QuES&T

Quality Environmental Solutions & Technologies, Inc.

September 21, 2001

The City of New York
Department of Environmental Protection
39-17 Junction Boulevard
Corona, New York

Subject: 33 Maiden Lane; 2nd, 3rd and 5th Floor; O&M Cleanup

Attention: Ms. Penny Theodorellys,

Thank you for your assistance in clarifying the requirements of the 9/14/01 memorandum regarding Clean-up of Asbestos-Containing Material. As discussed, no significant accumulations of either dust or bulk debris were observed during a visual inspection performed inside the subject location. Static TEM air sampling and sampling of bulk debris were performed within each floor of the leased space. No elevated airborne asbestos levels were identified during air sampling. PLM analysis identified one location on the third floor, approximately 3 SF, where debris contained asbestos above the 1% threshold; for classification as ACM.

Based on identification of ACM in one bulk sample on the third floor, IBM Corp. has requested that their entire leased space and the associated fresh air intakes be cleaned prior to re-occupancy. IBM Corp. has requested that their three floors and the associated fresh air intakes be cleaned utilizing wet-wiping and HEPA vacuuming techniques as a precautionary measure. Therefore, the clean-up of the 2nd, 3rd and 5th Floors will be conducted by a licensed NYS contractor using individuals certified by the NYC-DEP as asbestos handlers.

As discussed, the asbestos portion of the clean-up project only includes the 3 SF of debris on the 3rd Floor and consequently no ACP-7 filing is required. Static TEM air sampling will be performed at the completion of the clean-up and prior to re-occupancy by IBM Corp. As requested, I am submitting the attached work scope and will ensure copies of the static TEM clearance air sampling are provided at the completion of the clean-up.

Should you require additional information or action regarding this matter, please contact me. Thank you for your consideration regarding this matter.

Sincerely,

Vincent R. Lander
President

40 Corporate Park Drive, Hopewell Jct., NY 12533 Phone: 845-896-9440 Fax: 845-896-9501
Online: www.qualityenv.com

O&M CLEAN-UP OF SUSPECT ACM DEBRIS
33 MAIDEN LANE
2nd, 3rd and 5th Floor

NATURE OF WORK:

TEM air samples collected within each floor did not identify any elevated levels of airborne asbestos. Visual examination of the interior spaces did not identify significant accumulations of dust or suspect debris. Collection of bulk material samples identified a small quantity, approximately 3 SF, of ACM debris on the carpet in the 3rd Floor office area. It appears this material was either tracked in or brought in from outside the building. Additional bulk samples were collected within the 2nd, 3rd and 5th Floor office areas and ventilation fresh air intakes. With the exception of the one sample identified above, PLM analysis of bulk samples did not identify asbestos above the 1% threshold for classification as ACM. Due to the identification of ACM in the one bulk sample, IBM Corp., has requested that an O&M cleanup be performed within the entire 3rd Floor leased space. Although bulk sampling conducted within the 2nd and 5th Floor did not identify the presence of asbestos, IBM Corp has requested that an O&M cleaning be performed within these spaces as well. Each floor consists of approximately 14,000 SF of office space. The project will include HEPA vacuuming of all floor surfaces and wet-wiping of all horizontal hard surfaces (i.e. desks, file cabinets, sills). At the completion of the clean-up, static TEM air samples will be collected within each floor. **No abatement** of installed ACM will be performed as part of this project.

We propose to do the following:

1. Building/equipment surfaces will be cleaned using HEPA vacuums or wet wiping. Loose material on floors shall be wet thoroughly with amended water prior to disturbance and either placed directly into labeled bags or HEPA vacuums.

2. Adequate signage shall be posted around the affected area. A curtained doorway shall be installed at the main entrance to each office area.

3. Workers will double suit prior to entering the affected area. Prior to leaving the affected area the worker shall remove the outer suit in the airlock, don a new outer suit, and proceed directly to a remotc shower facility.

O&M CLEAN-UP OF SUSPECT ACM DEBRIS
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2nd, 3rd and 5th Floor

4. Local negative ventilation will run continuously during cleanup. Operating HEPA ventilation units should be placed within the fresh air intake and exhausted to the outside.

5. All gross debris in the work area shall be considered asbestos contaminated material. Prior to removal from the work area all ACM contaminated material shall be adequately wetted with amended water and either properly double bagged or HEPA vacuumed.

6. Detailed cleaning of the work area shall be performed using HEPA filtered vacuum equipment and/or wet cleaning. Methods that raise dust, such as dry sweeping or vacuuming with equipment not equipped with HEPA filters, will not be permitted.

7. All tools used during cleanup operations shall be decontaminated via wet wiping and HEPA vacuuming.

8. PCM air monitoring will be performed within and adjacent to the cleanup area during cleaning.

9. If air sampling results indicate any airborne asbestos fiber concentrations at or above 0.01 fibers per cubic centimeters work shall be stopped immediately, and methods shall be altered to reduce the asbestos fiber concentration.

10. Once the cleanup area is inspected and determined dry and free of debris, clearance air tests may be performed.

11. Following a minimum drying time of one hour after wet cleaning has been completed, an authorized and qualified individual; independent of the removal project, (i.e.: the Air Sampling Technician, Project Monitor or Design Engineer); shall determine if the surfaces in the work area are dry. Once the work area has been inspected and found to be dry, TEM static clearance air sampling may be performed.