

FEDERAL EMERGENCY MANAGEMENT AGENCY PROJECT WORKSHEET				O.M.B. No. 3067-0151 Expires April 30, 2001	
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DECLARATION NO: FEMA- 1391 -DR- NY		PROJECT NO. 12	FIPS NO. 061-51000-33	DATE 12/19/01	CATEGORY E
DAMAGE FACILITY Ventilation Cleaning and Repair				WORK COMPLETE AS OF: 09/21/01 : 100 %	
APPLICANT New York City Housing Preservation and Development			COUNTY New York		
LOCATION 100 Gold Street, New York, NY 10038				LATITUDE	LONGITUDE
DAMAGE DESCRIPTION AND DIMENSIONS <p>The collapse of the World Trade Center (WTC) on September 11, 2001 caused a massive cloud of pulverized concrete and dust to impact neighboring buildings, blocks away from the World Trade Center complex. The building of New York City's, Housing Preservation and Development (HPD) is located at 100 Gold Street, approximately four blocks away.</p> <p>The dust cloud from the collapse of the WTC directly impacted the building at 100 Gold Street and covered the building with a layer of pulverized debris. Debris and the possible shock wave of the collapse damaged an air intake fan on top of the building. In addition, dust and pulverized debris that settled on the roof of the building clogged the external filters and louvers, thereby creating significant ventilation problems. Dust and pulverized debris entered the fan chamber and insulation. The ventilation system carried this dust and pulverized debris throughout the building. The lobby of 100 Gold Street was also used as a relief center to provide equipment, food, shelter, change of clothes, and supplies for displaced citizens and rescue personnel working at the WTC site. The dust and debris that impacted 100 Gold Street and brought in by displaced citizens and rescue personnel was possibly contaminated with asbestos.</p>					
SCOPE OF WORK <p>Work complete consists of abatement and restoration of the ventilation system on the basis of design, capacity, and function of such systems as existed prior to the disaster and in conformity with applicable standards. This work was conducted by several contractors with specializations in ventilation systems, air quality restoration, and air sampling, monitoring, and analytical testing.</p> <p>A memorandum from R. Radhakrishnan, P.E. from the City of New York, Department of Environmental Protection, dated September 14, 2001, gave guidance to building owners on procedures for clean-up of asbestos containing materials (see attached document). This memorandum and the U.S. Environmental Protection Agency (EPA) - National Emission Standard for Hazardous Air Pollutants (NESHAP), 40 CFR subpart M, part 61 were used as a basis for the necessary procedures to be performed at all public facilities.</p> <p>Degmor, Inc. provided labor, material, and equipment to perform surface de-contamination and air quality restoration of the air handling chamber in the basement, lobby, each floor, and the roof. AAF International provided labor, filters, and materials needed for repairing and cleaning the air intake fan on top of the building. Consulting & Testing Services, Inc. (CTSI) performed air monitoring, testing, and analysis, in accordance to NESHAP, for each floor as part of the building air quality evaluation and during abatement process.</p> <p>Total costs of contractual services for this project total \$83,564.70. Costs for contractual service provided by Degmor, Inc total \$57,650. Labor, air chamber filters and material provided by AAF International total \$15,639.70. Costs incurred from quality control air sampling performed by CTSI total \$10,275.00. Costs associated with the indoor air quality testing and assessment (\$1,500.00), covered under the CTSI contract, are ineligible in accordance with FEMA's current Public Assistance Program. Documentation to support these costs are in "Back Up, Do Not Scan".</p>					
See Narrative for additional information					
Does the Scope of Work change the pre-disaster condition at site? ☐ Yes ☒ No					
Special Consideration issues included? ☒ Yes ☐ No Hazard Mitigation proposal included? ☐ Yes ☒ No					
Is there insurance coverage on facility? ☒ Yes ☐ No					
PROJECT COST					
ITEM	CODE	NARRATIVE	QUANTITY/UNIT	UNIT PRICE	COST
1	9025	Contract - Degmor Inc.	1 / LS	\$ 57,650.00	\$ 57,650.00
2	9025	Contract - Consulting & Testing Services, Inc.	1 / LS	\$ 10,275.00	\$ 10,275.00
3	9025	Contract - AAF International	1 / LS	\$ 15,639.70	\$ 15,639.70
				Total	\$ 83,564.70
PREPARED BY: Dan Martin		REMARKS: Project Officer			
FEMA Form 90-91, SEP 98					

FEDERAL EMERGENCY MANAGEMENT AGENCY PROJECT WORKSHEET - Narrative				O.M.B. No. 3067-0151 Expires April 30, 2001	
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APPLICANT New York City, Housing Preservation and Development		COUNTY New York			

Narrative

Newmark & Company Real Estate, Inc. (Newmark) has a contractual agreement with HPD to provide building maintenance at 100 Gold Street. Newmark performs janitorial service and building maintenance; however, they do sub-contract work that requires specialist or trade services. HPD requested Newmark to conduct permanent repair and abatement projects that were in accordance to FEMA's Public Assistance Program. Newmark was responsible for oversight of all contractors to insure quality control and financial management of each project.

More than 200,000 tons of steel and 425,000 cubic yards of concrete were used in the construction of the WTC complex. One WTC (North Tower) was completed in December of 1970 and Two WTC (South Tower) was completed in January of 1972. The federal regulations restricting the use of asbestos in concrete and other construction materials began to be enforced in the early 1970's. Although asbestos gives concrete a much higher tensile strength, asbestos fibers are known to have caused such diseases as Asbestosis and Mesothelioma, as well as lung cancer, when inhaled. These asbestos fibers are most hazardous when they are in a friable or pulverized state.

The U.S. Environmental Protection Agency (EPA) - National Emission Standards for Hazardous Air Pollutants (NESHAP), 40 CFR subpart M, part 61 protects the public by minimizing the release of asbestos fibers during activities involving the processing, handling, and disposal of asbestos-containing material. Accordingly, the Asbestos NESHAP specifies work practices to be followed during demolitions and renovations of all structures, installations, and buildings (excluding residential buildings that have four or fewer dwelling units).

Degmor, Inc. provided labor, material and equipment to perform emergency abatement, surface de-contamination and air quality restoration of the air handling chamber prior to reopening of 100 Gold Street. Degmor is a New York City licensed asbestos contractor. Surface decontamination and air quality restoration was performed to the air handling units in the basement, lobby, each floor and the roof. Abatement procedure performed by Degmor adhered to City, State, and federal regulations governed by NESHAP.

AAF International provided services to repair and clean the air intake fan on top of the building. This fan was damaged and clogged by debris from the collapse of the WTC. This invoice also includes the various filters and material required to return the air intake fan to its pre-disaster condition.

Consulting & Testing Services, Inc. (CTSI) performed monitoring, sampling and analysis to evaluate air quality conditions before, during and after the clean up process. Sampling was conducted from the basement and 1st floor through 10th floor. Samples were delivered to a certified laboratory (EMSL Analytical) for analysis utilizing Phase Contrast Microscopy (PCM) Methodology. Based on the Asbestos Air Quality Monitoring Report provided by CTSI of 100 Gold Street and the certificate of analysis, samples taken during the abatement process were within New York State and City clearance criteria of < 0.01 f/cc (fibers per cubic centimeter). Final air quality samples taken after the work was complete indicate that air quality was within the Occupational Safety & Health Administration (OSHA) Permissible Exposure Limit (PEL) of 0.1 f/cc. Dust/wipe samples taken throughout the building indicated "no detect" for the presence of asbestos.

CTSI also performed indoor air quality testing and assessment of the building for carbon monoxide, carbon dioxide, relative humidity, temperature, and total particulate. Sampling was performed on October 16, 17, 25, 30, and November 8, 2001. Analytical results do not indicate elevated levels of carbon monoxide, carbon dioxide, or particulate matter within the building. This work is ineligible in accordance to FEMA's current Public Assistance (PA) Program. Page 47 in FEMA's PA Guide states that the activity must be performed to "eliminate or reduce an immediate threat to life, public health, or safety." Furthermore, page 41 of FEMA's PA Guide states, "Examples of the activities that this allowance (Administrative Allowance) is intended to cover, includes: identifying damages;...; assessing damages;...". Because the indoor air quality testing and assessment did not indicate levels of carbon monoxide, carbon dioxide, or particulate matter exceeding regulatory limits, an immediate threat to public health did not exist and additional clean up was not necessary.

PREPARED BY: Dan Martin Project Officer

FEMA Form 90-91A, SEP 98

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**FEDERAL EMERGENCY MANAGEMENT AGENCY
SPECIAL CONSIDERATIONS QUESTIONS**

1. APPLICANT'S NAME New York Housing Preservation and Development	2. FIPS NUMBER 061-51000-33	3. DATE 12/19/01
4. PROJECT NAME Ventilation Cleaning and Repair	5. LOCATION 100 Gold Street, New York, NY 10038	

Form must be filled out - for each project

1. Does the damaged facility or item of work have insurance and/or is it an insurable risk? (e.g., buildings, equipment, vehicles, etc.)
☒ Yes ☐ No ☐ Unsure Comments Housing Preservation and Development is covered under the New York City's self-insurance policy. See general comments. The city does not purchase insurance for its buildings.

2. Is the damaged facility located within a floodplain or coastal high hazard area, or does it have an impact on a floodplain or wetland?
☐ Yes ☒ No ☐ Unsure Comments _____

3. Is the damaged facility or item of work located within or adjacent to a Coastal Barrier Resource System Unit or an Otherwise Protected Area?
☐ Yes ☒ No ☐ Unsure Comments _____

4. Will the proposed facility repairs/reconstruction change the pre-disaster condition? (e.g., footprint, material, location, capacity, use or function)
☐ Yes ☒ No ☐ Unsure Comments _____

5. Does the applicant have a hazard mitigation proposal or would the applicant like technical assistance for a hazard proposal?
☐ Yes ☒ No ☐ Unsure Comments _____

6. Is the damaged facility on the National Register of Historic Places or the state historic listing? Is it older than 50 years? Are there more, similar buildings near the site?
☐ Yes ☒ No ☐ Unsure Comments _____

7. Are there any pristine or undisturbed areas on, or near, the project site? Are there large tracts of forestland?
☐ Yes ☒ No ☐ Unsure Comments _____

8. Are there any hazardous materials at or adjacent to the damaged facility and/or item of work?
☐ Yes ☐ No ☒ Unsure Comments The possibility of asbestos existed in the dust and debris from the collapse of the World Trade Center impacted neighboring public buildings. NESHAP regulations are applicable.

9. Are there any other environmentally or controversial issues associated with the damaged facility and/or item of work?
☐ Yes ☒ No ☐ Unsure Comments _____

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