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

November 20, 2019  
iPARK0118.34

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 339 - Jane Bakes  
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 Building 339 at the Former IBM East Fishkill facility (Facility). The Site location is illustrated on Figure 1. Building 339 is owned by iPark East Fishkill LLC (iPark). Jane Bakes is leasing Building 339, where it will perform bakery manufacturing 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 Jane Bakes tenant can take occupancy and begin operating in the space. Please note that Walden, at the request of iPark, 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 339 is located within 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). Building 339 was reportedly used by IBM to manage chemical waste associated with the processes occurring within Building 338, which is located adjacent to Building 339 (to the west).

### **Pre-Construction Investigation Results**

Walden performed a pre-construction sub-slab soil, soil vapor, and air sampling investigation in September/October 2019, in accordance with the NYSDEC-approved *Building 339 Pre-*



*Construction Sampling Work Plan* (Work Plan; Walden, September 26, 2019). The results of the pre-construction sampling were summarized in the *Building 339 Pre-Construction Sampling Summary Report* (Walden, October 23, 2019) and submitted to NYSDEC/NYSDOH. The VOC concentrations in the air samples collected in Building 339 were consistent with USEPA-published background concentrations and ambient air quality recorded during the sampling. The sub-slab soil vapor sampling results reveal that VOC vapors remain in the subsurface beneath Building 339. The sub-slab soil sample results indicate that the soils beneath Building 339 meet the NYCRR Part 375-6.8(b) residential use SCOs. Note that a vapor mitigation system will be installed as a preventive measure to ensure protection against soil vapor intrusion at Building 339. The design details are presented in the *Building 339 Vapor Mitigation System Basis of Design* (Walden, November 7, 2019) submitted to NYSDEC and NYSDOH. Walden is currently finalizing the system specifications with the equipment supplier and will keep the State apprised of the schedule for installation of the mitigation system (expected to be completed in several weeks; depends on equipment order lead time).

### **Building 339 Modifications**

iPark is nearing completion of the interior modifications needed to ready Building 339 for occupancy by Jane Bakes. The concrete floor in the building was leveled and a new roof has been installed above the northern portion of the building. The fit-up did not involve any intrusive activity or disturbance to the Building 339 slab. All floor cracks, seams, drains/pits and penetrations in the existing concrete slab were sealed, and a vapor barrier was installed before the new floor slab was poured to eliminate potential pathways for soil vapor intrusion.

### **IAQ Sampling Plan**

Once the modifications have been completed, Walden, on behalf of iPark, will perform IAQ sampling before the Jane Bakes tenant takes occupancy in order 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, iPark will ensure that the Building 339 HVAC system is operating under the same conditions anticipated during normal operations once the tenant takes occupancy.

The proposed IAQ sampling locations within Building 339 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. Building 339 will be served by a single HVAC zone.



Sample ID	Sampling Area
IA-01	Northern section of building; near freezers
IA-02	Northern section of building; near ovens
IA-03	Middle section of building; in western office area
IA-04	Middle section of building; in eastern office area
IA-05	Middle section of building; in kitchen
IA-06	Southern section of building; western portion near extruders/mixers
IA-07	Southern section of building; eastern portion in open area

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 HVAC unit intake 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. Data generated during the Building 339 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 Jane Bakes tenant can take occupancy and begin operating. Note that iPark will provide the results of the IAQ sampling to the Jane Bakes 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 Building 339 upon authorization from the State once the modifications are complete. 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.

Ms. Jessica LaClair  
Jane Bakes IAQ Testing Plan  
November 20, 2019

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Very truly yours,  
Walden Environmental Engineering, PLLC

A handwritten signature in black ink that reads "Nora M. Brew". The signature is fluid and cursive.

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

Attachments

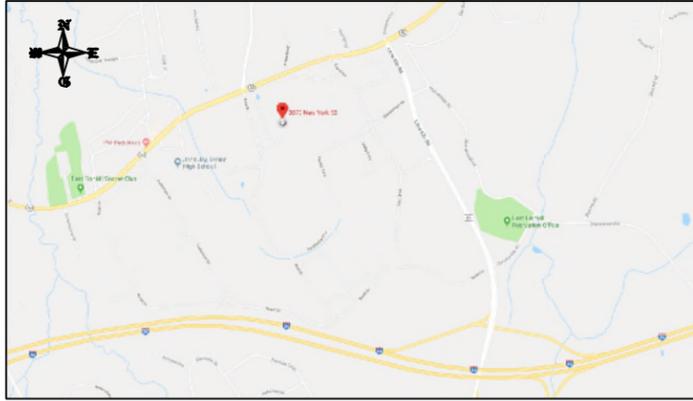
Figure 1- Site Plan

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**

NOT TO SCALE  
SOURCE: GOOGLEMAPS.COM



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.

**SITE PLAN**

1" = 800'-0"



SCALE: 1"=800'

**LEGEND**

— PROPERTY LINE


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NO	DATE	REVISION COMMENTS

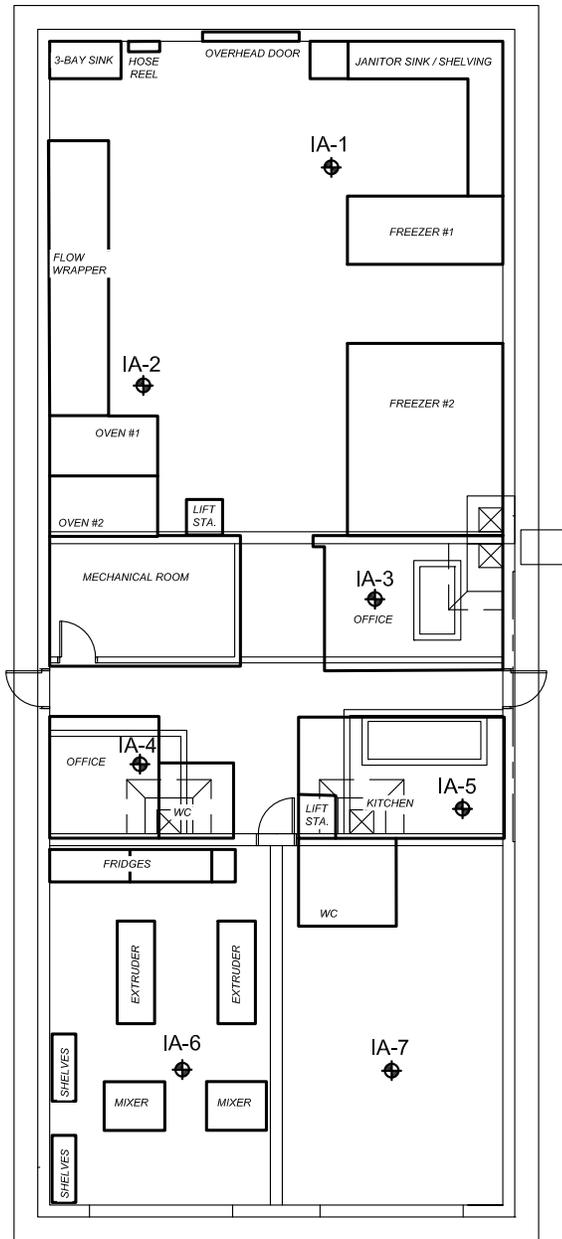
FOR: **BUILDING 339**  
 iPark 84 Campus  
 2070 State Route 52 Hopewell  
 Junction, NY 12533  
 DESIGNED BY: LL  
 APPROVED BY: JMH

DRAWING TITLE: **LOCATION MAP**  
**BUILDING 339 - INDOOR AIR**  
**SAMPLING PLAN**  
 JOB NO: iPARK0118.34  
 DATE: OCTOBER 2019  
 SCALE: AS NOTED  
 CAD FILE NAME: 210Park0118Park0118.34 - 08sq 130Figs01 Site Plan.dwg

DRAWING NO: **1**  
 SHEET NO: 1 OF 1  
 ISSUED  
 REVISION NO: **0**

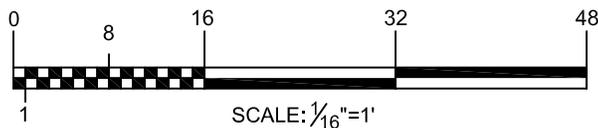
FIGURE 2

IAQ SAMPLING LOCATIONS



**BUILDING 339 PROPOSED INDOOR  
AIR SAMPLE LOCATIONS**

SCALE: 1/16" = 1'-0"



**LEGEND:**

PROPOSED INDOOR AIR SAMPLING LOCATIONS