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Subject: Scope of clean up work - 125 Cedar Street

Please find the attached draft copy of the cleaning procedures. Please review the document and get back to us as early as possible.

Thanks for your help and time.

Krish, DEP
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125CedarScope of
Work rev1.doc...

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For
125 Cedar Street***New York City Department of Environmental Protection
Bureau of Environmental Compliance****Asbestos Contractor – Cleaning Procedures****Background**

A follow-up visit to 125 Cedar Street revealed debris and significant dust accumulation present on surfaces throughout the interior of the building. The interior cleaning is to be accomplished by a licensed asbestos abatement contractor.

Purpose

A New York State Department of Labor (NYSDOL) licensed asbestos contractor with NYCDEP and NYSDOL certified workers shall perform the clean-up of building interiors (12 stories -approximately 52,000 square feet in total).

Scope of Work

- (1) All work performed shall be in compliance with all applicable, relevant, and appropriate regulations, including but not limited to those of the United States Environmental Protection Agency (USEPA), the United States Department of Labor (NYS DOL), the New York State Department of Environmental Conservation (NYS DEC), the New York City Department of Sanitation (DOS), the New York City Department of Health (DOH), and the New York City Department of Environmental Protection. (DEP).
- (2) An ACP-7 form, asbestos project notification form shall be submitted as required by Title 15, Chapter 1 of the Rules of the City of New York (RCNY), directly to the NYC DEP Asbestos Control Program prior to the start of work. USEPA & NYSDOL notification shall be submitted.
- (3) A third party air monitoring firm shall perform air sampling and provide project oversight.
- (4) The asbestos contractor shall provide sufficient equipment and experienced personnel to complete work area preparation and cleaning activities of the building interiors within three (3) weeks. At least one asbestos supervisor shall be present per work area during the duration of the clean-up activities. Work shall be performed 24 hours per day, seven (7) days per week.
- (5) Personal protective equipment including disposable clothing, gloves, and respirators shall be worn during this clean-up activity.
- (6) Warning signs shall be posted at the approach to each work area.
- (7) A separate worker and waste decontamination enclosure system in compliance with Title 15, Chapter 1 of the RCNY shall be installed at the entrance to each work area. Each work area shall entail isolating three floors at 125 Cedar Street simultaneously. More than one work area may be established. Work shall proceed from the penthouse down to the first floor. The use of a remote decontamination enclosure system installed on the second floor for use at each work area (except first floor and basement) is acceptable. Prior

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approval must be received from the NYCDEP for decontamination enclosure system placement and phasing of clean-up activities.

- (8) Initially, the interior of the elevator shaft, including the top of the elevator car and the elevator pit, shall be HEPA vacuumed and wet wiped to allow for the use of the elevator during the clean up. Once the clean up throughout the building is complete, the elevator shaft, including the top of the elevator car and the elevator pit, shall be re-cleaned prior to clearance air monitoring.
- (9) Isolation barrier locations (i.e.: wall or ceiling penetrations, windows, vents, doors, etc.) shall be HEPA vacuumed and wet wiped prior to installing two-layers of 6-mil polyethylene sheeting and sealed with tape.
- (10) Negative pressure ventilation equipment shall be installed and operated continuously 24 hours per day during all clean-up activities. Equipment shall run continuously until clearance air monitoring. A minimum of one air change every 15 minutes shall be provided. When ducting to the outside is not possible, a second negative air unit compatible with the primary unit may be connected in series.
- (11) A staging area shall be established within each unit for cleaning the surfaces of moveable items.
- (12) All debris and/or dust shall be misted and double bagged. Accumulation of water is prohibited. Water misting shall be sufficient to wet the material without water accumulations. Caution shall be taken to avoid wetting items that may be damaged by wet methods. An encapsulating agent shall not be applied. Once all surfaces have been wet wiped and HEPA vacuumed a second cleaning shall be performed. Surfaces include but are not limited to walls, floors, ceilings, ledges, windowsills, trims, appliances, equipment, personal items, and furnishings.
- (13) Surfaces that may not be wet wiped shall be HEPA vacuumed three times or disposed as ACM waste. Disposal of material may not occur without prior authorization by the building owner and/or tenant, as applicable. Items identified by tenants for cleaning that cannot be cleaned shall be immediately brought to the attention of DEP.
- (14) Tenant and/or owner, as applicable, must identify items to be cleaned or disposed.
 - a) Certain items, including but not limited to, TV's, VCR's, microwave ovens, CD players, DVD players, toasters, fin radiators, upholstery, carpeting, etc., are to be cleaned via wet wiping and/or HEPA vacuuming techniques. Compressed dry air (low pressure) shall be used to blow debris/dust from openings/crevices in the equipment. HEPA vacuuming must be performed in conjunction with this procedure. Care must be taken not to damage the items. It may not be possible to thoroughly clean these items. Tenants and/or owner shall identify items for disposal or cleaning with clearly legible tags. Items identified for disposal shall be double-wrapped in 6-mil polyethylene sheeting and labeled as ACM waste or bagged in labeled ACM waste bags. The cleaning of items to be disposed is not required.
 - b) Built-in items; i.e. dressers, window boxes, perimeter ventilation unit covers, bookshelves, etc. shall be wet wiped and HEPA vacuumed. The contractor shall be responsible for moving built in items that may impede access to surfaces that require clean up. However, the cleaning contractor

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is not responsible for the reinstallation of said items or any damage related to the removal of built-in items.

- c) Kitchen stoves and refrigerators shall be wet wiped and HEPA vacuumed. After the cleaning procedures, the project monitor shall evaluate the stoves to determine proper disposal methodology.
- (15) The project monitor shall perform a thorough visual inspection to verify the absence of visual dust accumulations. Additional clean-up procedures shall be performed where visible dust is observed.
- (16) Upon successful visual inspection, the work area shall be isolated from the remainder of the work site pending clearance air monitoring. Clearance air monitoring shall be performed after completion of all clean up activities at the work site.
- (17) The Air Sampling Technician shall perform air sampling after the area is free of dust accumulations as determined by the Project Monitor. The apartment will be re-cleaned and retested if the air monitoring clearance criteria are not achieved. The clearance air monitoring criteria are currently being finalized by the USEPA.
- (18) After successful clearance air monitoring, isolation barriers shall be removed in accordance with the applicable requirements of Title 15, Chapter 1 of the RCNY and New York State Industrial Code Rule 56.
- (19) The cleaning contractor is not responsible for damage or loss caused by the acts of parties not involved with the cleanup. Tenant shall be responsible for the removal of any valuables. If such removal is not feasible, the tenant shall notify the Project Monitor in writing (including original receipt, formal appraisal, or estimated value) as to the location, description and value of said item.
- (20) Disposal of all wastes generated during the cleaning shall be the responsibility of the contractor. All waste generated shall be treated as asbestos-containing material (ACM). Transportation and disposal of generated waste shall be in compliance with all applicable rules and regulations.
- (21) All work shall be in compliance with all other applicable requirements of Title 15, Chapter 1 of the RCNY and New York State Industrial code Rule 56.
- (22) Visual mold has been verified in apartments 6N, 5N, 4N, 3N and 2N. The contractor shall cut and remove all portions of sheet rock with the presence of mold. The abatement contractor shall not be responsible for repair or replacement of removed sheet rock. For other surfaces, the cleaning contractor shall perform necessary remediation with additional guidance from NYCDEP and NYCDOH. Staff experienced in mold remediation is required. The contractor may subcontract this portion of the work.
- (23) Based on the site investigation, the following table represents unit specific recommendations for cleaning and/or disposal of items:
- (24) Time sheets shall be submitted to DEP on a weekly basis.

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- (25) At the completion of work a final report shall be submitted to DEP. The final report shall include copies of the daily logs (activities and entry/exit logs), waste manifests, etc.