WALDEN ENVIRONMENTAL ENGINEERING

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

August 12, 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. Figure 3 shows the Heating Ventilation and Air Conditioning zones within the Crepini space. Attachment A provides the most recent information from Sanborn Head regarding the sub slab pressure response to vapor extraction within the space.

Sample ID	Sampling Area	Square Footage	HVAC Zone	Anticipated Duration of Occupancy
IA-01	Women's Restroom	310	8	Sporadic
IA-02	Men's Restroom	448	8	Sporadic
IA-03	Lunch Room	442	7	Sporadic
IA-04	Open Area	3,346	7	Full-time
IA-05	Production Room	4,450	2	Full-time
IA-06	Packaging Room	7,529	1	Full-time
IA-07	Locker Room	480	5	Sporadic
IA-08	Entrance	224	5	Sporadic
IA-09	Loading/Distribution Room	2,963	3	Full-time
IA-10	Hallway	142	7	Sporadic
IA-11	Hallway in Office Area	3,005	5	Full-time (represents office space)

In addition to the samples referenced above, one duplicate sample (IA-Duplicate) will be collected at one of the sample locations which will be determined in the field. One outdoor ambient air sample (AA-01) will be 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 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

Nora M. Brew (ems)

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

Attachments
Figure 1- Site Plan
Figure 2- IAQ Sampling Locations
Figure 3- HVAC Zones
Attachment A-Sub Slab Pressure Response to Vapor Extraction (August 2019)

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

Z:\iPark0118\iPark0118.33 - Crepini IAQ\Crepini IAQ Testing Plan Letter 7.25.2019.docx

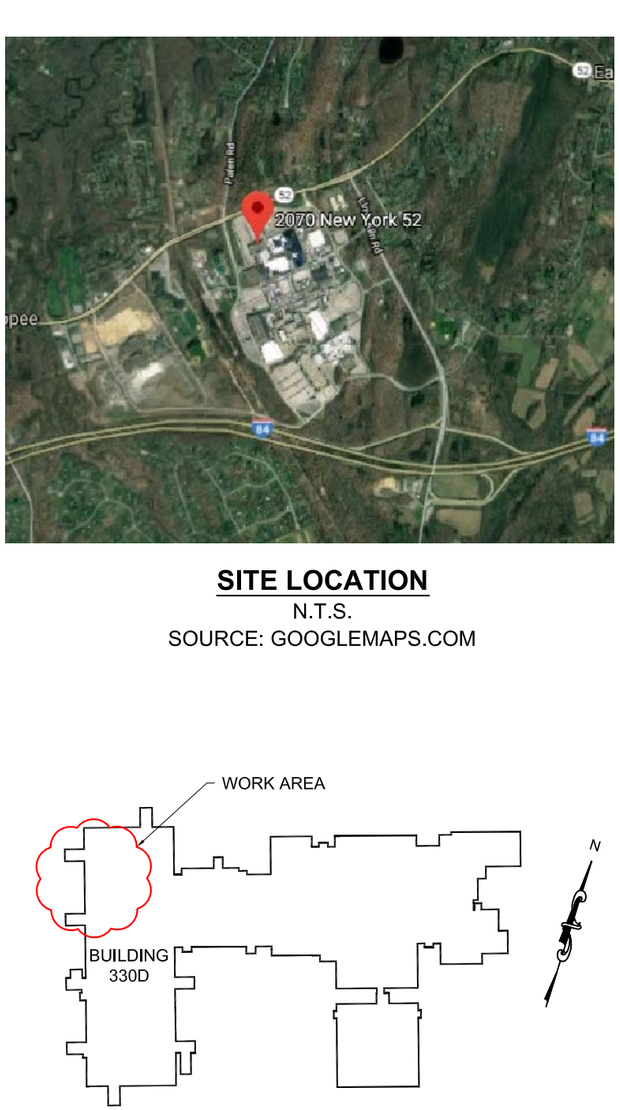
FIGURE 1

SITE PLAN

SITE LOCATION

N.T.S.

SOURCE: GOOGLEMAPS.COM



BUILDING 330D

N.T.S.

0 400 800 1600 2400

SCALE: 1"=800'

SITE PLAN

SCALE: 1" = 800'-0"

N

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.

- 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.

Walden Environmental Engineering

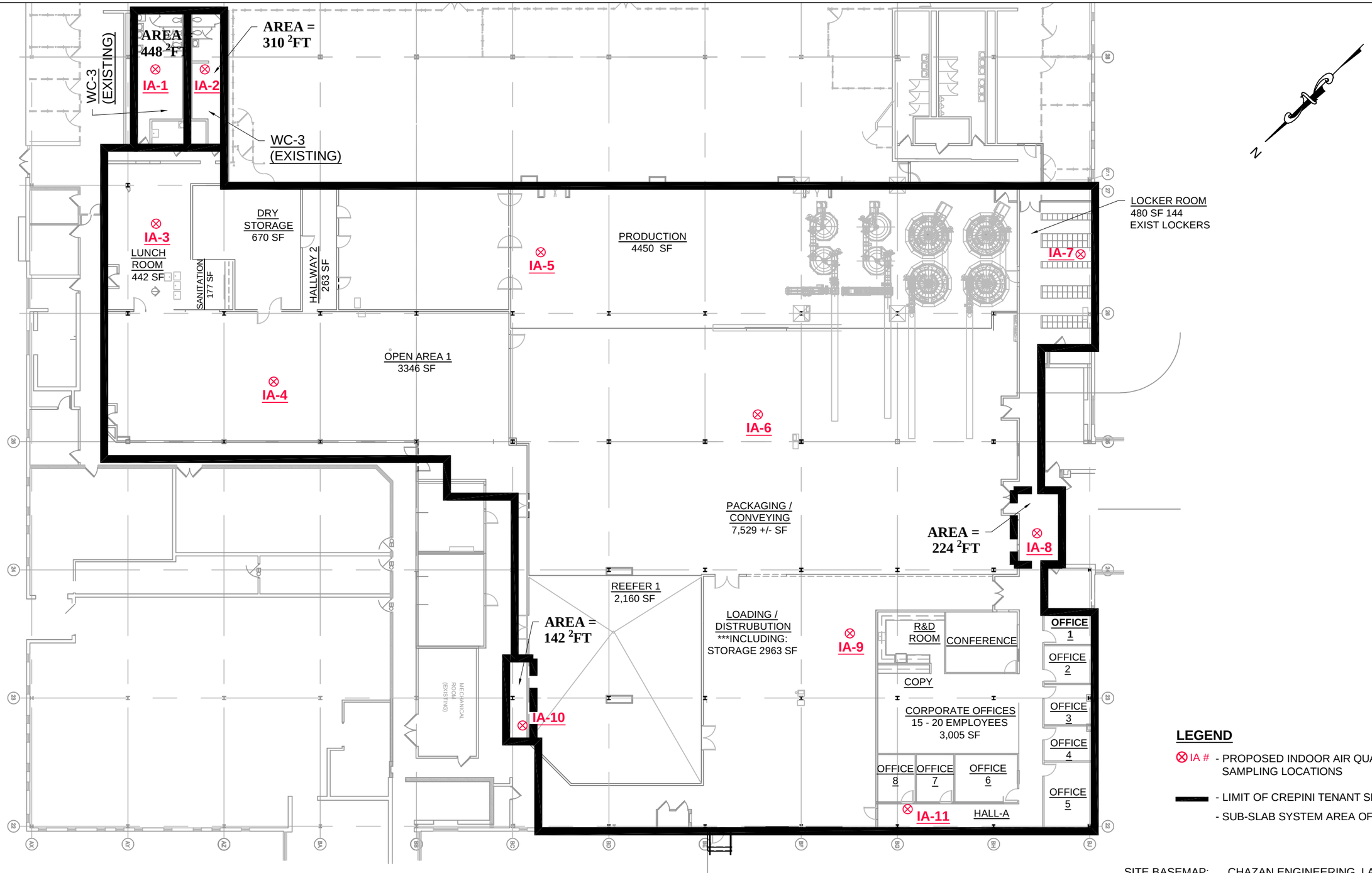
WALDEN ENVIRONMENTAL ENGINEERING, PLLC
16 SPRING STREET
OYSTER BAY, NEW YORK 11771
P: (516) 624-7200 F: (516) 624-3219
WWW.WALDENENVIRONMENTALENGINEERING.COM

REVISION		
No.	DATE	COMMENTS

FOR: BUILDING 330D iPark 84 Campus 2070 Route 52 Hopewell Junction, N.Y. 12533	DRAWING TITLE: SITE PLAN BUILDING 330D CREPINI SPACE			DRAWING NO: 1	ISSUED
DESIGNED BY: NMB	DRAWN BY: LS	JOB NO: IPARK118,33	DATE: 7/19/19	11x17	SHEET NO: 1 OF 2	REVISION NO: 0
APPROVED BY: JMH	SCALE: AS NOTED	CAD FILE NAME: Z:\iPark\0118\iPark0118,33 - Crepi\HA\CAD\IPAR60118,33.dwg			

FIGURE 2

IAQ SAMPLING LOCATIONS



PROPOSED INDOOR AIR QUALITY SAMPLING LOCATIONS

N.T.S.

LEGEND

- ⊗ IA # - PROPOSED INDOOR AIR QUALITY SAMPLING LOCATIONS
- ▬ - LIMIT OF CREPINI TENANT SPACE
- - SUB-SLAB SYSTEM AREA OF INFLUENCE

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.

Walden Environmental Engineering

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

REVISION		
No.	DATE	COMMENTS

FOR: BUILDING 330D
iPark 84 Campus
2070 Route 52
Hopewell Junction, N.Y. 12533

DRAWING TITLE: CREPINI SPACE INDOOR AIR QUALITY SAMPLING

DRAWING NO: 2

ISSUED

REVISION N 0

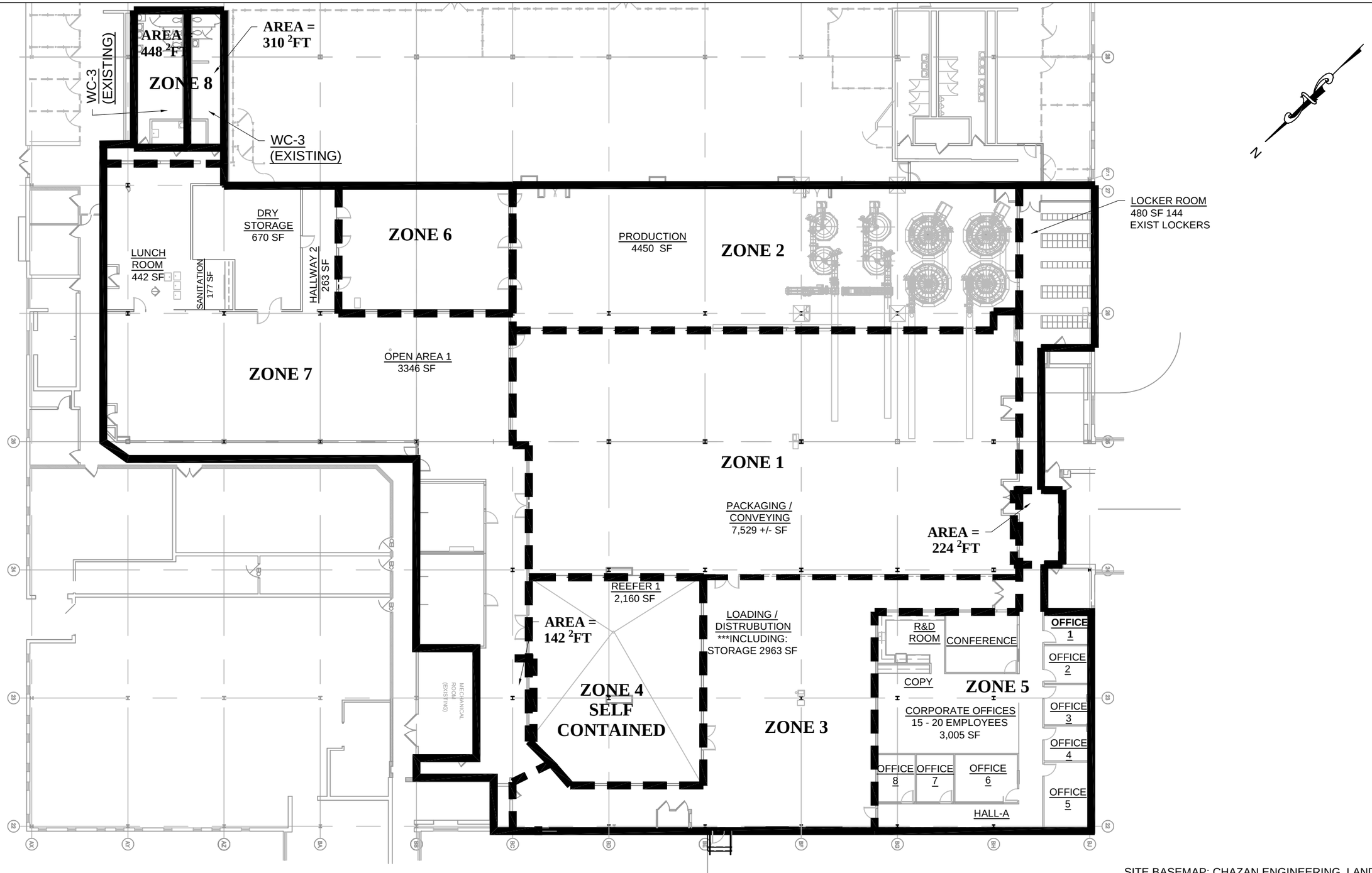
DESIGNED BY: NMB | DRAWN BY: LS | JOB NO: IPARK118.33 | DATE: 8/9/19 | 11x17 | SHEET NO: 2 OF 4

APPROVED BY: JMH | SCALE: AS NOTED

CAD FILE NAME: Z:\iPark\118\iPark0118.33 - Crepini IAQ\ACAD\iPARK0118.33 (8-9-19).dwg

FIGURE 3

HVAC ZONES



HVAC ZONES FLOOR PLAN

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.

Walden Environmental Engineering

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

REVISION		
No.	DATE	COMMENTS

FOR: BUILDING 330D
iPark 84 Campus
2070 Route 52
Hopewell Junction, N.Y. 12533

DRAWING TITLE: HVAC ZONES IN CREPINI SPACE

DRAWING NO: 3

ISSUED

REVISION N 0

DESIGNED BY: NMB | DRAWN BY: LS | JOB NO: IPARK118.33 | DATE: 8/9/19 | 11x17 | SHEET NO: 3 OF 4

APPROVED BY: JMH | SCALE: AS NOTED | CAD FILE NAME: Z:\iPark\118\iPark0118.33 - Crepini IAQ\ACAD\iPARK0118.33 (8-9-19).dwg

ATTACHMENT A

SUB SLAB PRESSURE RESPONSE TO VAPOR EXTRACTION

Last Edited By: hpothier

Path: P:\2900s\2999.00\Graphics Files\GIS\Figures\B330D\DP Figures\DP_Values_2019_Rotated.mxd

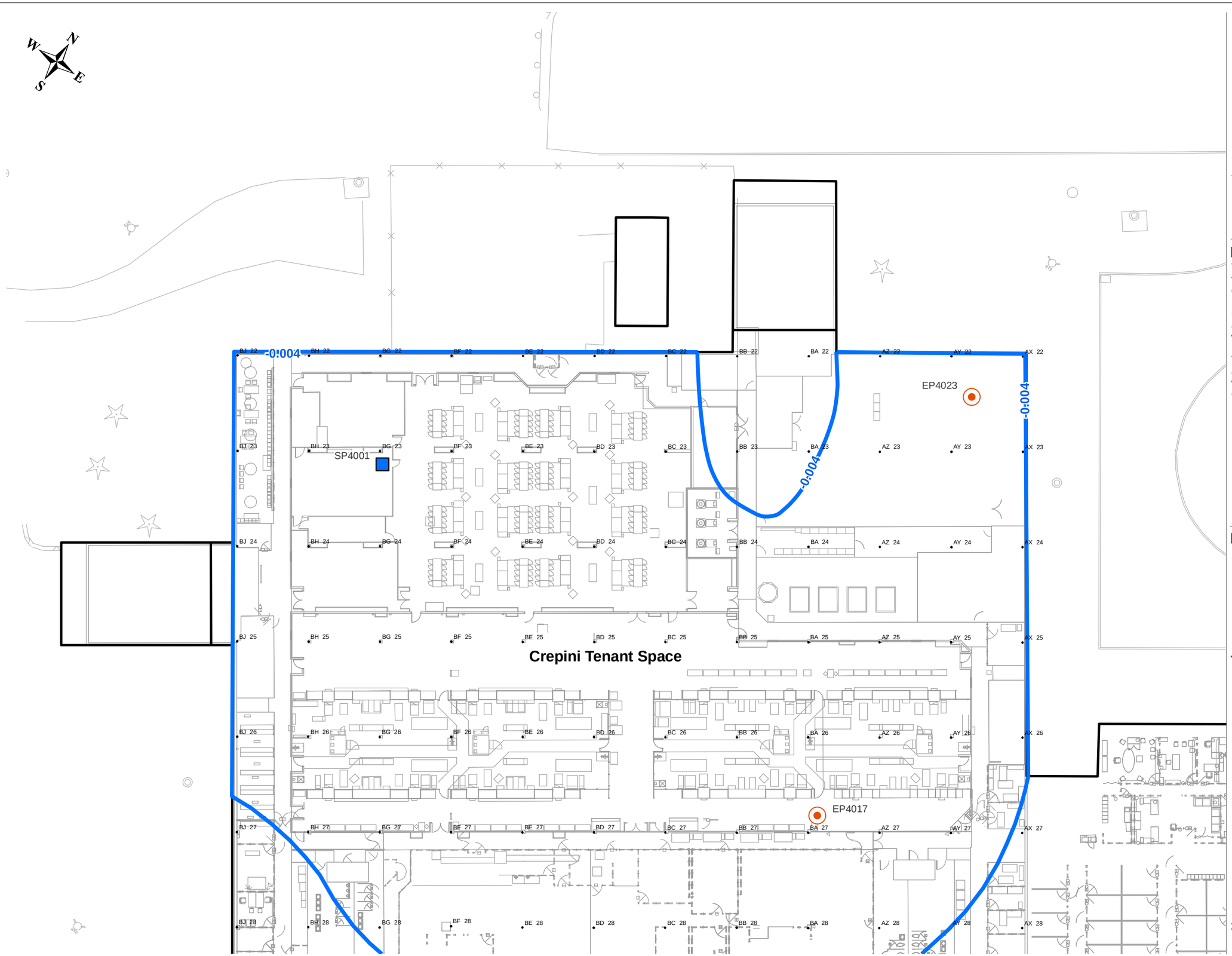


Figure 1

Subslab Pressure Response to Vapor Extraction

Building 330D
Crepini Tenant Space

Former IBM East Fishkill Facility
Hopewell Junction, New York

Drawn By:	H. Pothier
Designed By:	J. Corsello
Reviewed By:	J. Sanborn
Project No:	2999.05
Date:	August 2019

Figure Narrative

This figure shows the approximate area of subslab vacuum influence of the combined subslab depressurization (SSD) systems operating in B330D based on differential pressure measurements recorded on June 27, 2019, approximately one day after EP4017 and EP4023 were connected to the 80K Area SSD system.

The -0.004 in wc contour represents the inferred apparent extent of subslab vacuum response within and adjacent to the Crepini tenant space. Other interpretations are possible.

Legend

- Subslab Vapor Extraction Port (Connected to 80K Area SSD System)
- Subslab Vapor Suction Pit (Connected to 80K Area SSD System)
- -0.004 — Differential pressure contour (inches of water column).

15 7.5 0 15 30 Feet

SANBORN HEAD ENGINEERING