

Theodorellys, Penny

From: Benjamin M. Sallemi [sallemi15@atc-enviro.com]
Sent: Thursday, December 12, 2002 11:05 AM
To: Penny Theodorellys
Subject: electronic report

Penny,

Attached is an electronic copy of the final report for cedar street. If you would like any changes, please let me know. I am working with my lab on getting all dioxin data in the form that EPA requested. Do you know if Mr. Nace just looked at some old data, and said that the TEQ calculations were incorrect? I believe that the newer data was calculated correctly.

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125 CEDAR ST.

DRAFT

12/16/02

**FINAL REPORT
WTC UNOCCUPIED BUILDING MONITORING
PROGRAM DOCUMENTATION**

**125 CEDAR STREET
New York, New York**

Prepared For:

**New York City Department of Environmental Protection
Bureau of Environmental Compliance
59-17 Junction Boulevard
Flushing, New York 11373**

Prepared By:

**ATC Associates Inc.
104 East 25th Street, 10th Floor
New York, New York 10010
212-353-8280**

ATC Project No. 15.22906.0002 Task 02

December 10, 2002

FINAL DOCUMENTATION

FOR

WTC UNOCCUPIED BUILDING MONITORING PROGRAM

125 CEDAR STREET

NEW YORK, NEW YORK

PREPARED FOR
NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF ENVIRONMENTAL COMPLIANCE
59-17 JUNCTION BOULEVARD
FLUSHING, NEW YORK 11373

PREPARED BY
ATC ASSOCIATES INC.
104 EAST 25TH STREET, 10TH FLOOR
NEW YORK, NEW YORK 10010

DECEMBER, 2002

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ATC ASSOCIATES INC.

Monitoring Firm:

ATC Associates Inc.
104 East 25th Street, 10th Floor
New York, New York 10010
212-353-8280

ATC Environmental Representative:

Benjamin M. Sallemi, Senior Project Manager
Paul Pavlidis & Chuck Johnson, Project Monitors
Edgar Lemanovich & Tim Amstislavskiy,
Air Sampling Technicians

Client:

New York City
Department of Environmental Protection
Bureau of Environmental Compliance
59-17 Junction Boulevard
Flushing, New York 11373

Client Representative:

Ms. Penny Theodorelly

Abatement Contractor:

Action ~~E~~nvironmental Remediation, Inc

Project Location:

125 Cedar Street
NYC, NY

***Services Performed by
ATC Associates Inc.:***

Project management of daily air monitoring; wipe
sampling analysis, and final clearance sampling
during the cleaning of settled dust, as per the
monitoring ~~S~~pecifications prepared by NYCDEP.

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the USEPA and

EXECUTIVE SUMMARY

ATC Associates Inc. (ATC) provided project monitoring, air sampling and management services for the interior dust clean-up activities for the unoccupied building located at 125 Cedar Street, New York, New York. Actual field operations were held from September 12, 2002, with the collection of background wipe samples through November 1, 2002 with the completion of post testing. Background wipe samples for settled dust were analyzed in accordance with the project specifications and the individual analytes were as follows: Lead, Mercury, Poly Aromatic Hydrocarbons, and Dioxin. Clean-up activities within the unoccupied building was conducted in accordance with generally accepted industry practices, as well as the Project specification issued by the New York City Department of Environmental Protection

Action Environmental, a New York State Department of Labor (NYSDOL) licensed asbestos abatement contractor, performed the cleaning services. ATC performed project monitoring, air sampling and management services for the interior dust clean-up activities including; review of contractor worker certification, Contractor oversight, daily collection and analysis of ambient and clearance air sampling.

Prior to the start of cleaning activities, ATC inspected that each area was under negative air flow to ensure compliance with the project Scope of Work Procedures. Negative air flow entailed the installation of negative air units within the apartments, ~~however, because typical cleaning activities included cleaning all surfaces, the apartment units could not be sealed, hence negative pressure wasn't achievable or monitored.~~ As the clean-up project progressed, ATC continuously monitored the Contractor's work practices, generated daily site logs, and collected ambient air samples in areas surrounding the abatement work areas. All ambient air samples collected during this project were less than 70 structures per cubic centimeter as specified, well below acceptable levels established by federal regulations (AHERA).

Is this true?

Once the Contractor completed cleaning activities from within all areas, in accordance with project Scope of Work Procedures, ATC, NYCDEP and EPA visually inspected each work area to ensure the areas were decontaminated to a level of no visible debris. Following this successful final visual inspection, ATC performed final air and wipe clearance sampling in accordance with project Scope of Work Procedures. Air clearance sampling entailed collection of fiberglass air samples, analyzed via NIOSH method 7400 "B" counting rules, crystalline silica, analyzed via NIOSH 7500, as well as an EPA modified Transmission Electron Microscopy (TEM) AHERA standard referred to as PCMe. All TEM air samples were analyzed by ATC's New York City laboratory, with all sample results satisfying the accepted final air clearance criteria of less than or equal to 0.0009 f/cc PCMe.

Asbestos not silica

Clearance wipe sampling was performed consistent with generally accepted industrial hygiene practices. There were inherent limitations created by operational and work practice variability, variations in contaminant concentrations, and sampling and analytical accuracy.

The acceptable results of the sampling represent conditions found on the dates the samples were collected. Individual analytes specified earlier were again analyzed in accordance with the project specifications utilizing the following analytical procedures:

- Lead, EPA Method SW-846-6010B
- PAHs, ASTM-6661-01, EPA Method SW-846-8270C
- Dioxin, ASTM-6661-01, EPA Method SW-846-8290
- Mercury, EPA Method SW-846-7471A

SCOPE OF WORK

All work performed was conducted in compliance with general industry practices, applicable relevant and appropriate regulations, including, but not limited to the USEPA, USDOL, NYSDOL, NYSDEC, NYCDEP, NYCDOS, and NYCDOH. The scope of work entailed a thorough cleaning of visible dust accumulations from all surfaces within each apartment unit, except as noted within the Project specifications. Cleaning entailed the use of water to mist material prior to cleaning without generating water accumulations. All waste was subsequently double bagged and appropriately labeled prior to disposal. On occasion, equipment that proved to be difficult to clean via wet wiping techniques (i.e.: electrical equipment, fin tube radiators, appliances, etc.) was cleaned by using low pressure compressed air to dislodge settled dust prior to cleaning.

PROJECT DESCRIPTION

Work Sequence

The following lists the sequence for cleaning of accumulated dust:

- Mobilized equipment and personnel to job site (ATC and Action).
- Collected and analyzed background wipe samples (ATC).
- Posted warning signs to establish regulated work areas (Action).
- Constructed engineering controls per Contract Documents and current regulations (Action).
- Performed pre-abatement inspection of Contractor engineering controls (ATC).
- Collected ambient air samples to monitor airborne fiber levels (ATC).
- Performed required clean-up of settled dust (Action).
- Performed oversight of Contractor work practices (ATC)
- Performed proper removal and disposal of generated waste from the work areas (Action).
- Performed visual inspections to ensure no visible debris remaining in work areas (ATC).

- Collected and analyzed final air clearance samples (ATC).
- Collected and analyzed final wipe clearance samples (ATC).
- Disassembled and cleaned work area (Action).

Engineering Controls

Action employed the following engineering controls during the removal of all ACM from the work areas:

- Isolated each work area per Contract Documents, and to the satisfaction of the on-site Project Monitor.
- Constructed a three-stage decontamination unit with shower.
- Installed HEPA-filtered negative pressure exhaust fans.
- Engineering controls were inspected by ATC for compliance with all applicable local, state, and federal rules and regulations.

Work Procedures

Measures to minimize the release of fibers during cleaning included:

- Wetting of settled dust with water prior to disturbing.
- Promptly placing removed settled dust in plastic bags for proper disposal.

Worker Protection

Workers who entered the work area during cleaning activities wore disposable protective clothing (Tyvek suits) and proper respiratory protection including ½ face ~~respirators~~ air purifying respirators with High Efficient Particulate Air (HEPA) filters.

Decontamination

Workers performed proper decontamination upon exiting each work area by:

- Removing and disposing of protective clothing.
- Removing and Rinsing respirator.
- Showering.
- Donning street clothing.

Disposal

Action placed asbestos-containing waste material in doubled and labeled impermeable plastic bags and transported them to an enclosed polyethylene sheeting lined dumpsters *lined with* for pickup and disposal.

AIR MONITORING

Sample Collection

ATC collected samples of air on 25 millimeter, mixed-cellulose ester filter membranes (0.45 micron pores) contained in manufacturer pre-assembled, three-piece cassettes with electrically conductive, extended cowls. Pump flow rates were determined (both at the start and at the end of the sampling period and periodically by a representative of the NYCDEP) with a secondary standard (rotameter) that is calibrated quarterly against a primary standard (Gilian Instrument Corporation primary flow calibrator "Giliberator"). Fibers from ambient air were collected with the filter cassette open-faced and positioned between ~~three~~ ^{four} to five feet above the floor.

Sample Analysis

PCM ambient and clearance samples were analyzed by ATC's New York City laboratory utilizing the PCM method of analysis. The microscope used for sample analysis was equipped with a phase contrast condenser. Sizing and fiber counts were performed at 400X magnification. Samples were analyzed by the National Institute of Occupational Safety and Health (NIOSH) Method 7400 using method "A" counting rules. Method "A" rules count only those fibers that have a length greater than five microns and a length-to-width ratio greater than three-to-one. All air sample results are reported in fibers per cubic centimeter of air (f/cc).

2 TEM ambient air samples were analyzed by ATC's New York City laboratory under strict AHERA protocol. TEM with Energy Dispersive X-ray analysis (EDX) involves subjecting the prepared filter media to a stream of electrons. The returning diffraction pattern is a signature for the elemental composition of the material. This allows for precise asbestos quantification.

Quality Assurance

Analysis was performed by personnel who have completed the NIOSH 582 Sampling and Evaluating Airborne Asbestos Dust course or an equivalent course.

Personnel also participate in the NIOSH/AIHA (American Industrial Hygiene Association) Proficiency Analytical Testing (PAT) Program to ensure consistency in methodology. All laboratory technicians involved in air sample analysis have received applicable EPA training.

Air Sample Results

Final air clearance samples reported concentrations of airborne fibers less than the concentrations required by the EPA for this project. The attached appendices contain all laboratory analysis information.

WIPE SAMPLING

The wipe sampling was performed consistent with generally accepted industrial hygiene practices. There were inherent limitations created by constraints of time, operational and work practice variability, variations in contaminant concentrations, and sampling and analytical accuracy. The results of the sampling represent conditions found on the dates the samples were collected.

There are no established regulatory values for these analytes on surfaces.

Wipe Sample Results

Background and clearance wipe sampling was performed consistent with generally accepted industrial hygiene practices. There were inherent limitations created by operational and work practice variability, variations in contaminant concentrations, and sampling and analytical accuracy. All acceptable results of the sampling represent conditions found on the dates the samples were collected. Individual analytes specified herein were analyzed in accordance with the project specifications utilizing the following analytical procedures:

- Lead, EPA Method SW-846-6010B
- PAHs, ASTM-6661-01, EPA Method SW-846-8270C
- Dioxin, ASTM-6661-01, EPA Method SW-846-8290
- Mercury, EPA Method SW-846-7471A

CONCLUSIONS

Based on project oversight, including results of air sampling and wipe sampling data collected, it is the professional opinion of ATC that all cleaning at 125 Cedar Street, New York, New York was conducted in accordance with the project manual as well as all applicable federal, state and local asbestos regulations. All ambient and final air clearance and wipe sample results were found to have a concentration satisfactory to achieve the acceptable criteria established by the NYCDEP and EPA standards for re-occupancy following cleaning activities.

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the field of environmental science and engineering in this region. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is intended for the sole use of the NYCDEP and USEPA. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the

needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations, is at risk of said user.

ATC ASSOCIATES INC.

Benjamin M. Sallemi
Senior Project Manager

APPENDIX A - DAILY FIELD REPORTS

APPENDIX B - TEM AIR SAMPLE RESULTS DURING CLEANING

APPENDIX C- TEM FINAL AIR SAMPLE RESULTS

APPENDIX D - FIBERGLASS FINAL AIR SAMPLING RESULTS

APPENDIX E - PRE & POST LEAD WIPE SAMPLING

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APPENDIX G - PRE & POST SILICA WIPE SAMPLING

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APPENDIX H - PRE & POST MERCURY WIPE SAMPLING

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APPENDIX I - PRE & POST DIOXIN WIPE SAMPLING

HOME SWEET HOME

Ground Zero residents reoccupy apts.

By ADAM MILLER

Nearly 16 months after the Sept. 11 attacks, the displaced residents of 125 Cedar St. — the closest apartments to the Twin Towers — are finally back in their homes.

And the 39 tenants of the charming, century-old 12-story building that stands 300 feet from Ground Zero couldn't have been more ecstatic yesterday about finally reclaiming their beloved loft apartments.

Andy Jurinko and his wife, Pat Moore, were in their third-floor apartment when the two hijacked planes slammed into the World Trade Center.

The tower collapse blew out 15 windows in their apartment and left chunks of debris — including parts of one of the planes and a blasted-out computer monitor — along with mounds of dirt and dust.

"It feels wonderful and exciting to be back in our home," said Jurinko, 63, a painter.

"It is such a relief. We've been through so much. Our loft was like a minefield of glass, rocks, debris and dust. It was like a war zone."

Moore, a fashion designer, added: "It's fabulous to be back home. We've waited a long time for this day. It's amazing. We're just so grateful because we didn't know if we'd ever be allowed back."

Mark Scherzee, 51, a resident of the building since 1978, moved back into his penthouse apartment last week.

"It's great to be back because it feels like the end



BACK WHERE THEY BELONG: Andy Jurinko and wife Pat Moore are thrilled to be living in their apartment again after their building at 125 Cedar St. was decimated by the Sept. 11 attacks. N.Y. Post: Michael Norcia

of uncertainty," said Scherzee, a lawyer. "I feel so relieved. But there's still a lot of cleaning to do."

The grateful tenants yesterday made state Assembly Speaker Sheldon Silver (D-Manhattan) an "honorary resident" for his work fighting to ensure the building will remain standing regardless of what is built on Ground Zero.

At a press conference yesterday, Silver said the residents would be the "pillars of building a new community in downtown New York."

Many of the tenants, including Jurinko, were the

original pioneers who took the once-derelict office building and turned it into a residential jewel with large lofts and low rents 25 years ago.

"This is a dream come true," said Gail Langsner, who moved back into her apartment Dec. 15.

"I'm just so glad to be back home. The force of the blast was tremendous. It was like an earthquake."

Mary Dierickx, who returned to her 11th-floor apartment Dec. 28, said she's "thrilled to be back."

"After all we've been through, it's terrific to be home," she said. "It's unbelievable."



DEVASTATION: Pat Moore cleans up the mess last August left by the WTC collapse. N.Y. Post: Michael Norcia

Feds nix plan for Wall St. 'backups' in stix

By TOM TOPOUSIS

The feds have eased off their controversial plan to build a "backup" facility for Wall Street in the event of another disaster. The plan, which would have required the construction of a new, secure facility for the nation's financial operations, was rejected by the Federal Reserve Board.

"This is clearly a great victory for us," said Schumer, predicting that it would save the city

bility of a 200- to 300-mile buffer between backup facilities and the main financial operations downtown.

Estimates of the potential job loss have hovered around 15,000.

In their letter to Schumer, the regulators

The draft plan "recognizes that there is no one-size-fits-all solution to the backup and recovery needs of the nation's

WTC occupants have first claim on offices

By PAUL H.B. SHIN
DAILY NEWS STAFF WRITER

The landlord of the World Trade Center towers has promised his former tenants first dibs on space in offices that eventually will be built at Ground Zero, the Daily News has learned.

Larry Silverstein, who signed a 99-year lease for the twin towers in the summer of 2001, made the promise at an informal gathering of downtown redevelopment officials on Dec. 19, said Meyer Feig, who heads an association of former Trade Center tenants.

His members are eager to return, Feig said — despite lingering fears that the new space will be a target for terrorism.

"After having a such a disaster, everybody — including the government — will be overcautious. So I would feel safer being there more than anywhere else," said Om Baweja, 41, president of Honor Chem, a vitamin trading company that used to be on the 46th floor of the north tower.

Others were more cautious.

"If my employees feel comfortable, I would be willing to go back. But having lived through what we did, I want some assurances," said Kayvan Karoon, 37, of Karoon Capital Management, a financial management company that used to be on

the 22nd floor of the north tower.

Silverstein could not be reached for comment yesterday, but his spokesman, Steve Solomon, did not refute the pledge.

Years down the road

Real estate experts said the offer is largely symbolic because it will be years before any office buildings are erected on the site. But experts also predict Silverstein's property again will become the world's most recognizable business address.

"Combined with all the new transportation that is planned, I think there will be a lot of demand," said Brad Gerla, senior managing director at Insignia/ESG, a commercial real estate company.

Meanwhile, lower Manhattan planners will convene hearings on Jan. 13 and Jan. 14 at Pace University to gather public comment on nine new Ground Zero designs.

The meetings will be simulcast at the North Bronx Healthcare Network, the York College Performing Arts Center in Queens and the College of Staten Island. Sites in Brooklyn and Long Island are yet to be chosen.

The corporation and the Port Authority, which owns the site, will recommend a single master plan by Jan. 31.

With Maggie Haberman



Larry Silverstein

Back at home on Cedar St.

Chased from their homes by a storm of World Trade Center debris, the tenants of the closest apartment building to Ground Zero were kept out for 15 months by a blizzard of bureaucratic bungling.

Their wait finally has ended.

In recent weeks, anxious and optimistic tenants of 125 Cedar St. received permission to return to the 12-story building on the southern perimeter of the Trade Center site. Five of the building's 23 families have returned. All are expected to move back within the next month.

"This has been our home for 22 years," said Ed Serrapede, 58. "It's not like the normal building in New York City. We know everyone here."

The building was one of the first in the Financial District to be converted from offices into apartments. The tenants, who

have rent-stabilized apartments, did the work themselves.

Yesterday, many of them gathered in a dusty loft to thank the person they credit with getting them back home: Assembly Speaker Sheldon Silver.

Last year, Silver (D-Manhattan) pulled the building's management, utility companies and representatives of various city, state and federal agencies into one room to resolve the problems keeping the building closed.

Electricity was restored, insurance claims were completed and the building was cleaned by the city Department of Environmental Protection.

For his help, Silver was named an honorary tenant, prompting him to joke, "As long as you keep the refrigerator stocked and I get the remote when I'm here, we'll get along fine."

Greg Gittrich

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