



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

July 8, 2019
iPARK0118.32

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 755 (formerly Building 330C)
Country Produce Space
Indoor Air Quality Testing Plan

Dear Ms. LaClair:

Walden Environmental Engineering, PLLC (Walden) has prepared this letter to summarize the Indoor Air Quality (IAQ) Testing Plan proposed to evaluate indoor air quality within the Country Produce space located in Building 755 (formerly Building 330C) at the Former IBM East Fishkill facility (Facility). The Site location is illustrated on Figure 1. Building 755 is owned by National Resources; Country Produce is leasing space in the southwestern portion of the building, where it will perform food processing and packaging operations. It is understood that NYSDEC and NYSDOH require this sampling to be completed and the results reported to the State to verify that IAQ is acceptable before the Country Produce tenant can take occupancy and begin operating in the space. Please note that Walden, at the request of National Resources, shall perform the IAQ testing described herein in accordance with prescribed protocols previously approved by NYSDEC, in order to expedite the pre-occupancy IAQ acceptance results.

Building 755 is located within Operable Unit 8 (OU8) in the Core Area of the Facility, where the primary constituents of concern are perchloroethylene and its breakdown products and Freon TF (1,1,2-trichloro-1,2,2-trifluoroethane). IBM installed and currently operates a vapor extraction system in Building 755 in order to remove sub-slab vapors containing elevated concentrations of VOCs from beneath the Country Produce space and adjoining portions of the building.



National Resources has completed the interior modifications as needed to ready the Country Produce space for occupancy. These modifications included trenching/floor drain installation, removal and relocation of interior walls, etc. The space has an open plenum ceiling. IBM performed testing of the existing sub-slab vapor extraction system following the Country Produce trenching/floor drain installation work. This testing verified that the work did not affect the effectiveness of the mitigation system.

National Resources will perform IAQ sampling before the Country Produce tenant takes occupancy in order to assess whether the building modifications have impacted the potential for soil vapor intrusion and associated IAQ impacts, and to confirm that indoor air quality is acceptable. The IAQ sampling will be conducted in accordance with the procedures detailed in the June 15, 2009 *RCRA Facility Investigation (RFI) VOC Source Assessment Work Plan (RFI Work Plan)*, prepared on behalf of IBM) which was previously approved by NYSDEC. During the IAQ sampling, National Resources will ensure that the Country Produce HVAC system is operating under the same conditions anticipated during normal operations once the tenant takes occupancy.

The proposed IAQ sampling locations within the Country Produce space are shown on Figure 2 and listed below. The actual sampling locations will be determined in the field. Any significant changes from the locations shown on Figure 2 will be discussed with NYSDEC and NYSDOH to gain the State's concurrence before sample collection begins.

- IA-01: Packaging Area
- IA-02: Open Area
- IA-03: Office
- IA-04: Delivery Area
- IA-05: Men's Restroom
- IA-06: Ladies' Restroom
- IA-07: Working Room
- IA-08: Ovens Area
- IA-09: Washing Room
- IA-Duplicate
- AA-01: Outdoor Ambient Air Sample (collected at the intake to one of HVAC units to assess background conditions and identify any background impacts to IAQ)

All samples will be submitted to Phoenix Labs of Manchester, CT, a NYSDOH ELAP certified laboratory (NYSDOH ELAP #11301) for analysis of VOC analytes via modified Method TO-15 as specified in the June 2009 *RFI Work Plan* to achieve lower reporting limits via selective ion

Ms. Jessica LaClair
Country Produce IAQ Testing Plan
July 8, 2019

- 3 -



monitoring for TCE, vinyl chloride and carbon tetrachloride. The IAQ data will be evaluated, validated and presented in a summary report that will be submitted to NYSDEC and NYSDOH for review. The TO-15 lab results will also be compared to IAQ data previously collected in Building 330C within the space that will be occupied by Country Produce as applicable. Data generated during the Country Produce IAQ sampling activities will be stored and managed in a Microsoft® (MS) Access™ database and shared with IBM.

Upon reviewing the IAQ sampling summary report, NYSDEC and NYSDOH will determine whether the Country Produce tenant can take occupancy and begin operating. Note that National Resources will provide the results of the IAQ sampling to the Country Produce tenant within 45 days of receiving the validated data.

Given the tenant's desire to take occupancy as soon as possible, we are ready to move forward with the IAQ sampling in the Country Produce space upon authorization from the State. Therefore, we request that NYSDEC and NYSDOH prioritize issuing its authorization to proceed with the IAQ testing in accordance with the procedures detailed in IBM's NYSDEC-approved *RFI Work Plan*. Upon submittal of the IAQ testing summary report, the State's assistance in making its review of the results a priority will be greatly appreciated.

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

Attachments

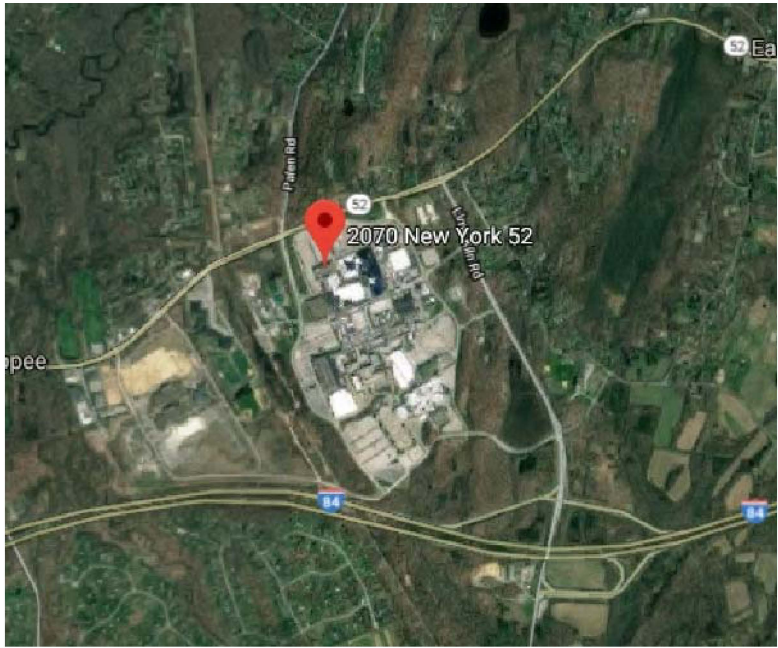
Figure 1 – Site Plan

Figure 2 – IAQ Sampling Locations

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

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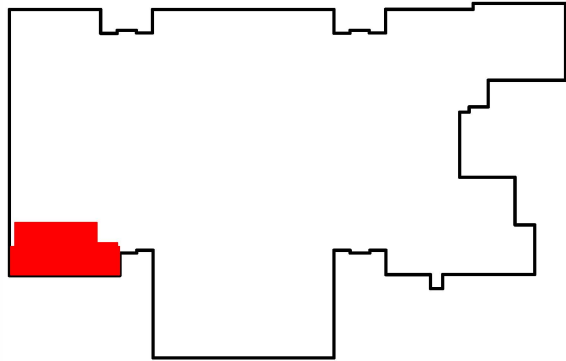
FIGURE 1
SITE PLAN



SITE LOCATION

N.T.S.

SOURCE: GOOGLEMAPS.COM



BUILDING 330C

LOCATION OF COUNTRY PRODUCE

N.T.S.

SITE BASEMAP: CHAZAN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO. D.P.C. POUGHKEEPSIE, NY (XBASE-SVY_51421-00.DWG 8/10/15); PARCELS: XSUBD_51539-00.DWG.



COUNTRY PRODUCE SPACE

LEGEND

- - - - - PROPERTY LINE



SCALE: 1"=800'

SITE PLAN

SCALE: 1" = 800'-0"



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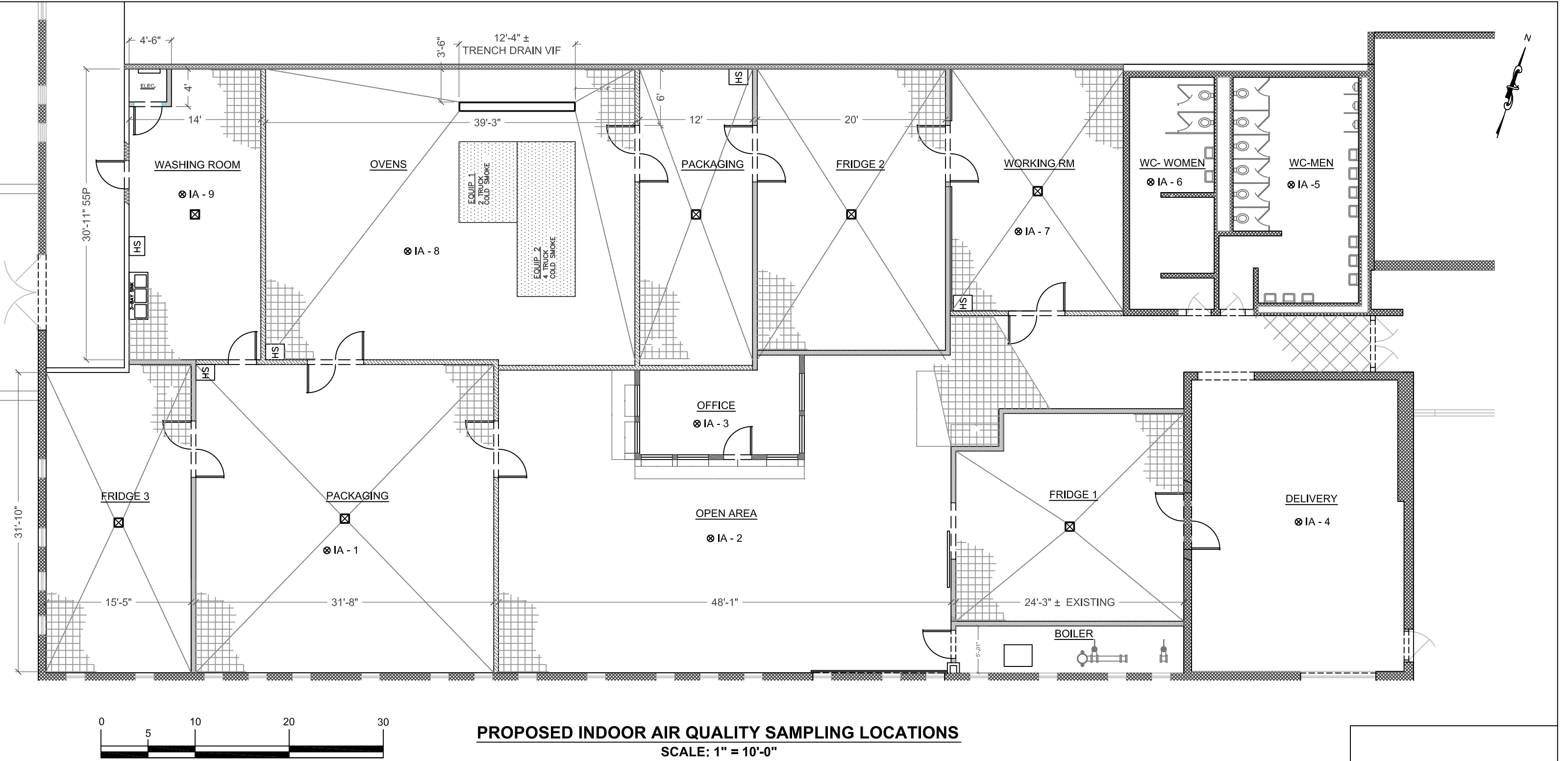
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REVISION		
No.	DATE	COMMENTS
0	7/3/19	NYSDEC SUBMISSION

FOR:	BUILDING 330C iPark 84 Campus 2070 State Route 52 Hopewell Junction, NY 12533
DESIGNED BY:	NMB
DRAWN BY:	LS
APPROVED BY:	JMH
SCALE:	AS NOTED

DRAWING TITLE:	SITE PLAN iPARK CAMPUS	DRAWING NO:	1	ISSUED
JOB NO:	IPARK118.32	DATE:	7/3/19	REVISION NO:
CAD FILE NAME:	2:\Work\118\IPark118.32 - 1A0 Sampling Work Plan\ACAD\IPARK118.32 (7-3-19).dwg	11x17	SHEET NO: 1 OF 2	0

FIGURE 2
IAQ SAMPLING LOCATIONS



LEGEND
⊗ IA # - PROPOSED INDOOR AIR
QUALITY SAMPLING LOCATION

REVISION			FOR: BUILDING 330C iPark 84 Campus 2070 State Route 52 Hopewell Junction, NY 12533	DRAWING TITLE: COUNTRY PRODUCE SPACE INDOOR AIR QUALITY SAMPLING			DRAWING NO: 2		ISSUED	
No.	DATE	COMMENTS							REVISION NO:	
0	7/3/19	NYSDEC SUBMISSION							0	
			DESIGNED BY: NMB	DRAWN BY: LS	JOB NO: IPARK118.32	DATE: 7/3/19	11x17	SHEET NO: 2 OF 2		
			APPROVED BY: JMH	SCALE: AS NOTED	CAD FILE NAME: Z:\IPark\0118\IPark0118.32 -IAQ Sampling Work Plan\ACAD\IPARK118.32 (7-3-19).dwg					