



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

July 25, 2019
iPARK0118.33

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 700 (formerly Building 330D)
Crepini 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 Crepini space located in Building 700 (formerly Building 330D) at the Former IBM East Fishkill facility (Facility). The Site location is illustrated on Figure 1. Building 700 is owned by National Resources; Crepini 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 Crepini 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 700 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 Sub-Slab Depressurization System (SSDS) in Building 700 in order to mitigate sub-slab vapors containing elevated concentrations of VOCs from beneath the Crepini space and adjoining portions of the building.



National Resources has completed the interior modifications as needed to ready the Crepini space for occupancy. These modifications included trenching/floor drain installation, removal and relocation of interior walls, etc. The space has an open plenum ceiling.

National Resources will perform IAQ sampling before the Crepini 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 Crepini HVAC system is operating under the same conditions anticipated during normal operations once the tenant takes occupancy.

The proposed IAQ sampling locations within the Crepini 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: Women's Restroom
- IA-02: Men's Restroom
- IA-03: Lunch Room
- IA-04: Open Area
- IA-05: Production Room
- IA-06: Packaging Room
- IA-07: Locker Room
- IA-08: Entrance
- IA-09: Loading/Distribution Room
- IA-10: Hallway
- IA-11: Hallway in Office Area
- 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 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

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Crepini IAQ Testing Plan
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for review. The TO-15 lab results will also be compared to IAQ data previously collected in Building 330D within the space that will be occupied by Crepini as applicable. Data generated during the Crepini 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 Crepini tenant can take occupancy and begin operating. Note that National Resources will provide the results of the IAQ sampling to the Crepini 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 Crepini 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

A handwritten signature in cursive script, appearing to read "Nora M. Brew".

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

Attachments

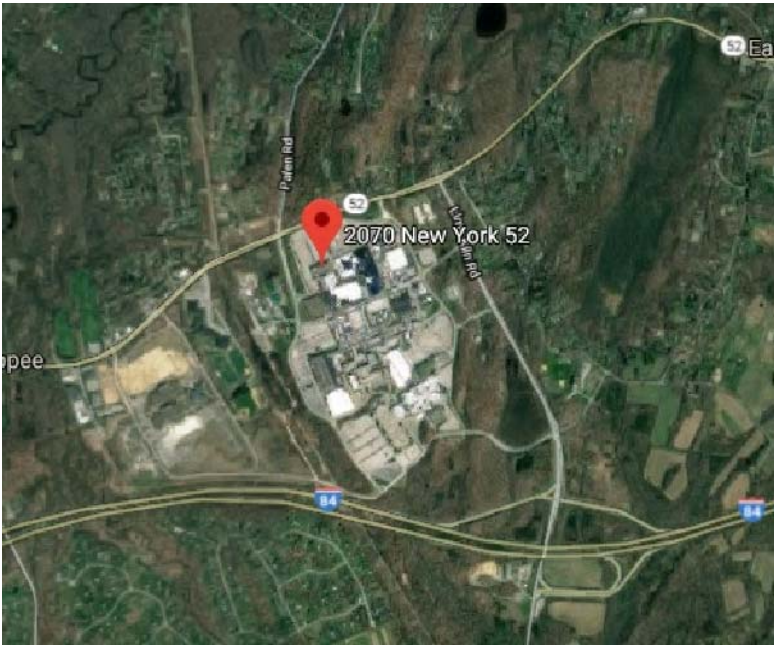
Figure 1 – Site Plan

Figure 2 – IAQ Sampling Locations

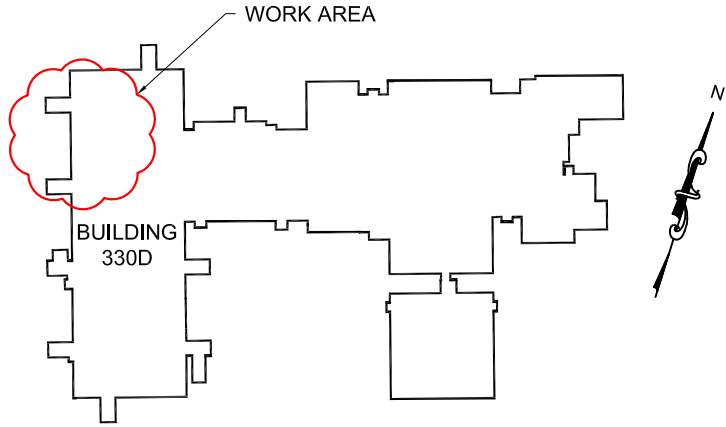
cc: J. Kenney, NYSDOH
C. Monheit, National Resources
M. Buckley, National Resources
D. Chartrand, IBM

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FIGURE 1
SITE PLAN



SITE LOCATION
N.T.S.
SOURCE: GOOGLEMAPS.COM



BUILDING 330D
N.T.S.



SITE PLAN
SCALE: 1" = 800'-0"

LEGEND
- - - - - PROPERTY LINE

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.

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REVISION		COMMENTS
No.	DATE	

FOR: BUILDING 330D	
iPark 84 Campus	
2070 Route 52	
Hopewell Junction, N.Y. 12533	
DESIGNED BY: NMB	DRAWN BY: LS
APPROVED BY: JMH	SCALE: AS NOTED

DRAWING TITLE:			DRAWING NO:		ISSUED
SITE PLAN BUILDING 330D CREPINI SPACE			1		
JOB NO: IPARK118.33			DATE: 7/19/19	11x17	REVISION NO: 0
CAD FILE NAME: Z:\IPARK\0118\IPARK0118.33 - CrepinI LAG\ACAD\DWG\IPARK0118.33.dwg			SHEET NO: 1 OF 2		



WALDEN ENVIRONMENTAL ENGINEERING, PLLC

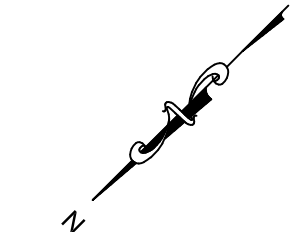
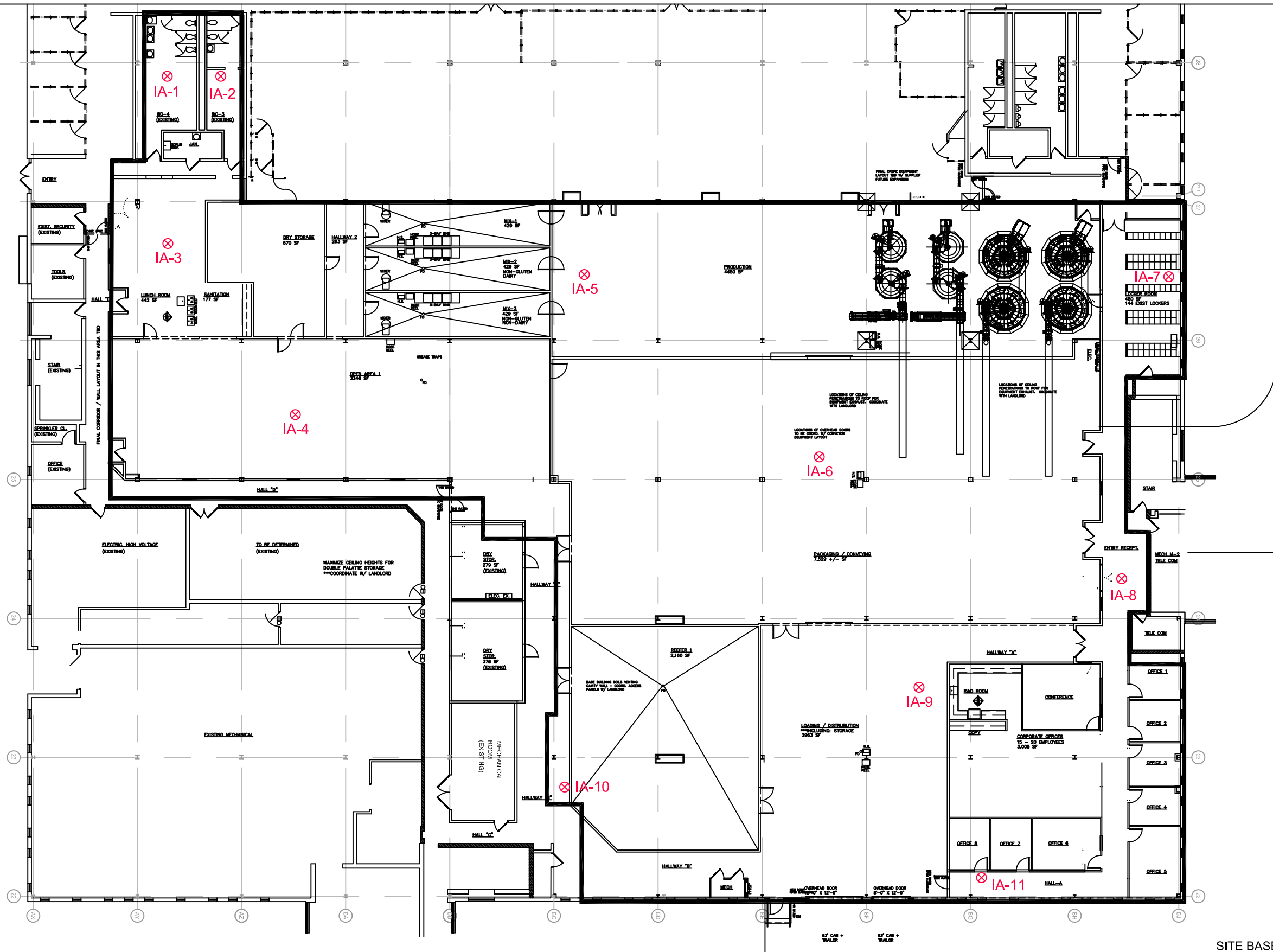
16 SPRING STREET

OYSTER BAY, NEW YORK 11771

P: (516) 624-7200 F: (516) 624-3219

WWW.WALDENENVIRONMENTALENGINEERING.COM

FIGURE 2
IAQ SAMPLING LOCATIONS



PROPOSED INDOOR AIR QUALITY SAMPLING LOCATIONS
N.T.S.

LEGEND
⊗ IA # - PROPOSED INDOOR AIR QUALITY
SAMPLING LOCATIONS

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.

REVISION		
No.	DATE	COMMENTS

FOR: BUILDING 330D	
iPark 84 Campus	
2070 Route 52	
Hopewell Junction, N.Y. 12533	
DESIGNED BY: NMB	DRAWN BY: LS
APPROVED BY: JMH	SCALE: AS NOTED

DRAWING TITLE: <u>CREPINI SPACE</u> <u>INDOOR AIR QUALITY SAMPLING</u>			DRAWING NO: 2	ISSUED
				REVISION NO: 0
JOB NO: IPARK118.33	DATE: 7/24/19	11x17		SHEET NO: 2 OF 2
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