



AIRTEK ENVIRONMENTAL CORP.

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November 17, 2005

Mr. Chris Alonge
 New York State Department of Labor
 Department of Safety & Health
 Engineering Services Unit
 State Office Building Campus - Bldg. 12
 Albany, NY 12240

Re: Re-opening Request - File No. 05-0919
 Initial Access for Professional Support Studies
 30 West Broadway, New York, NY (Fiterman Hall)

Dear Mr. Alonge:

The Dormitory Authority of the State of New York (DASNY), through Airtek Environmental Corp. (Airtek) as its representative, is requesting a re-opening of the above-referenced variance to allow for further building operations intended to determine the suitability and make adequate the existing building systems to be used in support of the upcoming abatement and demolition of Fiterman Hall at 30 West Broadway, New York, NY. The purpose of this re-opening is to allow access only to specified professionals and tradespersons conducting activities directly related to the project planning and preparation process. As is required under the original variance, all access to the facility is permitted only under the conditions of the site Health & Safety Plan (HASP).

Re-opening Requests:

Removals:

Flammables/Chemicals: This re-opening request seeks permission to conduct selected removals of immediately hazardous products that are considered to be a safety risk to workers (i.e., gasoline in cans, or other flammables, caustics, etc.). Containers of such products will be HEPA-vacuumed and wet-wiped, and processed through the existing waste decontamination unit. The products would then be disposed of according to their composition, or re-used according to their manufacturer's instructions. All cleaning (HEPA-Vacuuming/Wet-wiping) will be conducted by a NYS DOL Certified Asbestos Contractor.

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Temporary Safety and Elevator/Utility Restoration:

Electrical Service: Temporary power was provided to the building so that CUNY and DDC and their contractors could activate one elevator, remove debris, perform safety work, and restore minimal building power and emergency lighting. An 800 amp, 208 volt, 3 phase, temporary electrical service was installed and currently provides power to the building. This power has been determined to be inadequate for the remediation and demolition work phases that will be performed over the course of a year.

Four low rise, four high rise and one service elevator must be restored to service in order to remove the large quantity of interior demolition/remediation debris from the building during the remediation (abatement) phase. One prerequisite to restoring elevator service is providing adequate power to run them. Therefore, based on direction from Con Edison, a portion of the original electrical service will be re-energized.

Approximately ten electricians will be on site. They will:

1. Inspect and energize all egress light fixtures serving major mechanical spaces, stairwells and pathways and replace lamps as required.
2. Inspect, HEPA-Vacuum as necessary to "gross clean," and exercise (put through numerous on/off cycles) service and distribution switchboards including re-torquing all buss work in the switchboards. All cleaning (HEPA-Vacuuming/Wet-wiping) will be conducted by a NYS DOL Certified Asbestos Contractor.
3. Megger all major feeders from both the service and distribution switchboards.
4. Remove temporary feeders from Emergency Service Switchboards and extend and reconnect the temporary service to the main of each Service Switchboard.
5. Restore power to local Power and Lighting Panels and Motor Control Centers as required for air monitors, hand tools, elevators, hoists, heat trace, etc.

Safety: Per the original variance, access is permitted by tradespersons to conduct safety-related light carpentry, emergency egress signage installations, structural shoring as required for safety. No demolition or removals will be conducted. Approximately four workers will be on site. They will:

1. Install barricades where railings or wall are missing.
2. Re-install two shoring columns that have fallen down.
3. Install no-egress signs on designated doors.

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4. Check that emergency egress paths are clear of debris and that emergency egress doors are operable.
5. Cover over holes in concrete deck with cleats to eliminate fall hazards.
6. Make sure exit signs clearly indicate emergency egress paths.
7. Remove sharp welded wire mesh points from slab edges.
8. Remove loose overhead debris.
9. Padlock doors at temporary plywood barrier partitions at south end.

Elevator Operation: In order to properly plan for abatement and demolition sequencing, operational capability of the building elevator systems must be tested, and the elevators must be operated.

1. Vent elevators to eliminate piston effect impact to building exterior. Through-wall relief vents will be cut in elevator shaft walls for low-rise, high-rise and service elevators. Wire mesh will be placed over the opening to protect the shaftway.
2. HEPA vacuum "Gross" clean, service and test all machine room, hoistway and pit equipment. All cleaning (HEPA-Vacuuming/Wet-wiping) will be conducted by a NYS DOL Certified Asbestos Contractor.
3. Perform troubleshooting of the microprocessor and solid state motor drive systems for safe and proper operation.
4. Perform full load inspection and testing of each selected elevator.
5. Perform acceptance inspection and testing as required by NYC code for temporary construction use of elevators.
6. File with the New York City Department of Buildings to reclassify the selected elevators for construction use to secure temporary use permits. The elevators that are not going to be used during the construction phase shall be filed for decommissioning.

As described below and on the attached drawings, the piston effect of the elevators and their potential to expel interior air into the outside environment will be addressed through the installation of engineering controls, and the application of monitoring specific to this operation.

Engineering Controls: Elevator banks in the building currently vent pistoned air to the elevator machine rooms and then to the outside air through louvers. The forcing of air to the exterior of the building will be prevented by: 1) the installation of critical barriers (two layers 6-mil poly and plywood, caulked at the edges); 2) the opening of alternate vents at the top of the shafts to allow air to vent onto the top floor of the building, and 3); the reduction of elevator velocity to reduce the piston effect.

Monitoring: Air monitoring for asbestos (TEM) will be conducted on a daily basis at the exterior of the critical barriers for each elevator at the

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roof level. An airlock will be installed at the roof access point to allow a NYS Certified Asbestos Air Sample Technician to conduct monitoring.

Plumbing:

Domestic Water: Domestic water service must be restored to support the cleaning and dust control aspects of the project, as well as the decontamination units required for the abatement phase. Approximately four workers will be onsite. They will:

1. Isolate unnecessary sections and dead legs from the water system.
2. Testing of the existing domestic water feed for the presence of contaminants will be performed by the Hygienist.
3. Clean and flush as required.
4. The Hygienist will re-test and clear the system for use.
5. Connect/extend a new 1-1/4 inch water service with temporary pump to deliver water to all floors for the abatement contractor's use.
6. Test and repair sump pumps in cellar as required.
7. Complete disconnect sewer, steam and gas Services to the Building.

Fire Protection: Work is required to comply with the NYC Fire Code. Approximately four workers will be on site. They will:

1. Disconnect the sprinkler system at each floor. Capture all residue drained from the system to mitigate wet conditions in the building.
2. Replace all the automatic ball drips at each Siamese.
3. Verify that all Siamese connections are cleared of debris.
4. Survey the system to ensure that there are no open ends or open valves.
5. Cap any damaged standpipe.
6. Pressure test the system (risers.)
7. Remove the caps at the Siamese connections and monitor the check valves for leakage.

All access and work will be in compliance with the Site HASP, ICR #56 and the original Variance Approval File # 05-0919.

Please contact me if I may provide any further information on this re-opening request. Thank you for your time and consideration.

Sincerely,

Benn Lewis
Vice President

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