

AGENDA

1. Total/Final Requests for:
 - a) Clean & Test
 - b) Test Only
 - c) HVAC
2. Update on:
 - a) Clean & Test – Cleaned to date
 - b) Test Only – Completed to date
 - c) HVAC/Exhaust systems – Cleaned
 - d) Number of apartment scheduled to be cleaned in pipeline
3. Summary of Results
 - a) Apartments
 - b) 110 Liberty Street
 - c) Background study
4. Cancellation Policy
 - a) Number of apartments cancelled for testing or test and clean or HVAC inspection
 - b) Whole building cancellations
5. Target Date – March 1st completion
6. Other Issues that need resolution

Maldonado, Jane

To: Brad.Gair@fema.gov
Subject: Agenda from Robert Avaltroni

As per your discussion with Bob Avaltroni, please find the agenda for the meeting with EPA.

Also, just as a reminder, Bob will be out next Tuesday and Wednesday.

Thank you



Agenda.doc

EPA / FEMA/ DEP meeting
Feb. 14, 2003

*51 letters sent
3 whole Bldg completed*

1. Whole building requests & cost implications
2. Status of mailings
 - i. Whole buildings
 - ii. Apartments
3. HVAC inspections and cleanings
 - i. Evaluations
 - ii. Time lag between evaluations and cleaning
4. Follow up with monitoring contractors
 - i. Implementation of cancellation policy
 - ii. Status of phone calls
5. Baseline numbers for apartment (cleaning and/or testing) requests
6. Report on cleanings to date

Agenda Items for April 4, 2003 EPA/FEMA/DEP Meeting

- Status of Whole Building Requests
- Status of HVACs
- Status of Apartment Requests
- Gateway Letter
- CD Release of Ambient Database
- Release of Background and Confirmation Cleaning Study
- April 30th Deadline

BIN	Building	QUAD	Rugs	Need Dis	Impacted	HVA	HVAC Ev. Ini	HVAC RptDone	HVAC Rpt Is	HVAC Acc	HVACCInSta	Bldg Acc	Common Sp
1002806	10 Hubert Street	A	No		N/A	NA	NA	Yes	NA	NA	Yes	Done	
1002012	100 Hudson Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1083078	100 Reade St	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001588	105 Reade Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001982	108 Franklin Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1066433	11 Jay Street	A	No		N/A	NA	NA	Yes	NA	NA	Yes	Done	
1002722	11 Lispenard Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002136	112 Hudson Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1001984	114 Franklin Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1001605	129 Duane Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1080179	130 Watts Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1002735	13-17 Laight Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1075670	132 Duane Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1075669	134-140 Duane Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002804	135 Hudson Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001364	135 Watts Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001607	137-141 Duane Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1084396	137-43 Reade Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001998	14-22 Leonard Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002130	150 Franklin Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002132	156 Franklin Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1079179	16 Jay Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002844	169 Hudson Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001990	17 White Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001527	174 Duane Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1077430	177-179 Duane Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002110	178-180 Franklin Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002929	18-20 Desbrosses Stre	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002849	19 Vestry Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002929	20-22 Desbrosses Stre	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001911	249 Church Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1002006	25 Leonard Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001893	253 Church Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001894	257 Church Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1002740	260 West Broadway	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002167	27 North Moore St	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001926	275 Church Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1001632	287 Broadway	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1002208	295 Church Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1083157	310 Greenwich St	A	Yes		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002030	345 Greenwich Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001910	349 Broadway Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002033	355 Greenwich Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001841	360 -362 Broadway	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1084857	361 Greenwich Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1002095	363 Greenwich Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1001862	366 Broadway	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002142	38-40 North Moore	A	No		No	Yes	No	No	NA	NA	Yes	Done	
1002221	395 Broadway	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002817	399 Washington Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1083235	40 Harrison Street	A	YES		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001564	44 Hudson Street	A	No		N/A	NA	NA	NA	NA	NA	YES	Done	
1002838	47 Vestry Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1075737	47 Walker Street	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1010331	508 Canal St	A	No		N/A	NA	NA	NA	NA	NA	Yes	Done	
1010326	528 Canal Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Not Started	
1001544	55 Hudson Street	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002120	55 North Moore	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002124	62 Beach Street/ FischeA	A	No		No	Yes	Yes	Yes	NA	NA	Yes	Done	

BIN	Building	QUAD	Rugs	Need Dis	ImpactedHVA	HVAC Ev. Inl	HVACRptDone	HVAC Rpt Is	HVAC Acc	HVACCInSta	Bldg Acc	Common Sp
1066457	65 North Moore Street	A	No	No	Yes	Yes	Yes	NA	NA	Yes	Done	
1002831	67 Vestry	A	No	No	Yes	Yes	Yes	NA	NA	Yes	Done	
1602021	75 Hudson Street	A	No	N/A	NA	NA	NA	NA	NA	Yes	Done	
1001902	77 Franklin Street	A	No	N/A	NA	NA	NA	NA	NA	Yes	Done	
1083705	80 North Moore	A	Yes	No	Yes	Yes	Yes	NA	NA	Yes	Done	
1077431	84 Thomas Street	A	No	N/A	NA	NA	NA	NA	NA	Yes	Done	
1066410	95 Reade Street or 113 A	A	No	No	Yes	Yes	Yes	NA	NA	Yes	Done	
1084583	96 Baxter Street	A	No	No	Yes	Yes	Yes	NA	NA	Yes	Done	
1001589	99 Reade Street	A	No	N/A	NA	NA	NA	NA	NA	Yes	Done	
1001466	100 Chambers Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	underway	
1001650	105 Duane Street	B	yes, 20188 sq f	No	Yes	yes	yes	N/A	N/A	yes	underway	
1001053	106 Greenwich Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001486	110 Chambers Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001484	118 Chambers Street	B	No	No	Yes	Yes	Yes	N/A	N/A	yes	done	
1000884	130 Water Street	B	No	yes	Yes	yes	Yes	yes	not started	yes	underway	
1001503	153 Chambers Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1077807	18 Warren Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001074	183 Broadway	B	No	No	Yes	yes	yes	N/A	N/A	yes	done	
1085816	26 Beaver Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001473	261 Broadway, 10E	B	No	yes	Yes	yes	Yes	yes	done	yes	underway	
1081076	275 Greenwich St	B	No	yes	Yes	yes	yes	Yes	underway	yes	not started	
1066187	295 Greenwich St	B	No	yes	Yes	yes	yes	Yes	not started	yes	not started	
1085774	400 Chambers Street	3	No	No	Yes	yes	Yes	N/A	N/A	yes	Done	
1003299	41 Monroe Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	Done	
1001443	41 Warren Street	B	No	No	Yes	Yes	Yes	N/A	N/A	yes	Done	
1000826	45 Wall Street	B	No	yes	Yes	yes	Yes	yes	done	yes	done	
1001011	50 Pine Street	B	No	yes	Yes	yes	Yes	yes	done	yes	underway	
1001084	55 Liberty St	B	No	No	N/A	N/A	N/A	N/A	done by bldg	yes	underway	
1077241	57 Warren Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001421	71 Murray Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001430	77 Warren Street	B	No	No	Yes	Yes	Yes	N/A	N/A	yes	underway	
1001429	90 W Broadway	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1001469	92 Chambers Street	B	No	N/A	N/A	N/A	N/A	N/A	N/A	yes	done	
1083349	100 Beekman Street	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1001292	117 Beekman Street	C	No	Yes	Yes	Yes	Yes	Yes	Not Started	YES	Done	
1001103	12 John Street	C	No	No	Yes	Yes	No	NA	NA	YES	Not started	
1001276	122 Nassau Street	C	No	N/A	NA	NA	NA	NA	NA	YES	Done	
1077407	165,185, and 215 Park	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1001143	170 John Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1077439	170 Park Row	C	No	Yes	Yes	Yes	Yes	NO		YES	Done	
1001100	176 Broadway	C	No	Yes	Yes	Yes	Yes	YES	not started	YES	Not started	
1077438	180 Park Row	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1001334	211 Front Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1001381	257 Water Street	C	No	Yes	Yes	Yes	Yes	YES	Done	YES	Done	
1001382	265 Water Street	C	No	N/A	NA	NA	No	NA	NA	YES	Done	
1001385	275 Water Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1083356	299 Pearl Street	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1001364	324 Pearl Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1077403	33 Gold street	C	No	Yes	Yes	Yes	Yes	YES	not started	YES	Done	
1001365	330 Pearl Street	C	No	Yes	Yes	Yes	Yes	NO		YES	Done	
1002817	333 Pearl Street	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1001265	46 Ann Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1001290	49 Fulton Street	C	No	Yes	Yes	Yes	Yes	YES	Done	YES	Done	
1001271	55 Ann Street	C	No	N/A	NA	NA	NA	NA	NA	YES	Done	
1081971	59 Saint James Place	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1081973	61 Saint James Place	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1083350	66 Frankfort Street	C	No	Yes	Yes	Yes	Yes	YES	Done	YES	Done	
1001288	69 Gold Street	C	No	No	Yes	Yes	Yes	NA	NA	YES	Not started	
1001198	7 Dutch Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	

BIN	Building	QUAD	Rugs	Need Dis	ImpactedHVA	HVAC Ev. Ini	HVACRptDone	HVAC Rpt Is	HVAC Acc	HVACCInSta	Bldg Acc	Common Sp
1081971	7 Oliver street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1078967	75-81 Nassau Street	C	No	Yes	Yes	Yes	Yes	YES	Done	YES	Done	
1083353	77 Fulton Street	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1083347	80 Beekman Street	C	No	Yes	Yes	Yes	Yes	YES	Done	YES	Done	
1083354	80 Gold Street	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1003368	9 Oliver Street	C	No	No	Yes	Yes	No	NA	NA	YES	Done	
1083348	90 Beekman Street, NY	C	No	Yes	Yes	Yes	Yes	YES	not started	YES	Done	
1083355	90 Gold Street	C	No	Yes	Yes	Yes	Yes	YES	not started	YES	Done	
1001205	90 Nassau	C	No	No	Yes	Yes	Yes	NA	NA	YES	Done	
1082813	2 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Not Started	Yes	Not Started	
1065475	200 Rector Place	D	No	No	Yes	Yes	No	NA	NA	Yes	Done	
1075698	21 South End Avenue	D	No	No	Yes	Yes	No	NA	NA	Yes	Underway	
1000053	225 Rector Place	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Done	
1065089	250 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Underway	Yes	Not Started	
1065199	280 Rector Place	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Underway	
1000436	300 Albany Street	D	No	Yes	Yes	Yes	Yes	Yes	Underway	Yes	Not Started	
1065321	300 Rector Place	D	No	No	Yes	Yes	No	NA	NA	Yes	Underway	
1000055	333 Rector Place	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Underway	
1083378	345 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Underway	
1000301	350 Albany St	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Not Started	
1083373	355 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Underway	
1083374	365 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Not Started	
1083375	375 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Underway	
1000061	377 Rector Place	D	No	No	Yes	Yes	No	NA	NA	Yes	Underway	
1000544	380 Rector Place	D	No	Yes	Yes	Yes	Yes	Yes	Underway	Yes	Underway	
1083376	385 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Not Started	
1083377	395 South End Avenue	D	No	Yes	Yes	Yes	Yes	Yes	Done	Yes	Underway	
1085938	50 Battery Place	D	No	No	Yes	Yes	Yes	NA	NA	Yes	Done	
1080815	99 Battery Place	D	No	No	Yes	Yes	Yes	NA	NA	Yes	Done	

V Impacted AHS vs H Common Area Clean Status

	A		B			C		D			Total
	Done	Not Started	done	not started	underway	Done	Not started	Done	Not Started	Underway	
	Confirmatio	Confirmatio	Confirmatio	Confirmatio	Confirmatio	Confirmatio	Confirmatio	Confirmatio	Confirmatio	Confirmatio	
N/A	24		10		1	3					38
No	43	1	4		3	18	2	3		3	77
yes			1	2	3	11	1	1	6	7	32
Total	67	1	15	2	7	32	3	4	6	10	147

V HVAC Clean Status vs H Common Clean Status

	A			B				C			D				Total
	Done	Not Star	Total	done	not start	underwa	Total	Done	Not star	Total	Done	Not Star	Underwa	Total	
	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building
								2		2					2
done				1		2	3	5		5	1	3	6	10	18
done by bldg						1	1								1
N/A				14		3	17								17
NA	67	1	68					21	2	23	3		3	6	97
not started					1	1	2	4	1	5		1		1	8
underway					1		1					2	1	3	4
Total	67	1	68	15	2	7	24	32	3	35	4	6	10	20	147

V Impacted AHS vs H HVAC Cleaning Status

	A		B						C				D					Total
	NA	Total	done	done by	N/A	not start	underwa	Total	Done	NA	Not Star	Total	Done	NA	Not Star	Underw	Total	
	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	Building	
N/A	24	24			11			11		3		3						38
No	44	44		1	6			7		20		20		6			6	77
yes			3			2	1	6	5		5	12	10		1	3	14	32
Total	68	68	3	1	17	2	1	24	5	23	5	35	10	6	1	3	20	147

Quadrants Status as of 4/4/03

1. # of Clean and Test scheduled for 4/7-4/13 and 4/14-4/20.

Quad A	67	26
Quad B	18	5
Quad C	25	6
Quad D	49	23

2. # of Test only scheduled for 4/7-4/13 and 4/14-4/20.

Quad A	3	0
Quad B	6	1
Quad C	5	3
Quad D	10	3

3. Accomplishments during 3/24-3/30:

	Quad A	Quad B	Quad C	Quad D
# Clean And Test Completed:	69	28	95	89
# Test Only Completed:	6	20	8	8
# Wipes Completed:	0	2	2	4

4. Accomplishments thus far this week (3/31- 4/2):

	Quad A	Quad B	Quad C	Quad D
# Clean And Test Completed:	28	28	40	46
# Test Only Completed:	6	9	3	5
# Wipes Completed:	0	1	1	3

5. # of 'express' mail letters which were sent in follow-up to your first call to residents.

Quad A	1039
Quad B	384
Quad C	493
Quad D	527

6. Preliminary # of dropouts thus far resulting from these letters (subject to final reconciliation).

Quad A	309
Quad B	185
Quad C	202
Quad D	56

7. Since the beginning of this program, the # of total accomplishments for:

	Quad A	Quad B	Quad C	Quad D
Total Universe	1314 C&T 231 TO	1275 C&T 274 TO	1303 C&T 259 TO	1013 C&T 352 TO
Clean and Test:	919	917	661	528
Test Only:	74	171	122	270
Wipe Samples:	23	43	28	31



GATEWAY PLAZA MANAGEMENT CORP.
375 SOUTH END AVENUE
NEW YORK, N.Y. 10280

(212) 321-2000

March 31, 2003

Eric Wilson, Quadrant Coordinator
United States Environmental Protection Agency
Region 2
290 Broadway
New York, New York 10007-1865

Dear Mr. Wilson:

I am in receipt of your letter of 3/28/2003 concerning cleaning of HVAC systems at Gateway Plaza.

Your letter incorrectly states our position with respect to the cleaning of apartment exhaust risers. We do not have a legal right to provide access to any apartment or enter same except in the case of an emergency. The NYC police department made this very clear to us after we entered apartments to clean after 9/11. The agreement we signed in no way abrogates the law in New York State. We suggest that you or your contractor make arrangements with the tenants to provide access to such units at such time as you need access. We can assist you in this process by providing mailing labels.

We are most dissatisfied with your contractor. Workers have been seen jamming cleaning wands into A/C grills, which will damage the condenser coils. In addition, cleaning of the roof fan assemblies, which was already done by us has caused debris to enter tenants apartments. This work can only be properly done if your contractor seals off the duct grills in the apartments first. In addition, on information and belief someone associated with one of your contractors allegedly suggested they could provide a gratuity or other compensation to one of our employees. We suggest you have the Department of Justice investigate this allegation. Please speak with Mr. DeFrancesco concerning this matter.

Please note careful review of the lab results of dust samples taken at Gateway fail to disclose any WTC material. However, your contractor in some cases suggests the material might be WTC dust. Some areas in question were cleaned numerous times many months after the 9/11 tragedy. According it is impossible that the roofs of 35 story buildings that were cleaned over a year prior would have WTC material present.

What is the relationship between the firm hired to test and the contractor hired to clean? Did the cleaning firm sub out the work to the testing firm? These questions need to be answered.

Very truly yours,
Gateway Plaza Management

Charles J. Mehlman
Sr. Vice President & General Manager

Cc: T. DeFrancesco