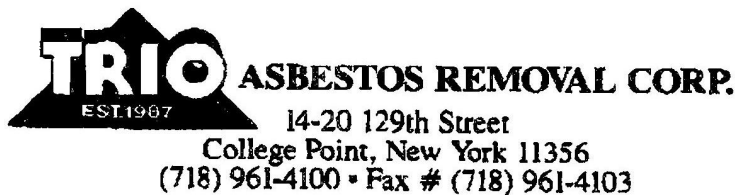


OCT-15-2002 15:31

P.02



October 15, 2002

New York City Department of Environmental Protection Agency
Contract Administration Department
59-17 Junction Boulevard
Corona, NY 11368
Attn: Ms. Virginia Smyth

Re: World Trade Center Indoor Dust Cleaning Program, Quadrant A, Project No. WTC-ARA.

Dear Ms. Smyth:

Trio Asbestos Removal Corp. was the Asbestos Abatement Contractor awarded Quadrant A for the World Trade Center Indoor Dust Cleaning Program. The cleaning process was initiated on 12 September 2002. We have cleaned 33 apartments and 8 common spaces as of 14 October 2002. We offer the following comments regarding the Contract:

Quantity of Apartments:

Trio developed our Bid Proposal with the anticipation of cleaning 15 to 20 apartments per day. In addition, we were instructed to prepare for the cleaning of 15 to 20 apartments per day at the project initiation meeting. We have never cleaned more than three apartments in a single day, and on numerous days we have had no cleanings scheduled. Trio has devoted the necessary staff and equipment for cleaning of 15 to 20 apartments on a daily basis. It is difficult to commit the resources and equipment required for the project when the number of apartments is limited and inconsistent.

Size of Apartments:

Quadrant A includes the Tribeca area of Manhattan. Some of the apartments are extremely large due to the "loft" style buildings. The apartments are "over-sized" as compared to typical Manhattan apartments.

The following apartments are offered as examples of this trend:

1. [PII] Town House, approximately 6,700 square feet.
2. 108 Franklin Street, Apartment No. [PII] 2 bedroom, approximately 4,000 square feet.

3. 170 Duane Street, Apartment [PII] 4 Bedrooms, approximately 3,000 square feet.
4. 55 Hudson Street, Apartment [PII], 2 Bedrooms, approximately 2,000 square feet.

Questions regarding the size of typical apartments were at the pre-bid and project initiation meetings. No definitive answers or sizes of typical apartments were provided. Trio attempted to ascertain the size of typical apartments by contacting management agents for residential apartment buildings in Manhattan. We were provided with the following information, which was based upon a building portfolio of approximately 60 residential buildings in Manhattan:

1. Studio Apartments, approximately 475 to 650 square feet.
2. One Bedroom Apartments, approximately 650 to 1,000 square feet.
3. Two Bedroom Apartments, approximately 1,000 to 1,500 square feet.
4. Three Bedroom Apartments, approximately 1,500 to 2,250 square feet.
5. Four Bedrooms and Larger, greater than 2,250 square feet.

Trio realizes there will be variations in sizes of the apartments. We believe there should be a multiple applied to the over sized apartments or a different format utilized to determine the classification of the apartments for billing/invoicing purposes. Perhaps the number of rooms (e.g., bedrooms, dens, offices, living rooms, etc.) could be utilized or a formula could be developed regarding additional square footages above and beyond apartment size.

Common Areas:

The cleaning of Common Areas was included in the Contract Documents. The Contract Documents state the inclusion of certain spaces in the Common Areas is left to the discretion of the EPA designee or Project Monitor. The Common Areas have included Entrance/Lobby, Hallway/Corridor, Stairwell, and Basement areas, including, Storage, Utility, and Laundry Rooms. In addition, we have been directed to clean exterior roof top areas which have been classified as Common Areas. Trio is prepared to clean the Common Areas and comply with the Contract Documents. We do have issues with some of the spaces classified as Common Areas, especially the Roof and Basement/Utility areas. In our opinion, the roof areas should be included within the NYCDEP Roof and Exterior Façade cleaning program. Further, we would appreciate more information on how the Common Areas are evaluated and included within the program. The majority of the Basement and Utility areas are not equipped with any form of central Heating Ventilation and Air Conditioning (HVAC) systems, which could have provided a route of entry for dust from the World Trade Centers. These areas, in general, are not cleaned on a regular basis. Trio believes the intent of the program is to clean areas of buildings that are dirty due to the accumulation, over many years, of typical nuisance dust. Further, we have had problems with access to the building, location of water and electricity and request that a building representative be present when the cleaning is conducted in the Common Areas.

Cancellations/Notifications

Trio, to date, has received limited information regarding the upcoming schedule of apartment cleaning. We realize it is difficult to schedule the apartments and remain flexible regarding short notice. We know the cleaning appointments must be verified and there are last minute cancellation. We will remain flexible regarding the issue of short notice. We have requested the submittal of information regarding the scheduling of the apartment cleanings so we make the appropriate arrangements for personnel and equipment.

There have been numerous cancellations of apartment cleaning appointments. One appointment was cancelled as we arrived at the apartment. Once again, we realize the program will have problems. We believe, however, there be compensation for cancellations that occur after our arrival at the site.

Disposal of Waste:

The issue of waste disposals not been addressed. We would appreciate information regarding the disposal of the waste.

The program was started approximately one month ago. Numerous questions and concerns have arisen during that time. Unfortunately, there does not seem to be a process in which to address these questions/concerns in a timely manner. We believe a project meeting should be scheduled immediately so these issues and others are addressed.

Respectfully submitted,

Trio Asbestos Removal Corp



Christopher Horan,
President