

Draft

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NYCDEP Contributions to Post September 11 Recovery Efforts

The NYC Department of Environmental Protection (DEP), in conjunction with the United States Environmental Protection Agency (EPA) and the Federal Emergency Management Agency (FEMA) developed the Downtown Reassurance Program to restore public confidence in Lower Manhattan. The key components of the program were:

- Establishment of an EPA hotline
- Direct assistance to residents and residential building owners for clean up or testing of their spaces as requested
- Cleaning of unoccupied, uncleaned buildings
- Clean up of exterior buildings with residual World Trade Center debris
- Clean up of HVAC systems/Exhaust ducts identified as having World Trade Center debris
- Creation of a database of environmental testing results and clean up activities
- Pilot building cleaning to assess cleaning techniques
- Background study of levels of potential concern

Deputy Commissioner Robert C. Avaltroni assisted me in the negotiations that resulted in the comprehensive plan and was given the responsibility of ensuring that the program was successful and timely. Starting in May 2002, D/C Avaltroni and his team, Assistant Commissioner Michael Gilsenan of the Bureau of Environmental Compliance and Rajappan Radhakrishnan, Director of the Asbestos Control Program, developed a flexible working plan that consisted of multiple tasks ongoing concurrently. This plan allowed these projects to start and finish in an orderly process.

Foremost on the team's mind was that all work done was as protective of the public as possible. To this end, a professional working team relationship was developed with the EPA, Region 2. The team was able to develop thresholds in the interior environment for contaminants that previously did not have regulatory standards. DEP's extensive working knowledge of asbestos issues contributed to the development of the asbestos threshold.

Secondly, DEP had to ensure that monies allocated for this project by FEMA was spent wisely. DEP was able to gain FEMA's confidence with its well thought-out and accurate cost projections for each and every project undertaken. FEMA's confidence in DEP's numbers was such that, throughout the project, EPA was required to receive DEP's approval of all expenditures in the project work plan. The working relationship between FEMA and DEP has been a model for government partnerships, the end result being that the public benefits.

The completion of this monumental project is at hand and DEP and its partners are in a position to return in excess of \$90 million to the City. The return of these monies is no small feat and is being done in conjunction with FEMA. DEP was able to push its partners and the contractors to finish the project one year ahead of schedule. The Scopes of Work developed for this project were precise allowing no room for waste. Contract Change Orders were handled with an eye towards fiscal responsibility. Senior management meetings were constantly held to ensure continued progress was made and to identify and correct problems before they materialized. Innovative measures were used to speed up the public's response to the program resulting in fewer delays. These actions were all instituted without compromising the integrity of the overall mission to reassure the public that Lower Manhattan was, and is, a safe area to work and live.

I have included a schematic of the FEMA allocations and program expenditures and the highlights of each program dating back to May of last year when we became involved in a project that was going nowhere. In fact, Brad Gair - FEMA's project coordinator - considered the DEP effort to be a major success from the federal perspective especially as he suggests it seemed doomed to failure at the outset. Today, we can take great pride in the accomplishments of this effort on behalf of the City and Administration.

EPA - Mission assignments pre-Reassurance Program

	<u>Spent</u>	<u>Return to City</u>
\$?	\$?	\$30M estimate

EPA - Mission assignments pre-Reassurance Program

\$25M	\$14.9M	\$10.1M estimate
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DEP - Mission assignments pre-Reassurance Program

\$75 million	\$23.8M	\$51.2M
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Exterior Building Clean up Program

- DEP performed inspections of exterior building surfaces, including the examination of roofs, facades, alleys, fire escapes and ledges for the presence of visible debris from the collapse of the World Trade Center (WTC). Buildings with visible accumulations of debris were identified, and building owners and managers were directed to have the material tested and cleaned appropriately. Follow-up inspections were performed based on owner/manager written response.

- DEP's Exterior Clean Up Program was developed with funding from FEMA to clean up exterior surfaces of buildings that still had WTC debris. DEP staff developed scopes of work for the clean up and air monitoring. The Exterior Clean Up Program was initiated on June 3, 2002.
- Three abatement contractors, chosen through the City's procurement process, conducted the exterior cleaning of building surfaces under DEP's direction and oversight. A third party air-monitoring firm, also chosen through the City's procurement process, performed air sampling during clean up activities. The clean up work included installing barriers, collecting all bulk debris, HEPA vacuuming and wet wiping surfaces, and a final wash down of the included surfaces. Water collection barriers were set up and collected water was filtered when necessary.
- DEP contractors completed work removing potentially hazardous dust and debris that accumulated on the roofs, windows and facades of downtown buildings following the WTC collapse. DEP contractors cleaned the surfaces of 221 building, or more than 3.6 million square feet of exterior building space, during the 10-month long project.
- DEP has inspected 1,073 buildings in and around Lower Manhattan. The following are the results of these inspections:

Buildings without debris on exterior surfaces	750
Buildings with exterior debris	323
Buildings cleaned by building owners and re-inspected by DEP	102
Buildings cleaned by DEP contractors	221

Unoccupied Building Clean Up Program

- DEP's Unoccupied Building Clean Up Program was developed with funding from FEMA to clean up unoccupied buildings that still had WTC debris. Two buildings, 125 Cedar Street and 114 Liberty Street, were identified. DEP staff developed Scopes of Work for the clean up and air monitoring. The Scopes of Work were given to the building owners and the tenants.
- Several inspections with tenants and owners were conducted by DEP to hear the concerns of all involved and ultimately to explain the Scopes of Work with each tenant/owner concerning their individual apartments.

- Two licensed asbestos abatement contractors (one for each building) were chosen through the City's procurement process to conduct the cleaning of building under DEP's direction and oversight. Two third party air-monitoring firms were also chosen through the City's procurement process to perform bulk, wipe and air sampling. Samplings were conducted prior to, during, and after clean up activities.
- Both DEP and EPA reviewed the sampling results. Samplings were repeated when the results did not meet the clearance criteria. The buildings were handed over to the building owners/tenants after satisfactory results were obtained from the sampling.

Residential Clean up Program

- Assisted in the development of a Scope of Work for the establishment of an EPA Hotline
- Acted as the procurement entity for the EPA Hotline
- Developed estimates to secure FEMA funding
- Developed draft Scopes of Work for EPA
- Coordinated the final Scopes of Work with EPA after many discussions with local elected officials, local organizations and scientists.
- Developed contractor criteria for the procurement process
- Coordinated efforts between Corporation Counsel and the Legal Departments of DEP and EPA to secure access agreements and insurance requirements.

General

- Developed Scopes of Work and procured 17 emergency contracts for the downtown clean up efforts.
- Represented DEP on Administrator Whitman's Indoor Air Task Force

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