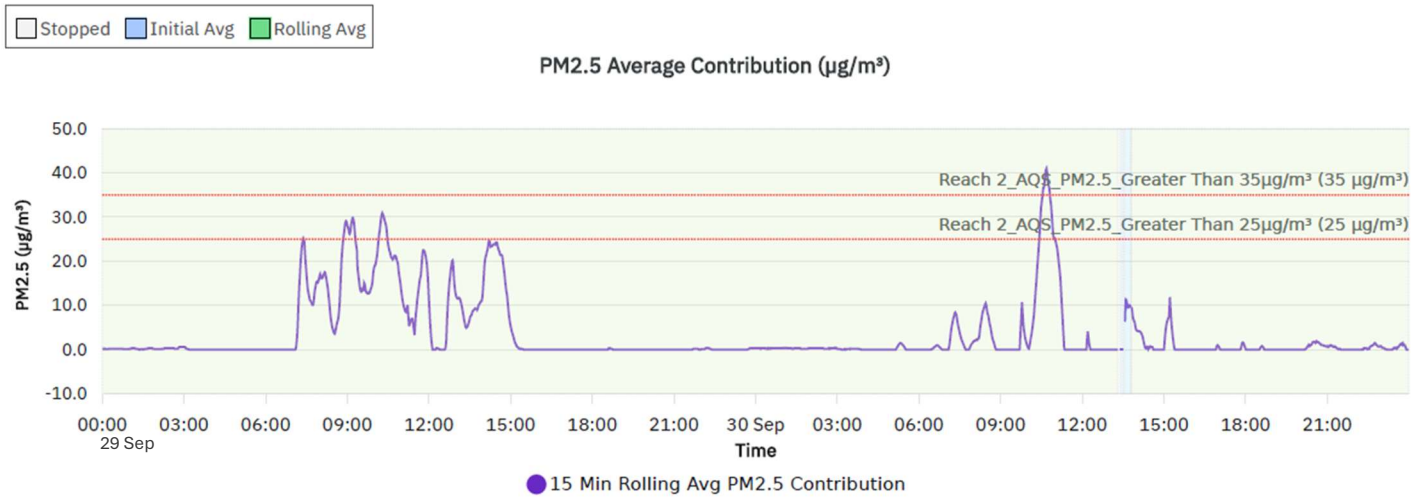




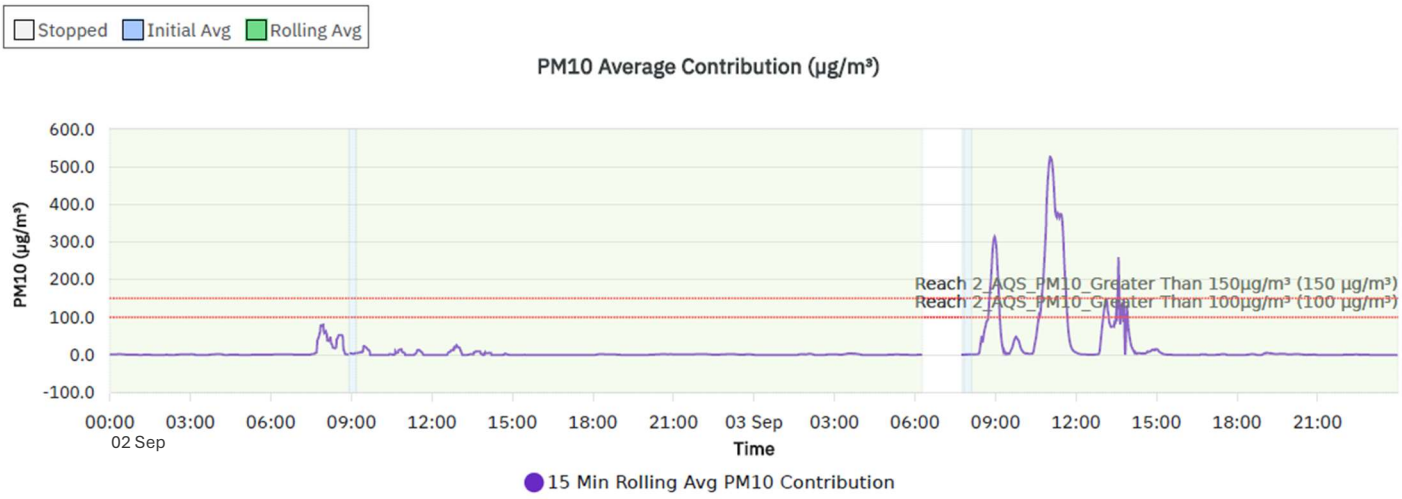
Reach 2 Stage 2A – PM2.5

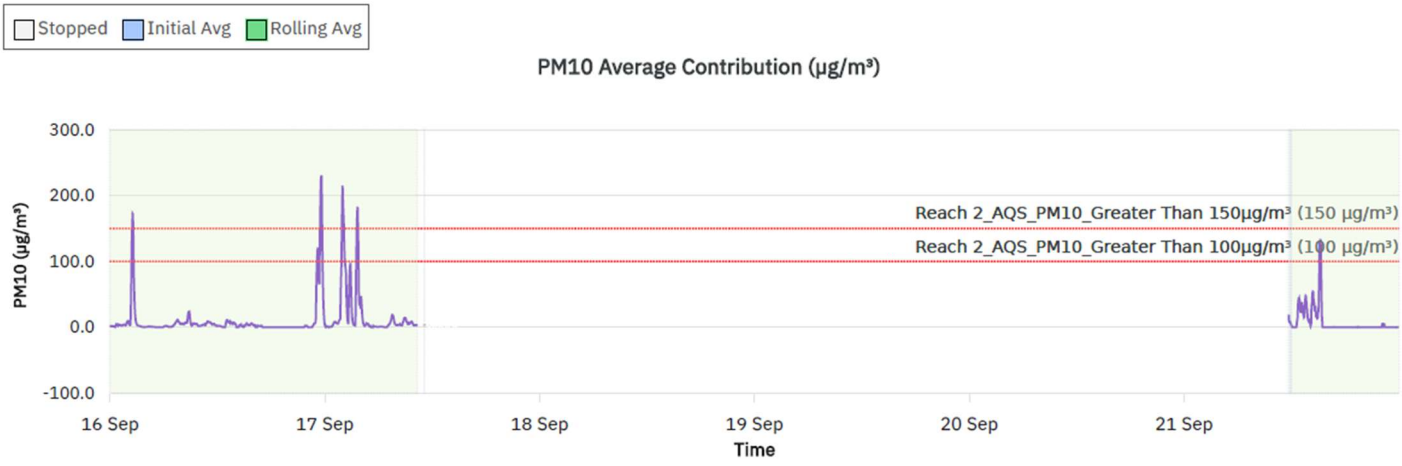


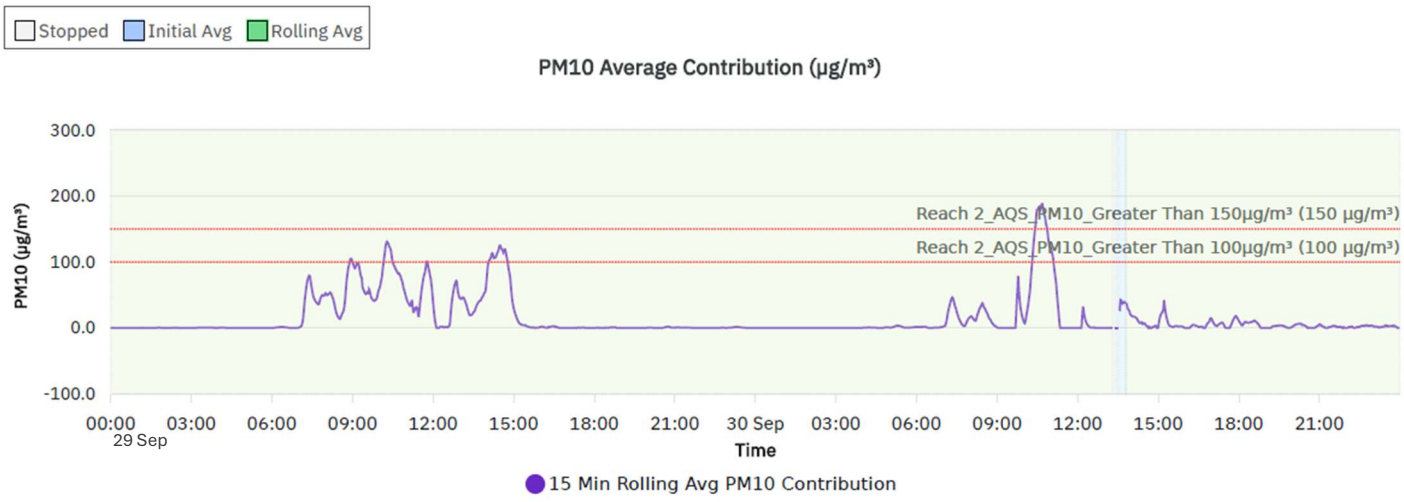




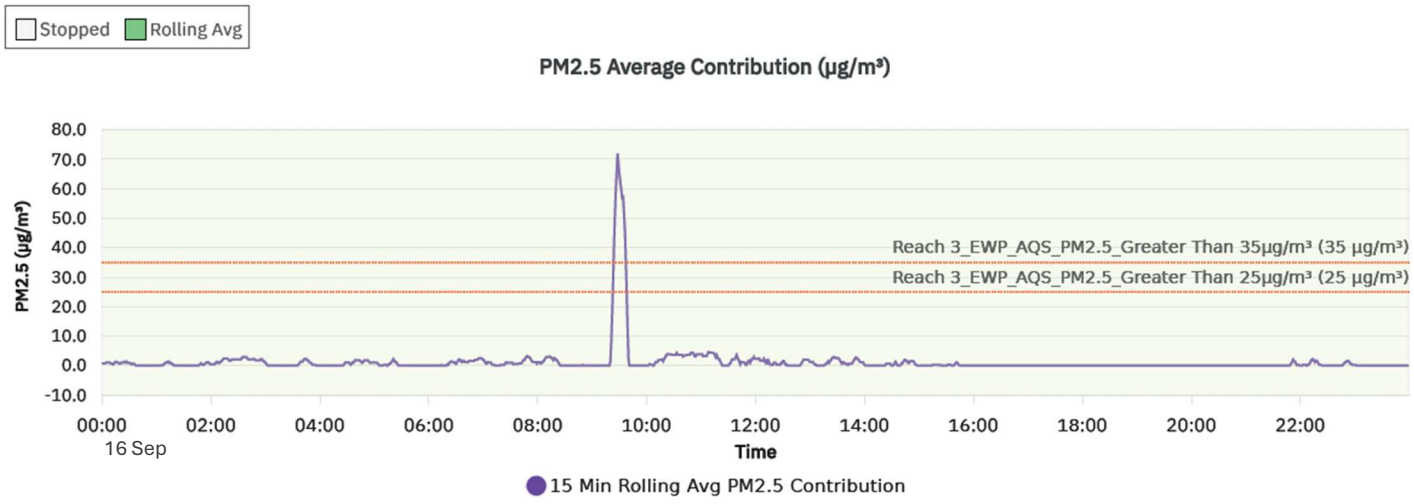
Reach 2 Stage 2A – PM10



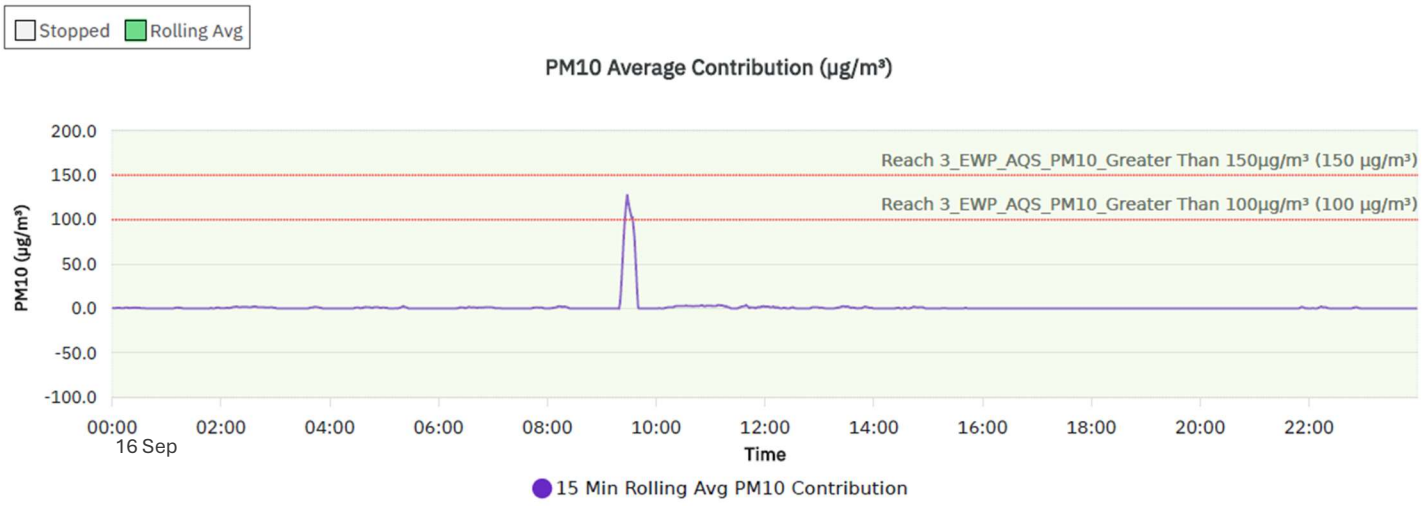




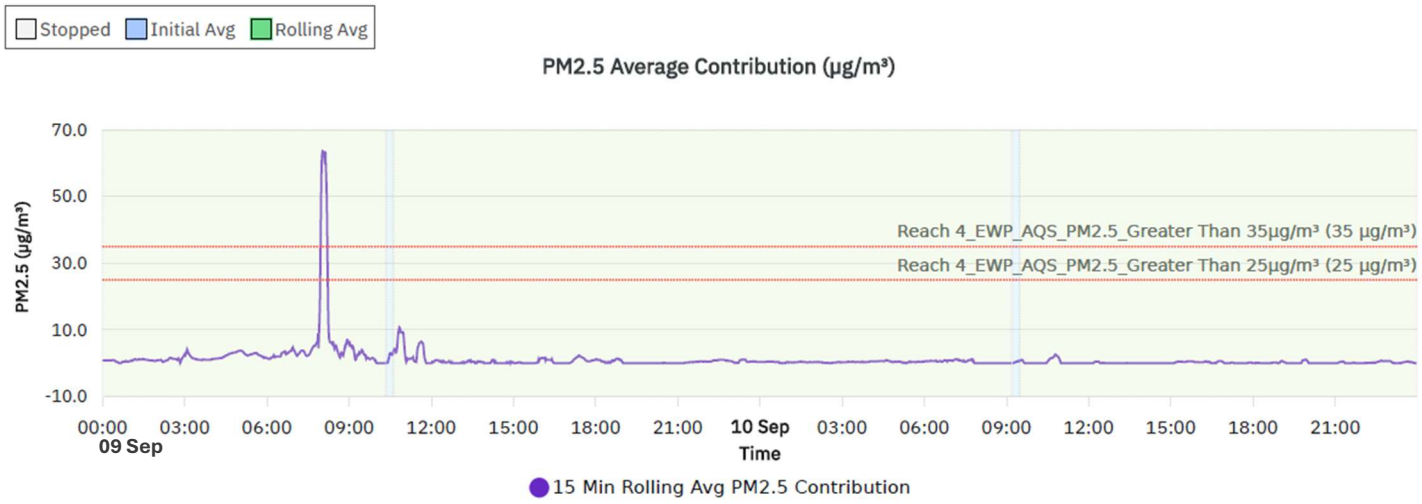
Reach 3 – PM2.5

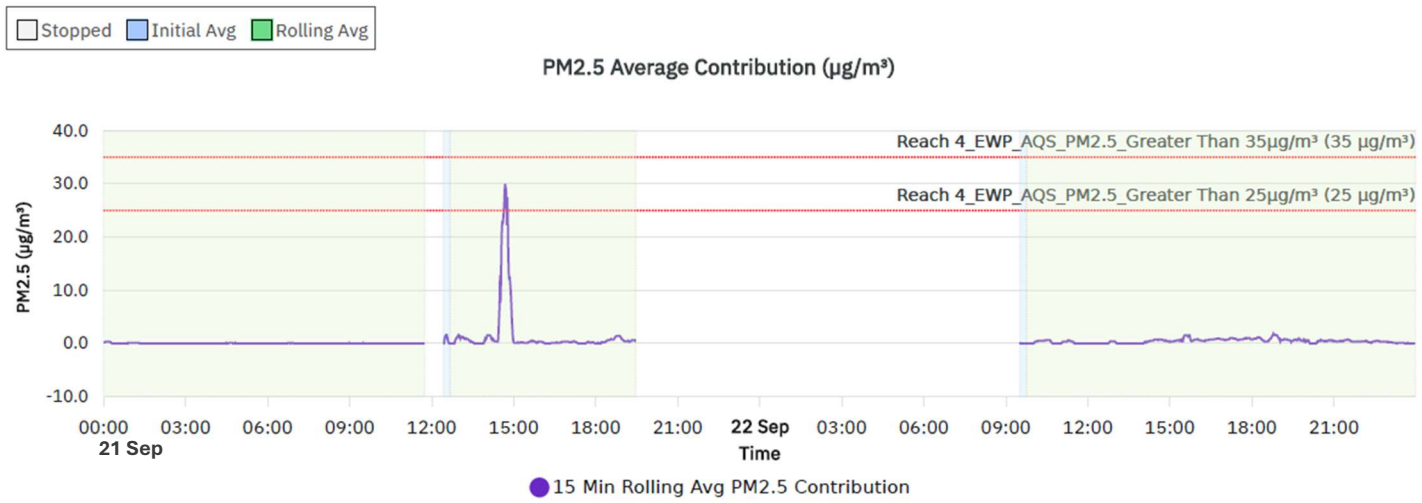


Reach 3 – PM10

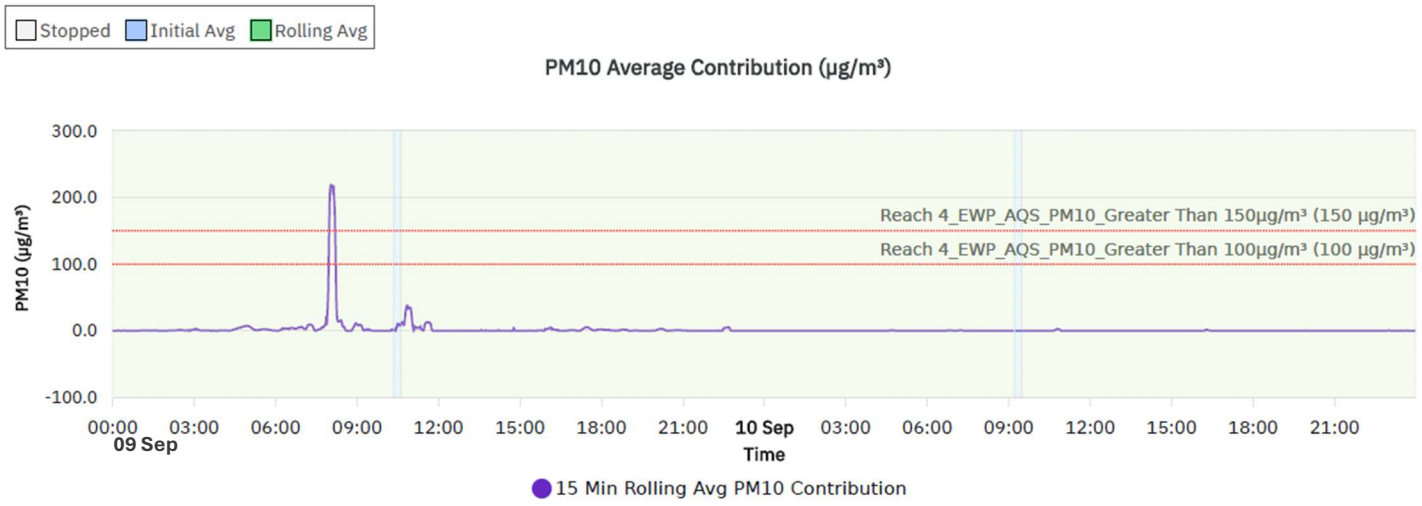


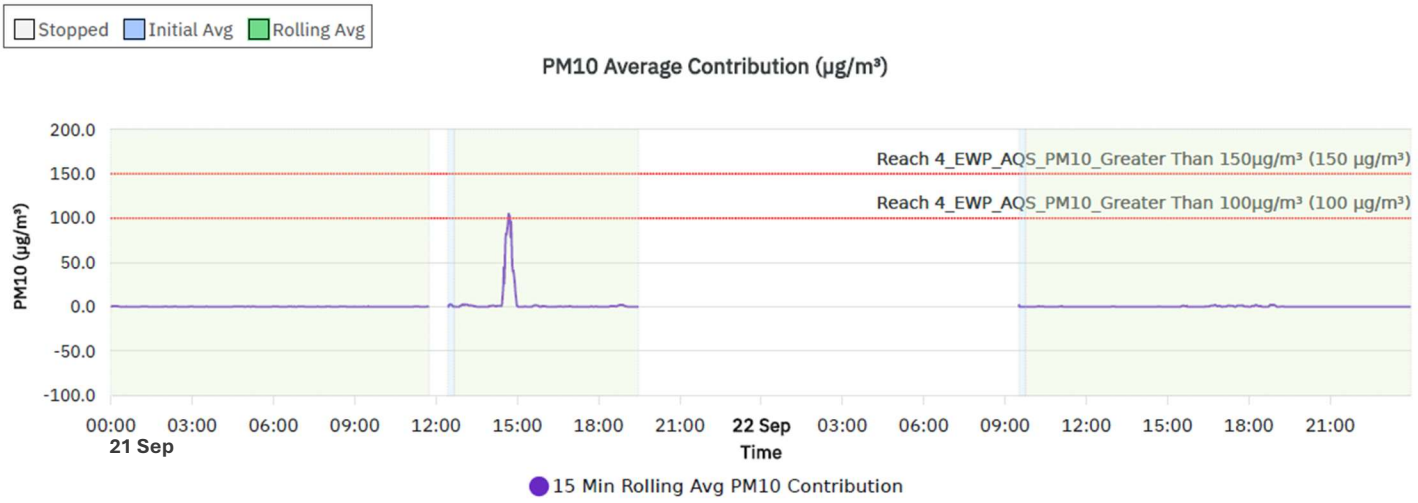
Reach 4 – PM2.5


Stopped
Initial Avg
Rolling Avg
PM2.5 Average Contribution (µg/m³)
PM2.5 (µg/m³)
70.0
50.0
30.0
10.0
-10.0
Reach 4_EWP_AQS_PM2.5_Greater Than 35µg/m³ (35 µg/m³)
Reach 4_EWP_AQS_PM2.5_Greater Than 25µg/m³ (25 µg/m³)
00:00 03:00 06:00 09:00 12:00 15:00 18:00 21:00 10 Sep 03:00 06:00 09:00 12:00 15:00 18:00 21:00
09 Sep
Time
15 Min Rolling Avg PM2.5 Contribution

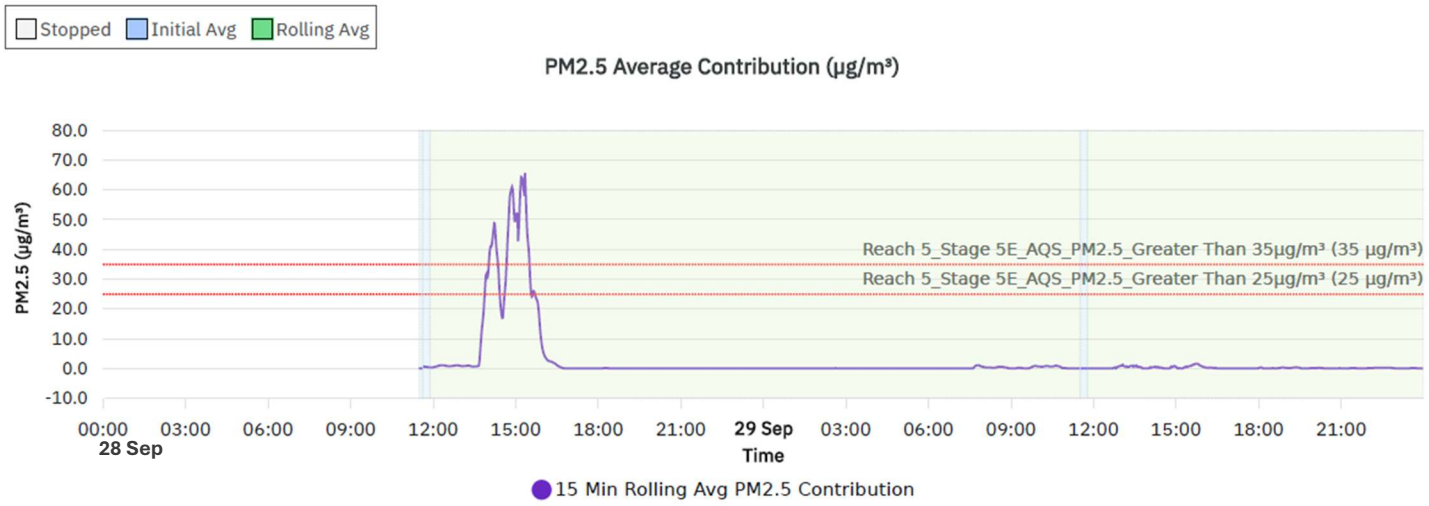

Stopped
Initial Avg
Rolling Avg
PM2.5 Average Contribution (µg/m³)
PM2.5 (µg/m³)
40.0
30.0
20.0
10.0
0.0
-10.0
Reach 4_EWP_AQS_PM2.5_Greater Than 35µg/m³ (35 µg/m³)
Reach 4_EWP_AQS_PM2.5_Greater Than 25µg/m³ (25 µg/m³)
00:00 03:00 06:00 09:00 12:00 15:00 18:00 21:00 22 Sep 03:00 06:00 09:00 12:00 15:00 18:00 21:00
21 Sep
Time
15 Min Rolling Avg PM2.5 Contribution

Reach 4 – PM10

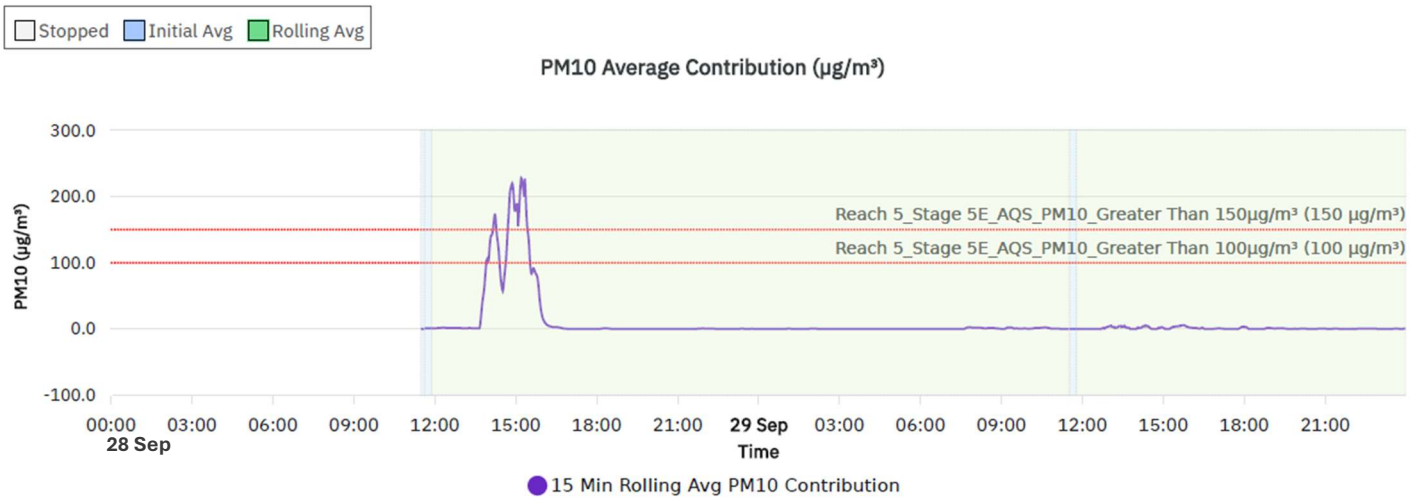

Stopped
Initial Avg
Rolling Avg
PM10 Average Contribution (µg/m³)
300.0
200.0
100.0
0.0
-100.0
PM10 (µg/m³)
Reach 4_EWP_AQS_PM10_Greater Than 150µg/m³ (150 µg/m³)
Reach 4_EWP_AQS_PM10_Greater Than 100µg/m³ (100 µg/m³)
00:00
09 Sep
03:00
06:00
09:00
12:00
15:00
18:00
21:00
10 Sep
03:00
06:00
09:00
12:00
15:00
18:00
21:00
Time
15 Min Rolling Avg PM10 Contribution


Stopped
Initial Avg
Rolling Avg
PM10 Average Contribution (µg/m³)
200.0
150.0
100.0
50.0
0.0
-50.0
-100.0
PM10 (µg/m³)
Reach 4_EWP_AQS_PM10_Greater Than 150µg/m³ (150 µg/m³)
Reach 4_EWP_AQS_PM10_Greater Than 100µg/m³ (100 µg/m³)
00:00
21 Sep
03:00
06:00
09:00
12:00
15:00
18:00
21:00
22 Sep
03:00
06:00
09:00
12:00
15:00
18:00
21:00
Time
15 Min Rolling Avg PM10 Contribution

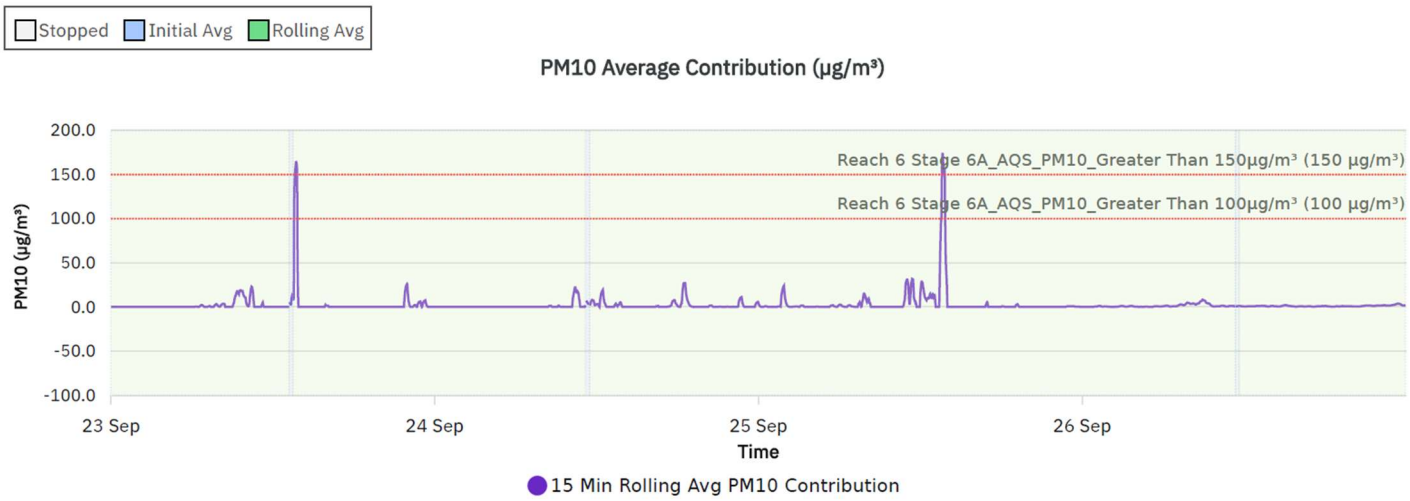
Reach 5 Stage 5E– PM2.5



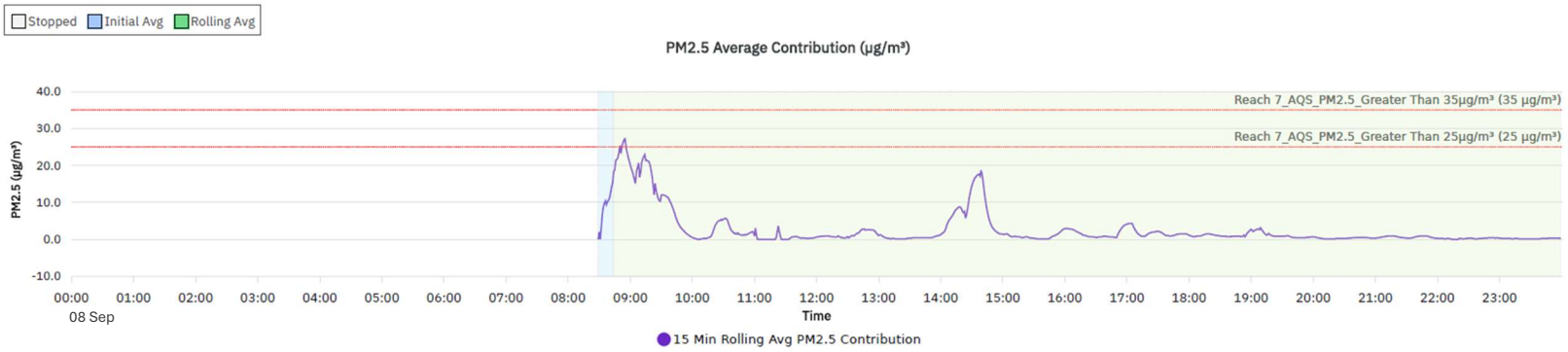
Reach 5 Stage 5E – PM10

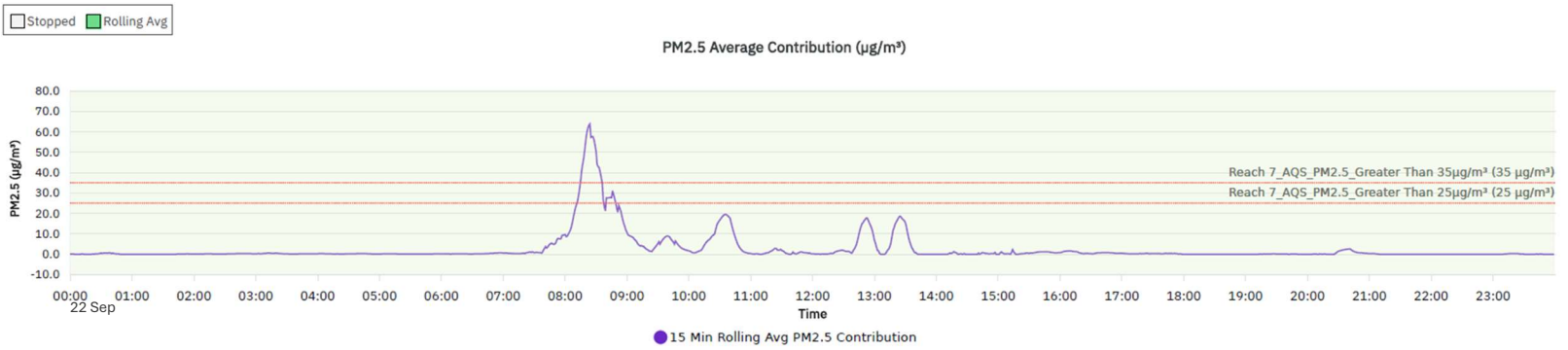


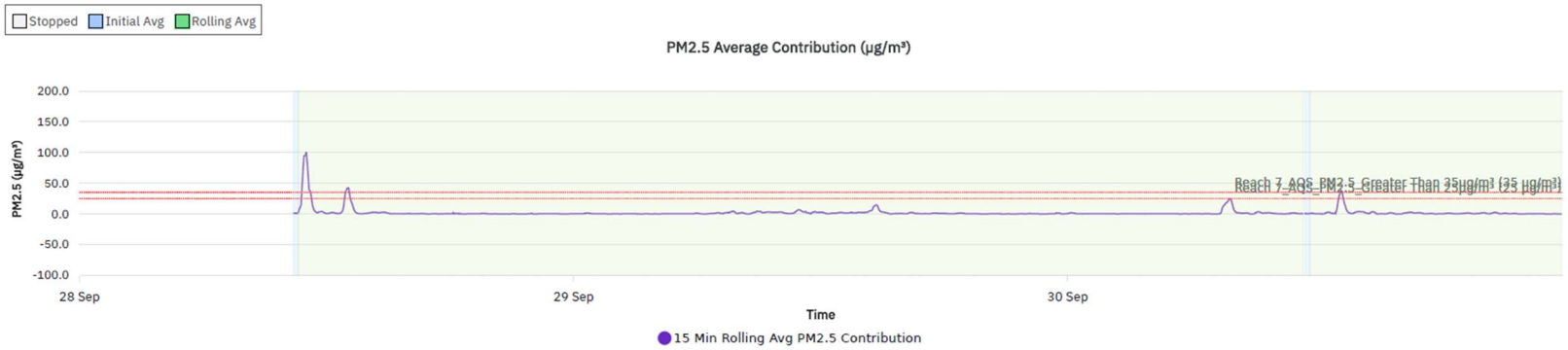
Reach 6 Stage 6A – PM10



Reach 7 Stage 7ABC – PM2.5







Reach 7 Stage 7ABC – PM10

