NYC 9/11 Public Portal Document

BOARD OF EDUCATION OF THE CITY OF NEW YORK
HAROLD O. LEVY, *Chancellor*

OFFICE OF THE CHANCELLOR
110 Livingston Street, Brooklyn, New York 11201

Reference No. 2002-158

June 4, 2002

Mr. Richard Bing
Vice President for Budget and Resource Planning
New York University
70 Washington Square South
New York, N.Y. 10012

Re: 90 and 100 Trinity Place
New York, N.Y.
Recent FEMA Inquiries

Dear Mr. Bing:

With reference to the above properties, below are answers to the inquiries set forth in recent correspondence from you:

Inquiries of the e-mail of 5/21/02

1) ***Provide additional detail information on the two AWL invoices which were submitted with the Board of Education's May 8th letter; one for $111,553.23 and the other for $95,929.86***

This was sent to you on May 23, 2002 (for duplicate, see Attachment "A").

2) ***Provide Board of Education custodian timesheets for the work performed in connection with these two buildings***

See Attachment "B"

3) ***Provide Board of Education custodian labor costs, broken out by base salary and fringe***

See Attachment "C." Please note that, due to an oversight, the amount previously given was incorrect. The current figure is correct.

4) ***For work orders #93067-01 ($1,919: locks), #93200-04 ($4,619: doors/floor), and #90363-01($7,000: plumbing repairs), provide labor costs broken out by base salary and fringe***

See Attachment "D." Please note that, as indicated for work order #090363-01, this work "was charged to [PS/IS 89 in Manhattan, another downtown school] even though some of the work was done in other various locations during the Emergency Response. Estimated cost [$7,000] of plumbing work performed [for 90/100 Trinity] is from the Supervisor that was on the location . . ." In all, out of over $100,000 in documented plumbing-associated costs incurred under this work order, we are estimating only $7,000 for 90 and 100 Trinity combined.

5) ***Provide TDX invoices***

See Attachment "E"

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6) ***Provide missing V & R invoice for $1,500***

This was sent to you on May 23, 2002 (for duplicate, see Attachment "F")

Requests in the e-mail of 5/30/02

7) ***V & R invoice #8 for $1,500: Why was this work needed? It does not appear to be for routine maintenance.***

This pre-existing damage was uncovered during an inspection in the course of the cleaning work, and the decision was made by the Board of Education to repair it. It was not a routine maintenance repair.

8) ***AWL Industries Invoices for $95,929.86 and $111,553.23: This work appears to be upgrade and routine maintenance repairs.***

The AWL work all relates to restoring the indoor air quality (IAQ) of the buildings to pre-9/11 conditions by providing additional filtration to the air handling units (AHU) at each school. At 90 Trinity, there are 3 AHUs and at 100 Trinity there are 4 AHUs. As is usually the case, each unit originally had filters intended to protect the mechanical and electrical components from any contamination that would cause deterioration and overheating of machine parts.

In order to restore the IAQ to pre-9/11 conditions so that the schools could reopen, the original filters and their support racks were replaced to allow the installation of thicker filters with odor suppression capabilities, and a second set of filters (after filters) with the appropriate support racks was added. In addition, ductwork for the air intake in the enclosed, polluted courtyard was extended to the roof level to avoid ground level air contamination. The installation of the additional filtering media offered additional resistance to the flow of outside air, so that the systems had to be originally balanced and then re-balanced after the filters were installed to determine what existing mechanical equipment required reinforcement or replacement. This work made it possible to reoccupy these schools.

9) ***Burns & Roe Invoices for $31,248.56: Did this firm have a role in HVAC/duct cleaning? How do these costs relate to this?***

Burns & Roe had no involvement in the cleaning of the HVAC system or duct system. Its costs relate to the work described in (8) above and not to any cleaning activities. Burns & Roe acted as the Board of Education's independent consultant in defining the HVAC work that was required per (8) above, and in providing the scope of work and proper design protocols for the contractor (AWL) to follow in the field. Burns & Roe was the Board's Project Manager and followed the day-to-day activities of the HVAC contractor as the work proceeded to assure proper installation.

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10) KW Tech Invoice for $5,078.00: This work appears to be for routine maintenance repairs; duct cleaning is not mentioned in invoices.

This re-insulation work in the basement of 100 Trinity was performed because the insulation in question was brittle and fraying, deteriorated due to age. The Board of Education made a decision to replace it, to restore acceptable air quality in the building.

11) Questions regarding the second interior cleaning of 100 Trinity

The normal cleaning procedure is to clean the interior from floor to ceiling, and Trio Asbestos was instructed to proceed in that manner. The Board of Education's was otherwise focused on removing contamination that came in through the ventilation, broken windows, or tracking by emergency workers. The Parent-Teachers Association, as part of its inspection of the building for safety after this first cleaning and prior to re-occupancy, utilized the services of a consultant who, in conjunction with the Board's consultant (ATC Associates, Inc.) discovered the contamination in the plenum.

In addition to answering your concerns as expressed above, also please find in "Attachment G" the final invoices (with backup) for Athenica Contracting.

Lastly, prefacing the "Attachments" is an updated table that summarizes all the received and forthcoming requests for payments from contractors and consultants working on this initiative, with corrections incorporated.

If you have any questions, please feel free to contact me.

Thank you.

Sincerely,

Joseph P. Nappi
Executive Director, Acting
Division of School Facilities

JPN:cjb
Attachments

c. David Klasfeld
f: 90 & 100 Trinity Place

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