

BUILDING 200 (320) MACRO CAFÉ INDOOR AIR QUALITY REPORT

AT

**IPARK 84
FORMER IBM EAST FISHKILL FACILITY
2070 STATE ROUTE 52
HOPEWELL JUNCTION, NEW YORK 12533
IPARK0118.10**

NOVEMBER 2019

PREPARED FOR:

**MS. JESSICA LACLAIR
ENVIRONMENTAL ENGINEER
DIVISION OF ENVIRONMENTAL REMEDIATION
NEW YORK STATE DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
625 BROADWAY
ALBANY, NEW YORK 12233-7013**

WALDEN ENVIRONMENTAL ENGINEERING, PLLC

Industry Leader in Environmental Engineering

Consulting

PROACTIVE SOLUTIONS SINCE 1995



Sent via email to jess.laclair@dec.ny.gov

November 19, 2019
iPARK0118.39

Ms. Jessica LaClair
Environmental Engineer
Division of Environmental Remediation
New York State Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7013

Re: iPark 84, Former IBM East Fishkill Facility
Building 200 (Formerly 320) MacroCafe Space
Indoor Air Quality Testing Summary Report

Dear Ms. LaClair:

Walden Environmental Engineering, PLLC (Walden) has prepared this letter to summarize the results of the indoor air quality (IAQ) testing conducted on November 8, 2019 in the MacroCafe space on the second floor of Building 200 (formerly Building 320). Building 200 is owned by iPark East Fishkill LLC (iPark); MacroCafe is leasing approximately 120 ft² space in the existing kitchen on the second floor of the building, where it will prepare and package food for off-site delivery to fulfill on-line orders. MacroCafe will not be open to the public. Refer to Figure 1 for the site location map. IAQ testing was conducted in the MacroCafe space prior to tenant occupancy as required by NYSDEC and NYSDOH. The purpose of the testing was to verify that IAQ is acceptable before the MacroCafe takes occupancy and begins operating in the space.

Walden, at the request of iPark, performed the IAQ testing in accordance with prescribed protocols previously approved by NYSDEC. The NYSDEC requested one (1) air sample be collected from the space once it was re-energized and the Heating, Ventilation and Air Conditioning (HVAC) system was operating under normal conditions. The MacroCafe space within Building 200 is served by the existing rooftop handling units (RTUs). Due to the limited nature of this IAQ, a formal work plan was not required.

Summary of IAQ Testing

IAQ testing was conducted in accordance protocols previously approved by the NYSDEC. One (1) indoor air sample was collected using 6-liter, individually certified clean, stainless-steel

Ms. Jessica LaClair
Bldg 200 MacroCafe IAQ Testing
November 19, 2019

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Summa[®] canister (Summa[®] Canister). The Summa[®] Canister was calibrated by the laboratory with an individually certified flow controller to obtain an 8-hour time-averaged sample. The sample was collected from a height of three (3) feet above the ground surface within the kitchen of the future MacroCafe space. Zero ppm PID readings were recorded at the sampling location prior to sample collection.

The sample was transferred to Phoenix Labs of Manchester, CT, a NYSDOH ELAP certified laboratory (NYSDOH ELAP #11301) under chain of custody for analysis of volatile organic compound (VOC) analytes via modified Method TO-15 as specified in IBM's June 2009 *RFI Work Plan* by Sanborn Head.

Please see Table 1 for a summary of field sampling information, Table 2 for a summary of the IAQ analytical data, Attachment 1 for a photographic log of the sampling location, and Attachment 2 for the full laboratory analytical report.

Results and Discussion

The MacroCafe IAQ analytical data were compared to the typical indoor air background concentrations published in USEPA's 2001 Building Assessment and Survey Evaluation (BASE) database. When developing BASE, USEPA collected indoor air samples at randomly selected office and commercial buildings using Summa[®] canisters. Table 2 presents the MacroCafe IAQ data compared to the 75th, 90th, 95th and 99th percentile indoor air BASE concentrations for reference in comparing the VOC data to typical indoor background concentrations.

All of the VOC concentrations detected in the MacroCafe IAQ sample were within or below the range of background concentrations listed in the USEPA BASE database as noted in Table 2, indicating that indoor air quality is acceptable. Based on the results from the pre-occupancy IAQ testing presented herein, please confirm that the MacroCafe space within Building 200 is suitable for tenant occupancy.

Please call me at (516) 624-7200 if you have any questions or need any additional information.

Very truly yours,
Walden Environmental Engineering, PLLC

Nora M. Brew, P.E.
Senior Project Manager

Ms. Jessica LaClair
Bldg 200 MacroCafe IAQ Testing
November 19, 2019

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Attachments:

Figure 1 – Site Location Map

Figure 2 – Sampling Location

Table 1 – Summary of Field Information

Table 2 – Summary of IAQ Analysis

Attachment 1 – Photographic Log of Sampling Location

Attachment 2 – Laboratory Analytical Report

cc: J. Kenney, NYSDOH
C. Monheit, National Resources
M. Buckley, National Resources
D. Chartrand, IBM

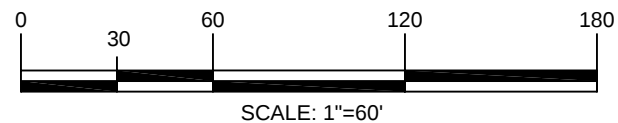
Z:\lpark0118\lpark0118.39 - Macrocafe\IAQ-November 2019\Macrocafe IAQ Letter Report.Docx

Figure 1

Site Location Map



SITE PLAN
SCALE: 1" = 60'-0"



- UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209 OF NEW YORK STATE EDUCATION LAW.
- COPIES OF THIS PLAN NOT BEARING THE PROFESSIONAL ENGINEER'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

REVISION	
No.	DATE

FOR: **BUILDING 200 (FORMER 320)**
iPark 84 Campus
2070 State Route 52
Hopewell Junction, NY 12533

DESIGNED BY: NMB
APPROVED BY: JMH

DRAWN BY: EJK
SCALE: AS NOTED

DRAWING TITLE:
SITE PLAN
BUILDING 200-MACROCAFE
KITCHEN SPACE ON SECOND
FLOOR

JOB NO: IPARK118.39
CAD FILE NAME: Z:\iPark\0118\iPark\0118.39 - MacroCafe\B200-2nd Floor-MacroCafe.dwg

FIGURE NO:	ISSUED
1	
REVISION NO:	0
11x17	SHEET NO: 1 OF 1



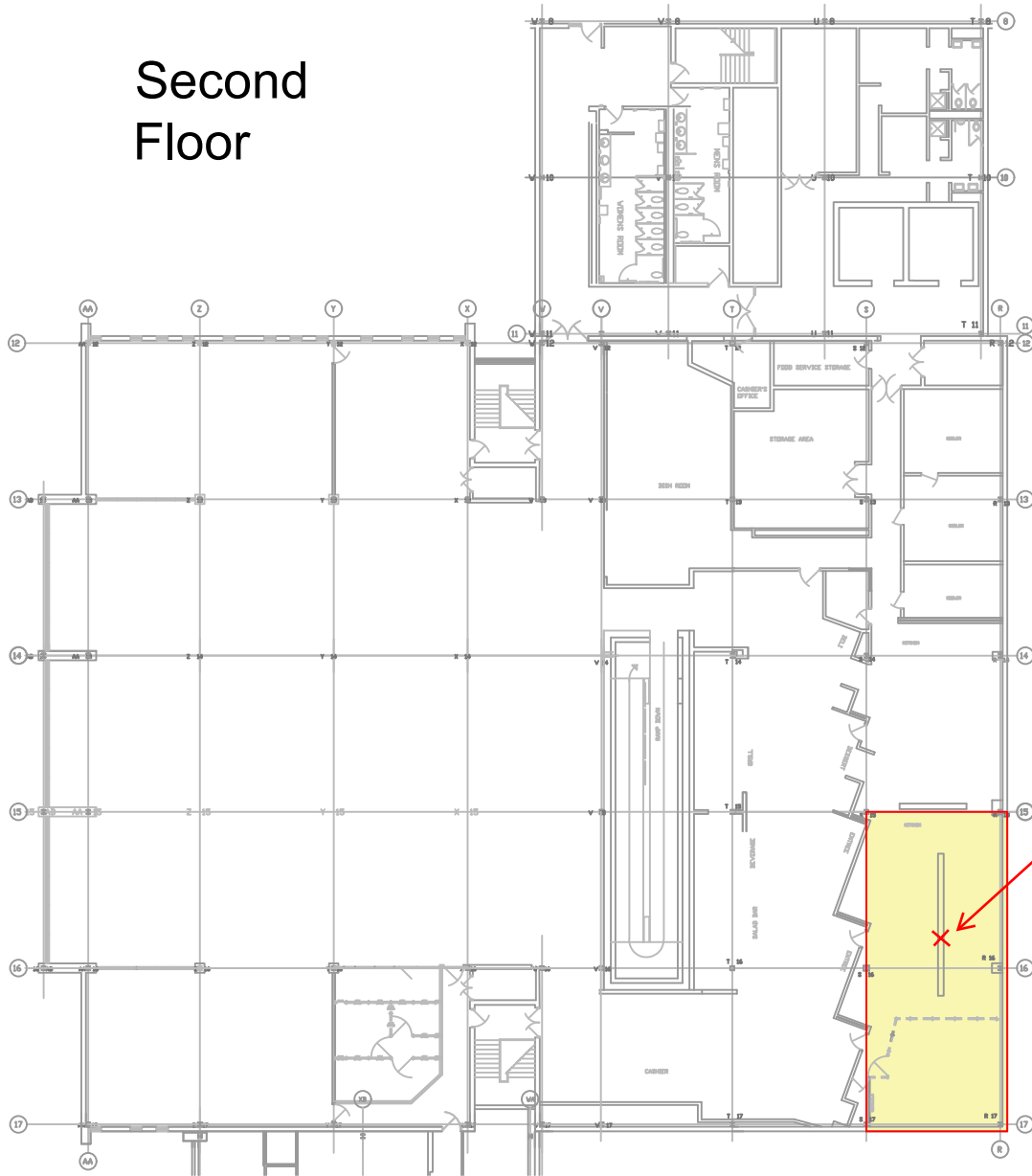
WALDEN ENVIRONMENTAL ENGINEERING, PLLC
16 SPRING STREET
OYSTER BAY, NEW YORK 11771
P: (516) 624-7200 F: (516) 624-3219

WWW.WALDENENVIRONMENTALENGINEERING.COM

Figure 2

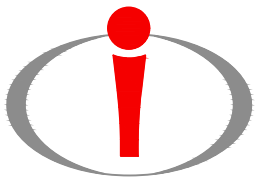
Sampling Locations

Second Floor



Sampling Location

Building
200



Ipark 84

Macro Cafe

01

Sheet No.:

Issue Date: 10/22/19

Table 1

Summary of Field Information

iPARK 84 Campus
2070 NY-Route 52
Hopewell Junction, New York

TABLE 1
SUMMARY OF INDOOR AIR SAMPLE INFORMATION
BUILDING 200 (FORMER 320) - MACROCAFE SPACE

Sample Location	Building Floor	Sample Matrix	Canister Number	Regulator Number	Sample Height (feet above floor)	Start Time (24-hour format)	Start Pressure (mmHg)	PID Reading (ppm)	Stop Time (24-hour format)	Stop Pressure (mmHg)	Temperature (°F)	Location Description	Chemicals Observed Near Sample Location
IA-1	320A	Indoor Air	455	5382	3'	8:00	-30	0.0	16:40	-4	Indoor Ambient Air Temp	Counter in kitchen space	None observed

Table 2

Summary of IAQ Analysis

iPARK 84 Campus
2070 NY-Route 52
Hopewell Junction, New York

TABLE 2
SUMMARY OF IAQ ANALYSIS
BUILDING 200 (FORMER 320) - MACROCAFE SPACE

CAS Registry Number		USEPA BASE Database Tables - Typical Background Concentrations for Indoor Air				Collection Date Sample ID Matrix	11/8/2019 IA-1 Air	
		75th Percentile	90th Percentile	95th Percentile	99th Percentile	Location	MacroCafe	
						Units	Result	RL
Volatiles (TO15) By TO15								
1,1,1-Trichloroethane	71-55-6	10.8	20.6	33.0	737.9	ug/m3	<1.09	1.09
1,1-Dichloroethene	75-35-4	<1.2	<1.4	<1.6	<1.7	ug/m3	<0.40	0.40
1,2,4-Trichlorobenzene	120-82-1	<1.2	<6.8	<7.2	<8.1	ug/m3	<1.85	1.85
1,2-Dichlorobenzene	95-50-1	<1.0	<1.2	<1.3	10.5	ug/m3	<0.90	0.90
1,3-Dichlorobenzene	541-73-1	<1.1	<2.4	<2.5	<2.8	ug/m3	<0.90	0.90
1,4-Dichlorobenzene	106-46-7	1.4	5.5	12.5	80.5	ug/m3	<0.90	0.90
Acetone	67-64-1	59.8	98.9	120.2	226.6	ug/m3	7.5	2.37
Benzene	71-43-2	5.1	9.4	12.5	25.0	ug/m3	<0.16	0.16
Carbon Tetrachloride	56-23-5	<1.1	<1.3	0.7	0.9	ug/m3	0.48	0.13
Chlorobenzene	108-90-7	<0.8	<0.9	<1.0	1.0	ug/m3	<0.92	0.92
Cis-1,2-Dichloroethene	156-59-2	<1.2	<1.9	<2.0	<2.2	ug/m3	<0.79	0.79
Dichlorodifluoromethane	75-71-8	10.5	16.5	32.9	81.3	ug/m3	2.64	0.99
Ethylbenzene	100-41-4	3.4	5.7	7.6	18.5	ug/m3	<0.65	0.65
m,p-Xylene	179601-23-1	12.2	22.2	28.5	67.6	ug/m3	<0.65	0.65
Methylene Chloride	75-09-2	5.0	10.0	16.0	1155.6	ug/m3	<1.39	1.39
o-Xylene	95-47-6	4.4	7.9	11.2	20.1	ug/m3	<0.65	0.65
Tetrachloroethene	127-18-4	5.9	15.9	25.4	55.6	ug/m3	<0.68	0.68
Toluene	108-88-3	25.9	43.0	70.8	348.9	ug/m3	1.34	0.75
Trichloroethene	79-01-6	1.2	4.2	6.5	57.0	ug/m3	<0.20	0.20
Trichlorofluoromethane	75-69-4	6.7	18.1	54.0	860.6	ug/m3	3.47	0.84
Trichlorotrifluoroethane	76-13-1	<3.0	3.5	9.4	19.7	ug/m3	<1.15	1.15
Vinyl Chloride	75-01-4	<1.0	<1.9	<2.2	<2.6	ug/m3	<0.05	0.05

Attachment 1

Photographic Log of Sampling Location

Site Photographs

Photograph #1



Sample location IA-1, located in MacroCafe space

Photograph #2



PID reading in the vicinity of the sampling location.

Attachment 2

Laboratory Analytical Report



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

November 12, 2019

FOR: Attn: Nora Brew
Walden Environmental Engineering PLLC
16 Spring Street
Oyster Bay, NY 11771

Sample Information

Matrix: AIR
Location Code: WALDENE
Rush Request: 24 Hour
P.O.#:
Canister Id: 455

Custody Information

Collected by: KW
Received by: CP
Analyzed by: see "By" below

Date

11/08/19 16:40
11/11/19 16:16

Time

Laboratory Data

SDG ID: GCE58268
Phoenix ID: CE58268

Project ID: IPARK 84 EAST FISHKILL LLC
Client ID: IA-1 11082019

Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
<u>Volatiles (TO15)</u>							
1,1,1-Trichloroethane	ND	0.200	ND	1.09	11/12/19	KCA	1
1,1-Dichloroethene	ND	0.100	ND	0.40	11/12/19	KCA	1
1,2,4-Trichlorobenzene	ND	0.250	ND	1.85	11/12/19	KCA	1
1,2-Dichlorobenzene	ND	0.150	ND	0.90	11/12/19	KCA	1
1,3-Dichlorobenzene	ND	0.150	ND	0.90	11/12/19	KCA	1
1,4-Dichlorobenzene	ND	0.150	ND	0.90	11/12/19	KCA	1
Acetone	3.16	1.00	7.50	2.37	11/12/19	KCA	1
Benzene	ND	0.050	ND	0.16	11/12/19	KCA	1
Carbon Tetrachloride	0.077	0.020	0.48	0.13	11/12/19	KCA	1
Chlorobenzene	ND	0.200	ND	0.92	11/12/19	KCA	1
Cis-1,2-Dichloroethene	ND	0.200	ND	0.79	11/12/19	KCA	1
Dichlorodifluoromethane	0.535	0.200	2.64	0.99	11/12/19	KCA	1
Ethylbenzene	ND	0.150	ND	0.65	11/12/19	KCA	1
m,p-Xylene	ND	0.150	ND	0.65	11/12/19	KCA	1
Methylene Chloride	ND	0.400	ND	1.39	11/12/19	KCA	1
o-Xylene	ND	0.150	ND	0.65	11/12/19	KCA	1
Tetrachloroethene	ND	0.100	ND	0.68	11/12/19	KCA	1
Toluene	0.356	0.200	1.34	0.75	11/12/19	KCA	1
Trichloroethene	ND	0.037	ND	0.20	11/12/19	KCA	1
Trichlorofluoromethane	0.618	0.150	3.47	0.84	11/12/19	KCA	1
Trichlorotrifluoroethane	ND	0.150	ND	1.15	11/12/19	KCA	1
Vinyl Chloride	ND	0.020	ND	0.05	11/12/19	KCA	1
<u>QA/QC Surrogates/Internals</u>							
% Bromofluorobenzene	92	%	92	%	11/12/19	KCA	1
% IS-1,4-Difluorobenzene	95	%	95	%	11/12/19	KCA	1
% IS-Bromochloromethane	97	%	97	%	11/12/19	KCA	1

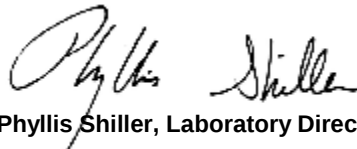
Parameter	ppbv Result	ppbv RL	ug/m3 Result	ug/m3 RL	Date/Time	By	Dilution
% IS-Chlorobenzene-d5	95	%	95	%	11/12/19	KCA	1

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
BRL=Below Reporting Level L=Biased Low

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

November 12, 2019

Official Report Release To Follow

Sample Criteria Exceedances Report

Criteria: None

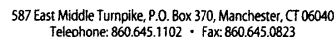
GCE58268 - WALDENE

State: NY

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
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***** No Data to Display *****

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedences. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedence information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



AIR ANALYSES

800-827-5426

email: greg@phoenixlabs.com

P.O. #

Page 2 of 2

Data Delivery:

☐ **Fax #:**☐ Email:

☒ Phone #: 516 814 584-1624

[illegible]

Relinquished by:	Accepted by:	Date:	Time:	Data Format:			
	Kerrann Wright	10/21/19	10:00	Excel ☒	Equis ☐	GISKey ☐	
		11/11/19		PDF ☒	Other: ☐		

SPECIAL INSTRUCTIONS, QC REQUIREMENTS, REGULATORY INFORMATION: (3)(60)(842)		Requested Criteria		24 hour turnaround time	
modified TO-15 analyses		INDIRECT		I attest that all media released by Phoenix Environmental Laboratories, Inc. have been received in good working condition and agree to the terms and conditions as listed on the back of this document:	
Per project QUAPP provided		11-11-12			
		11/11/19 16:16			
		Quote Number:		Signature: _____ Date: _____	