



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

July 9, 2020
iPARK0118.43

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 745 (Formerly Building 334) – QD Industries
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 745 (Formerly Building 334) at the Former IBM East Fishkill facility (Facility). A manufacturer of face masks (QD Industries) that will employ approximately twelve (12) people plans to lease 37,760 ft² of space in Building 745. 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.

iPark is in the process of completing the interior modifications as needed to ready the QD Industries space for occupancy. These modifications include SWMU removal and relocation of interior walls. The space has an open plenum ceiling. Once the interior modifications are completed, 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. Walden will notify NYSDEC and NYSDOH when the IAQ sampling has been scheduled.

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 QD Industries space in Building 745 is served by the existing HVAC system which will be re-energized. One unit (Unit #4) serves the space. Additionally, there are recirculation units within the manufacturing space to achieve desired air quality. The HVAC system



will be operating during the IAQ sampling. Building 334 is not served by any Sub Slab Depressurization Systems (SSDS).

Sample ID	Representative Square Footage (ft ²)	Area Use
IA-1	576	Reception and office area
IA-2	10,536	Eastern portion of the manufacturing area
IA-3	10,331	Western portion of the manufacturing area
IA-4	5,453	Western common space
IA-5	4,224	Storage space
IA-6	3,727	Southeastern common 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. Any chemicals observed as being stored or used within the space will be inventoried during the sampling.

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 (full list). A modified Method TO-15 as specified in the June 2009 *RFI Work Plan* will be used 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 745 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

Ms. Jessica LaClair
B745 QD Industries IAQ Testing Plan
July 9, 2020

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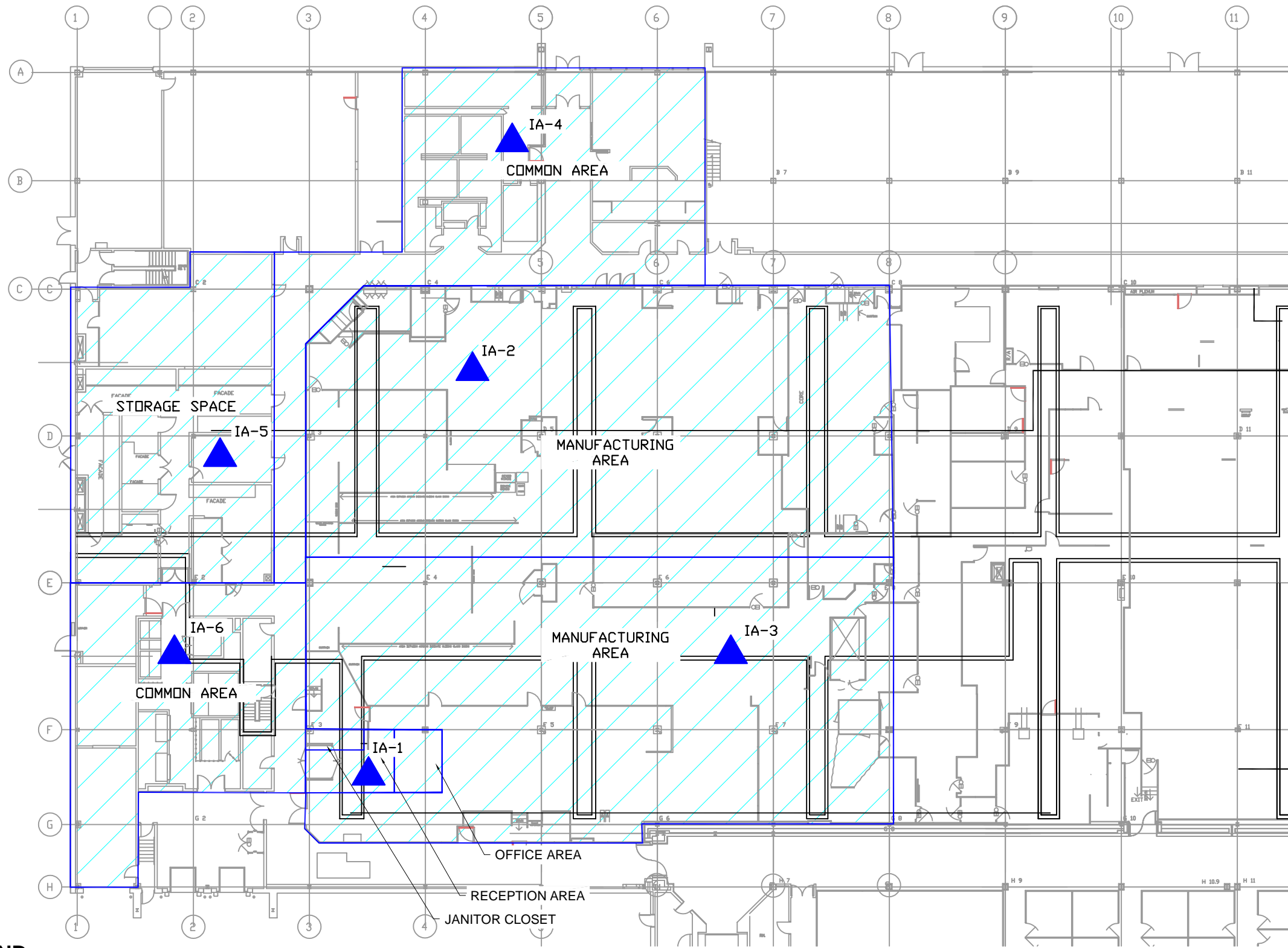


cc: J. Kenney, NYSDOH
C. Monheit, iPark East Fishkill
M. Buckley, iPark East Fishkill
D. Chartrand, IBM

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FIGURE 1

PROPOSED IAQ SAMPLING LOCATIONS



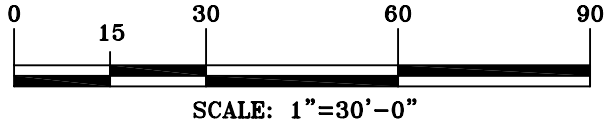
AREA BY SQUARE FEET		
SAMPLE ID	REPRESENTATIVE SQUARE FOOTAGE (FT ²)	AREA USE
IA-1	576	RECEPTION, JANITOR CLOSET AND OFFICE AREA
IA-2	10,536	EASTERN PORTION OF THE MANUFACTURING AREA
IA-3	10,331	WESTERN PORTION OF THE MANUFACTURING AREA
IA-4	5,453	EASTERN COMMON AREA
IA-5	4,224	STORAGE SPACE
IA-6	3,727	WESTERN COMMON SPACE

LEGEND

-  PROPOSED SAMPLING LOCATIONS
-  AREA OUTLINE
-  QD INDUSTRIES

PROPOSED IAQ SAMPLING LOCATIONS


SCALE: 1" = 30'-0"



REVISION	
NO	DATE

FOR:	
IPARK CAMPUS 2070 ROUTE 52 HOPEWELL JUNCTION, NEW YORK	
DESIGNED BY: EMJ/ EJK	DRAWN BY: EJK
APPROVED BY: NB	SCALE: AS NOTED

DRAWING TITLE:		DRAWING NO:	ISSUED
PROPOSED IAQ SAMPLING LOCATIONS		1	REVISION NO:
BUILDING 745 QD INDUSTRIES			0
JOB NO: iPARK0118.43 DATE: 6/25/20		11x17	CAD FILE NAME: Z:\PARK0118\iPark0118.43 - Bldg 334 - 60 day and SWMU Work Plan\IAQ Preoccupancy Sampling Plan\proposed iaq sampling location-qd industries.dwg



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