

ATLANTIC YARDS CONSTRUCTION UPDATE
Weeks of August 2, 2010 through August 15, 2010

In an effort to keep the Atlantic Yards Community aware of upcoming construction activities, ESD and Forest City Ratner provide the following outline of anticipated upcoming construction activities.

Please note: the scope and nature of activities are subject to change based upon field conditions. In addition, during the utility work water shut offs may be required; these shut downs are done under the oversight of DEP and property owners will be given advance notice. All work has been approved by appropriate City and State agencies where required.

If you have any questions please feel free to contact our project Ombudsperson at: 212-803-3233 or AtlanticYards@empire.state.ny.us

Weeks covering August 2, 2010 through August 15, 2010

Long Island Rail Road/Vanderbilt Yard Work

- Work related to the relocation of a storm water drain that previously ran from BL1120 through BL1119 is ongoing and is expected to be completed during this period.

Work related to the relocation of the utilities for the Maintenance of Equipment Division (LIRR) trailers has commenced and will be continuing during this reporting period.

- A new temporary access ramp for the stage 2 construction area has been installed on block 1120 lot 35 just west of the Carlton Ave Bridge. This ramp will allow access to construction vehicles and equipment on the north side of the yard. During this reporting period the contractor may mobilize equipment to install the required test piles for the next phase of construction.
- Erection of a wood construction safety fence will be installed at the north east gas station located in block 1121 lot 42. This fence is being installed for security purposes to prevent illegal trespassing of the existing gas station.
- Subject to receipt of permits, work related to the abatement of the existing boiler building located in block 1120 just west of lot 19 is expected to commence during this reporting period. This building will be demolished upon completion of both the utility relocation (outlined above) and the abatement of the building.

Environmental Remediation

- Soil that has been classified as clean, contaminated or hazardous will be removed from the site as part of the excavation activities and brought to appropriate disposal locations.
- Some contaminated soil has been stockpiled on BL 1118, lot 1. The soils have been classified to determine proper disposal method and disposal is expected to take place within this 2 week period.
- Groundwater quality monitoring around the site per NYS Department of Environmental Conservation (NYSDEC) requirements has been completed for second quarter 2010 and the consultant, Roux has submitted the report to the NYSDEC. Roux as also submitted the Remedial Action Work Plan for Block 1127 Lot 1 to the NYSDEC.
- Where excavation and soil moving activities occur in areas of known VOCs (BL 1119, lot 1 & 64, BL 1118, lot 1 and BL 1127, lot 1) Volatile Organic Compounds (VOC) monitoring will be performed as required in the Community Air Monitoring Plan (“CAMP”) and VOC Best Monitoring Practices documents.
- CAMP monitoring is continuing on all areas of soil disturbance per the project plan, including excavation, grading and demolition.
- Additional waste characterization soil borings to facilitate future soil disposal and disposal facility selection may occur within Block 1127. This work is dependent on site availability and access.

Infrastructure

- Installation of a new 20" water main on the west side of Flatbush Avenue between Pacific and Dean Streets has been completed. Final paving and finish work will be installed in September, after the mandatory settlement period.
- A new water trunk main will be installed along Atlantic between Flatbush and 6th Avenue and associated distribution mains will be installed in the Flatbush/Atlantic Avenue intersection, and approximately 200 feet south in Flatbush toward Pacific Street. Work will begin during this reporting period and will continue for approximately 18 months. The first work will include an exploratory trench across Flatbush near Atlantic. This work will be performed at night and traffic will be restored every morning according to DOT stipulations
- During the course of utility installation work, the contractor may encounter unforeseen contaminants, underground storage tanks or other structures. In the event that this happens and where appropriate, notification will be given to the DEC, VOC monitoring will be continuously performed, and remediation steps will be implemented.

Demolition

- Demolition has been completed at 473 Dean Street (front building). Sign off as been received from DOB
- 475 Dean Street: interior demolition has been completed. Exterior and structural demolition has commenced. The sixth floor of the six-story building has been demolished. The top three floors will be demolished by hand and the bottom will be demolished by mechanical means using heavy equipment. Entire demolition process is expected to take 2 to 3 months.
- 479 Dean Street demolition will begin during this reporting period. and is expected to take 2 to 3 weeks
- Sidewalk sheds erection along the frontages of 24 6th Avenue will continue this period. Demolition permit filings have been made for 473 rear (parcel has two structures; the rear structure will be demolished with 475 Dean), 481, 483 and 485 Dean Street, 24 and 38 6th Avenue and 636 Pacific Street. All buildings will be demolished by hand until they are down to a level at which the surrounding buffer zone allows safe mechanical demolition. This varies from building to building and is determined by the demolition engineer and approved by NYC BEST. If Demolition permits are received for any of the Dean and Pacific Street properties listed, work will commence during this reporting period.

Arena

- Drilling, lagging and sheeting activities for the support of excavation (SOE) along Atlantic Avenue heading west towards the closed 5th Avenue (BL1119) and along the west side of the closed Fifth Avenue continues. Excavation for the arena foundation in the area of Atlantic Avenue and within the BL1119 portion (at the closed 5th Avenue and Pacific Street) of the Arena footprint continues.
- Work related to excavation, lagging and tie backs for SOE (support of excavation) will continue Atlantic Avenue and continue south along the western side of the 5th Avenue.
- Installation of SOE along the western portion of the arena building, continuing down Flatbush to Dean continues during this period. Within this same area, excavation will continue within the footprint of the arena (block 1127).
- SOE installation and mass excavation of the southeast corner of the arena, paralleling Dean Avenue, will begin during this period. VOC monitoring as required by the CAMP will be implemented during SOE installation and excavation work on Block 1127 Lot 1.
- Installation of concrete footings along the eastern end of BL1119 and Atlantic Avenue will continue during this reporting period.

- Installation of perimeter concrete foundation walls within the northeast quadrant (near the Atlantic Avenue & 6th Avenue portion of the site – BL 1119) will continue during this period. This work will continue in a counter-clockwise direction going towards Atlantic Avenue.
- The underground plumbing permit has been issued and layout/installation for such will commence within the northeast quadrant (near Atlantic Avenue & 6th Avenue portion of the site) during this reporting period.
- Underground electrical duct bank installation will begin during this reporting period. This work will take place within Lot 1119 where the concrete foundations and footings are being poured. Work, formwork and rebar placement, related to the installation of the perimeter wall at the east end (6th Avenue) will continue during this reporting period.
- Installation of the 16' fence along Dean Street and Flatbush Avenue will continue.
- During the course of this work, the contractor may encounter unforeseen contaminants, underground storage tanks or other structures. In the event that this happens and where appropriate, notification will be given to the DEC, VOC monitoring will be continuously performed while excavating these materials and remediation steps will be implemented.

NYC Transit Improvements

- Work will begin with contractor mobilization to the site located east of the juncture of Flatbush and Atlantic Avenues during this reporting period. Initial work in this period will include soil sampling, installation of MPT on Flatbush Avenue between Atlantic Avenue and Dean Street and erection of the site fence.
- Waste Characterization to facilitate future soil disposal is scheduled to commence on Block 1118 during this reporting period. The waste characterization work will likely include a combination of drilling, test pitting, and soil sampling that will allow for proper selection of disposal facilities during future excavation work.

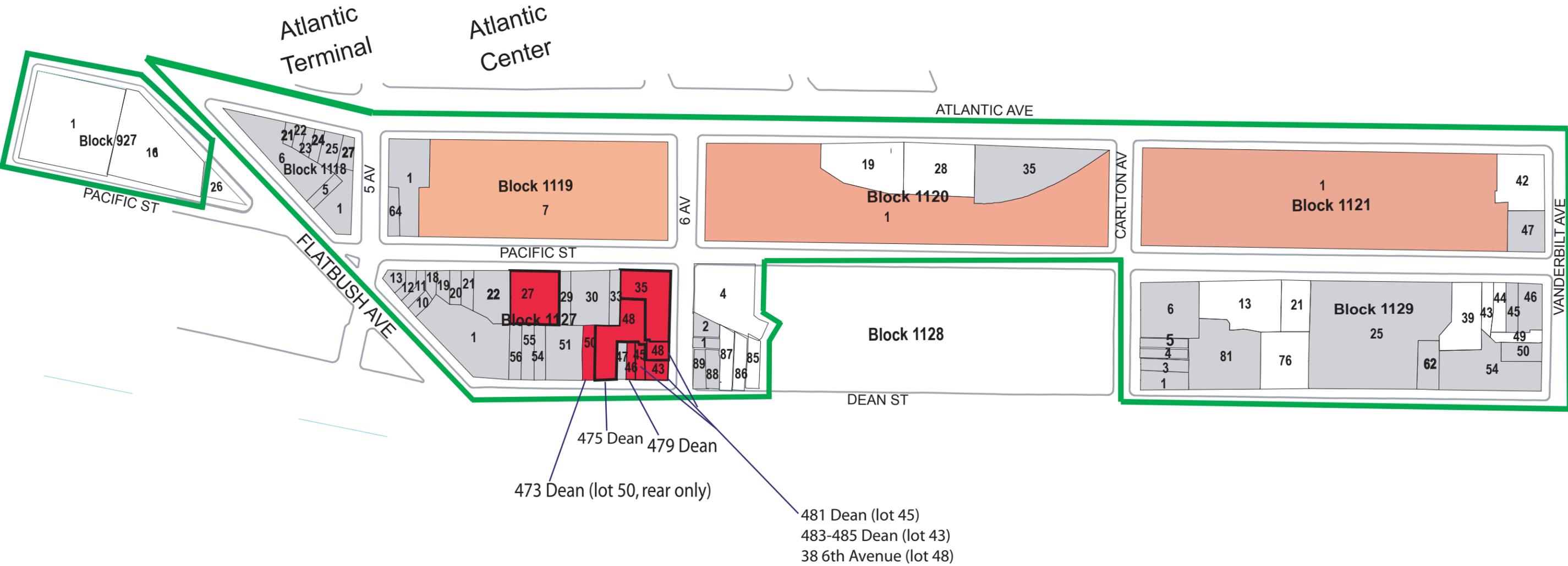
Staging – Block 1129

The attached staging plan for BL1129 shows the interim layout for the next few months and includes locations and approximate numbers of temporary trailers for construction staff offices, storage containers, fencing, equipment staging areas, guards, access points for personnel and vehicles, construction vehicle queuing, and fire department access. The interim layout and use of BL1129 will change as buildings become vacant and available for use or demolition as necessary. In order to prepare the block for these interim uses, the land may be regraded and trenches may be dug for installation of electric and communication conduits. Existing fences may be moved, temporarily removed and replaced and modified to accommodate the uses. All soil disturbances are being monitored in accordance with the CAMP procedures.

Community Liaison Office

The CLO has been fully relocated to a trailer on Dean Street near the intersection of Carlton Avenue & Dean Street. Persons seeking access should do so from Dean Street. Both the CLO phone line (866-923-5315) email (communityliaison@atlanticyards.com) are operational and community residents are encouraged to use both when making inquiries about the project. To aid the community, signage detailing the new location for the office will be posted at 24th Avenue as well as at the new location.

Atlantic Yards Demolition Status

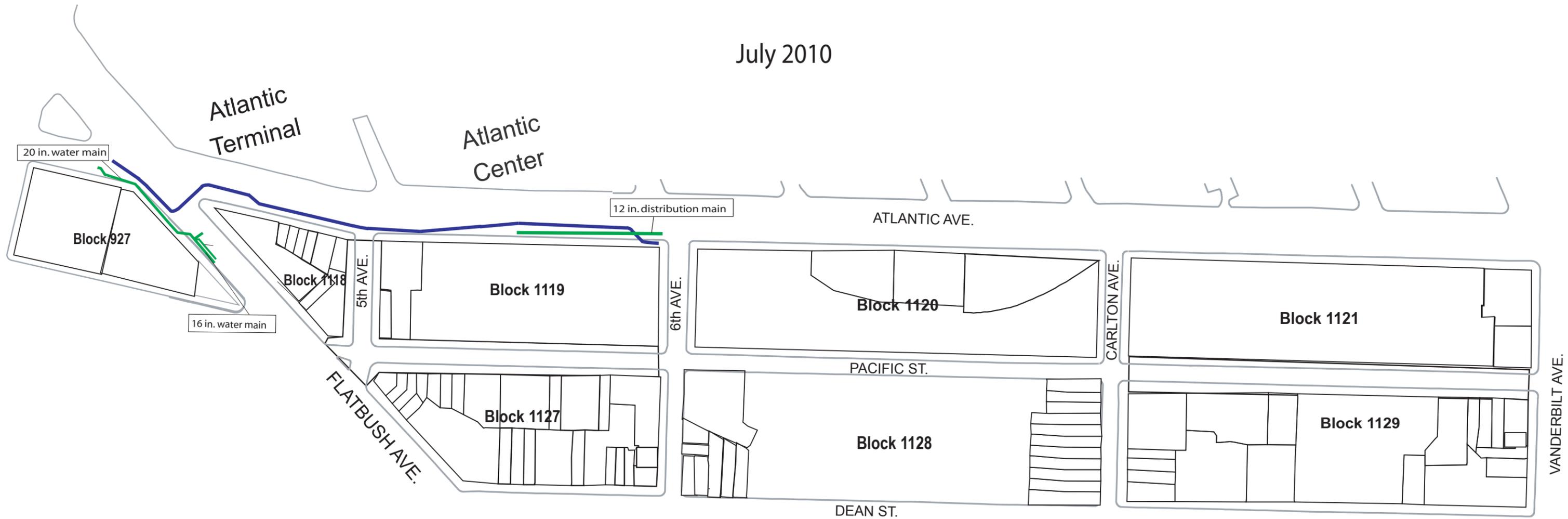


- vacant lot
- Abatement or Demolition Underway
- LIRR Yard

as of August 2, 2010

Trunk & Water Main

July 2010



-  36"/48" trunk water main
-  12", 16", & 20" water main & 12" Distribution Main