



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

June 11, 2020  
iPARK0118.38

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)  
Star Group aka Meehan Oil Call Center  
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 700 (formerly building 330D) at the Former IBM East Fishkill facility (Facility). A customer service call center is leasing space in Building 700 on the second floor immediately above the Crepini space. The slab of the Crepini space is currently depressurized by a Sub Slab Depressurization System (SSDS). 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 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. The call center space in Building 700 is served by the existing HVAC system which has run continuously throughout interior renovations. The HVAC system will be operating during the IAQ sampling. With the exception of incidental cleaning agents, no chemicals are stored within this office space. At full capacity, the call center is expected to hold approximately 125 employees.



Sample ID	Sampling Area
IA-1	Stairwell/Reception Area
IA-2	Common Area (lunch tables, gathering area)
IA-3	Conference Room Area (central portion of the space)
IA-4	Closed Offices Area (southern portion of the space)
IA-5	Office Open Area (northern portion of the 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 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 Method TO-15. The analysis will include a 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 700 IAQ sampling activities will be 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

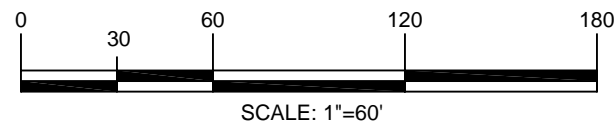
cc: J. Kenney, NYSDOH  
C. Monheit, National Resources  
M. Buckley, National Resources  
D. Chartrand, IBM

FIGURE 1  
SITE PLAN



Star Call Center (Second Floor)

**SITE PLAN**  
**SCALE: 1" = 60'-0"**



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REVISION	
No.	DATE

FOR: **BUILDING 700 (FORMER 330D)**  
iPark 84 Campus  
2070 State Route 52  
Hopewell Junction, NY 12533

DESIGNED BY: NMB / GW  
APPROVED BY: JMH

DRAWN BY: EJK  
SCALE: AS NOTED

Site Plan Building 330D Star Group Call Center Second Floor		FIGURE NO: <b>1</b>	ISSUED <b>0</b>
JOB NO: IPARK118.35	DATE: 8/28/19	11x17	SHEET NO: 1 OF 2
CAD FILE NAME: Z:\IPark\0118\IPark\0118.35 - Bldg 330D Elevator\B330D-Proposed Elevator Installation Work Plan.dwg			



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Engineering

FIGURE 2

IAQ SAMPLING LOCATIONS



Figure 2-Proposed IAQ Sampling Locations for Star Call Center-Second Floor



X- Proposed Sampling Location

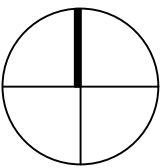
THE STAR GROUP TEST FIT  
iPARK 84, SECOND FLOOR  
200 NORTH DRIVE  
POUGHKEEPSIE, NY

Issue:	No:	Date:
SK-01	1	06/21/19
SK-02	2	07/25/19
SK-02.1	3	07/29/19
SK-02.2	4	07/30/19
SK-03	5	08/01/19
SK-03.1	6	08/02/19
SK-04	7	08/05/19
SK-05	8	08/09/19
SK-06	9	08/16/19
SK-06.1	10	08/16/19



SK-06.1  
3/8" = 1'-0"  
08/16/2019

0 4' 8' 16'



Proj #: 19.0002146.000 Reviewed By: RP