



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

May 7, 2020
iPARK0118.40

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 330D – Semiconductor Parts Manufacturer
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 proposed to evaluate indoor air quality within Building 330D at the Former IBM East Fishkill facility (Facility). A semiconductor parts manufacturer is leasing space in Building 330D immediately south of the Crepini space. 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 in this space.

Walden, at the request of iPark, shall perform the IAQ testing 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. The proposed IAQ sampling locations are shown on Figure 1 and listed below. The actual sampling locations will be determined in the field. Any significant changes from the locations shown on Figure 1 will be discussed with NYSDEC and NYSDOH to gain the State's concurrence before sample collection begins. The semiconductor parts manufacturing space in Building 330D is served the existing HVAC system which has been re-energized. The HVAC system will be operating during the IAQ sampling.

Ms. Jessica LaClair
B330D Semiconductor Parts Mfg IAQ Testing Plan
May 7, 2020

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Sample ID	Sampling Area
IA-1	Office space on west side of building
IA-2	Machining Center
IA-3	CNC Machining Center
IA-4	Open Area/Storage and Inventory

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 these Building 330D IAQ sampling activities will be stored and managed in a Microsoft® (MS) Access™ database and shared with IBM. Note that iPark will provide the results of the IAQ sampling to the tenant within 45 days of receiving the validated data.

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

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

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NOTES:

- BUILDING IS FULLY SPRINKLERED. RELOCATE EXIST. SPRINKLER HEADS AS REQUIRED TO ACCOMMODATE NEW CEILING HEIGHTS. COORD. W/ FIELD W/ SPRINKLER CONTRACTOR.
- COORDINATE REDISTRIBUTION OF HVAC IN FIELD WITH MECHANICAL CONTRACTOR.
- PROVIDE FIRE DAMPERS TYPICAL AT PENETRATIONS THROUGH DEMISING PARTITION AS REQUIRED.
- PROVIDE FIRE STOPPING TYPICAL AS REQUIRED AT PENETRATIONS THROUGH DEMISING PARTITION.

PARTITION TYPES:

- 1 NEW DEMISING PARTITION
(1) - LAYER 5/8" GWB BOTH SIDES OF 4" - 20 GA. STEEL STUDS TO UNDERSIDE OF FLOOR DECK ABOVE. MINERAL WOOL TYPICAL FOR FULL HEIGHT OF PARTITION. U.L. DESIGN NO. U425.
- 1A EXISTING DEMISING PARTITION TO REMAIN - (1 HOUR RATED)
- 2 NEW PARTITION
(1) - LAYER 5/8" GWB BOTH SIDES OF 6" - 20 GA. STEEL STUDS TO 6" ABOVE FINISHED CEILING MIN.

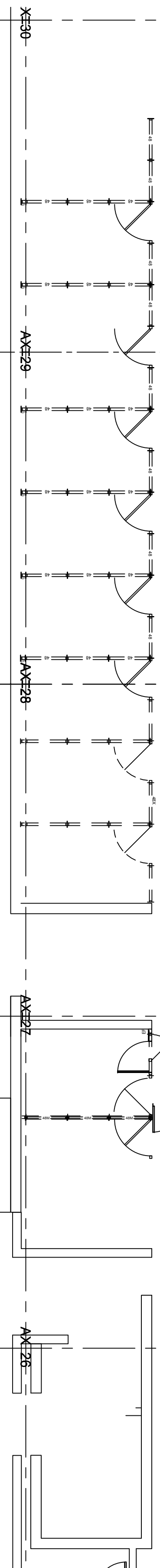
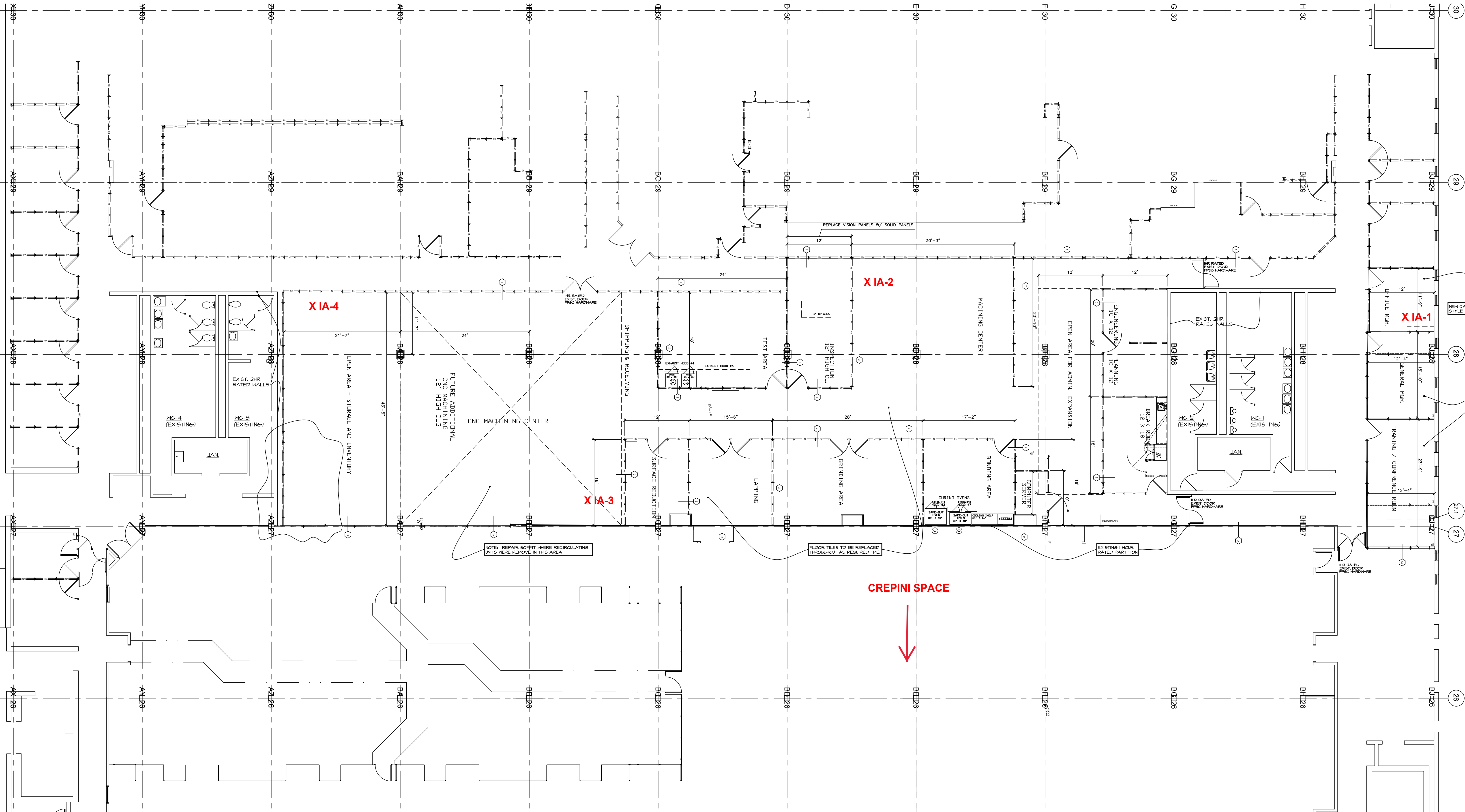


FIGURE 1
PROPOSED IAQ SAMPLING LOCATIONS
IN B330D SEMICONDUCTOR PARTS MFG SPACE

SECTION @ DEMISING WALL

1" = 1"