

**ANNUAL SITE MANAGEMENT REPORT
FROM JANUARY 2023 TO JANUARY 2024
METROPOLITAN AVENUE CAMPUS (Q686)
92-34 METROPOLITAN AVENUE
FOREST HILLS, NY
VCP AGREEMENT # V-00500-2**



PREPARED FOR:

New York City Department of Education
Office of Environmental Health and Safety
44-36 Vernon Blvd.
Long Island City, New York 11101

PREPARED BY:



104 East 25th Street, 10th Floor
New York, New York 10010-2917

Date of Issue: July 24, 2025

ATC Project No. Z214SS0262

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PROJECT DIRECTORY

CLIENT: New York City Department of Education
Office of Environmental Health and Safety
44-36 Vernon Blvd.
Long Island City, New York 11101
(718) 361-3808

PROJECT LOCATION: Metropolitan Avenue Campus (Q686)
92-34 Metropolitan Avenue
Forest Hills, New York
(718) 275-2593

PROJECT TECHNICAL SUPPORT New York State
Department of Environmental Conservation
One Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101
(718) 482-4065

New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101
(718) 472-8000

TRC Engineers, Inc.
1430 Broadway, 10th Floor
New York, NY 10018
(212) 221-7822

DESCRIPTION OF WORK: Review site management plan; walk-through visual inspection; review Vapor Barrier, Sub-slab Depressurization System and Cover System Logbook; review prior reports.

ATC REPRESENTATIVES: Gilbert Gedeon, P.E.
Albert Tan, Inspector

EXECUTIVE SUMMARY

This Site Management Report (SMR) for Metropolitan Avenue Campus (Q686), located at 92-34 Metropolitan Avenue, Forest Hills, NY covers the period from January 13, 2024 to January 13, 2025. This SMR addresses the requirements of the Site Management Plan (SMP) dated April 2010. The SMR also documents the most recent annual site refresher training and annual site inspection conducted on January 13, 2025 pursuant to the New York State Department of Environmental Conservation (NYSDEC) approved SMP by ATC Group Services, LLC (ATC).

The site inspection included an evaluation of engineering controls identified in the SMP, dated April 2010, which includes the vapor barrier, sub-slab depressurization system (SSDS) and cover system established at the site. During this inspection, ATC noted that the Building Management System (BMS) is operational but continue to indicate false alarm status for the associated SSDS fan unit. During this inspection, ATC observed that the SSDS unit was operational.

Also noted that foam ceiling insulation on the underside of the SSDS enclosure was sagging and brought it to the attention of the Custodian. On January 23, 2025, Mr. William Gerhardt (Custodian) notified NYCDOE's Office of Environmental Health & Safety via email that the ceiling insulation was restored to its original condition. Photos of the foam ceiling restoration were received by ATC on January 23, 2025.

In addition, ATC reviewed the custodial inspection monthly inspection forms which were prepared for the months of January 2024 to January 2025. The Routine and Preventive Maintenance forms were also completed for the months of June and December 2024.

During this inspection, ATC did not observe any significant visible cracks throughout bare concrete basement floors and walls. Furthermore, ATC did not observe any significant cracks on the roadway, sidewalk, artificial turf and playground. Lastly, ATC did not observe any loose pavers around the building. However, ATC observed that the tennis courts, which were previously repaired for moderate cracking in April 2024, had once again developed the same moderate cracking in the same locations.

ATC inquired with the NYCDOE about the implementation status of the capital project, as stated in an email from Mark Harri, Borough Director of Facilities, back on May 7, 2024, which called for the full replacement of the tennis courts cover system, in accordance with the SMP requirements. Accordingly, the NYCDOE advised ATC (based on information obtained from the SCA) of the following developments: 1) The contract for the tennis court repairs has been awarded; 2) The Notice to Proceed (NTP) was issued on June 16, 2025; and 3) The estimated construction duration is one year.

In collaboration with the NYCDOE to obtain an understanding of the nature of the cover system replacement project, ATC had developed the Corrective Measures Work Plan (CMWP) which describes the steps to be taken by NYCDOE to permanently fix the tennis court cover system in accordance with the NYSDEC-approved SMP. This CMWP is included in Attachment 7.

1.0 INTRODUCTION

On behalf of the New York City Department of Education Office of Environmental Health and Safety (NYCDOE/EHS), ATC is pleased to provide this SMR to NYSDEC for Q686 located at 92-34 Metropolitan Avenue in Forest Hills, NY 11375. The school opened in September 2010. This report was completed in accordance with the SMP approved by the NYSDEC.

The scope of work for this service included:

1. Review of the school custodian's monthly inspection logs indicating his routine walk-through to identify any observed changes to the ECs and ICs;
2. SSDS blower unit inspection;
3. Basement inspection and exterior inspection for concrete cracks;
4. Review of SMP and the Operations and Maintenance Plan (O&M Plan); and
5. Photographic documentation of observations.

This report was developed to document: (a) any changes to the ECs and ICs, and (b) compliance of the maintenance and monitoring program with the requirements of the SMP. The annual site inspection were conducted by Mr. Gilbert Gedeon, PE, and Mr. Albert Tan on January 13, 2025. ATC met with and was accompanied by Mr. Eric Jackson, the school's Fireman.

2.0 ENGINEERING CONTROLS

The Metropolitan Avenue Campus contains engineering controls that include a Gas Vapor Barrier, installed below the basement floor slab and along the exterior of subsurface basement walls, and an SSDS constructed beneath the concrete floor slab of the school to prevent vapor intrusion. In addition, a Composite Surface Cover System consisting of asphalt, concrete, pavers, synthetic turf, rubber play surface and environmentally clean soil cover was constructed to act as a barrier to direct contact with subsurface soils. A maintenance and monitoring program was developed to ensure that the ECs remain effective for the life of the building.

2.1 Vapor Barrier

The 60-mil fluid applied gas vapor barrier was installed beneath the school as a preventative measure to prevent soil vapors from entering the school building in the future. The vapor barrier is applied underneath the basement floor slab and the exterior of the subsurface portions of the building's walls.

2.2 Sub-Slab Depressurization System

An SSDS was also installed beneath the new school as an added safeguard to prevent soil gas vapors from entering the school building in the future. The primary components of the SSDS are slotted schedule 80 PVC piping located beneath the basement floor slab and extending to one (1) blower unit in the southern portion of the property.

2.3 Composite Cover System

A composite cover system was also installed on the school property to prevent school occupants from exposure to the underlying soils. This composite cover system is comprised of asphalt covered roads, concrete covered sidewalks, a resilient track surface, artificial turf, rubber surfacing, environmentally clean fill landscaped areas, and concrete building slabs.

3.0 INSTITUTIONAL CONTROLS

The ICs at the Site state that the owner of the Property shall:

- Comply with the Declarations of Covenants and Restrictions (DCR) and comply with all elements of the SMP;
- Operate and maintain all ECs as per the SMP;
- Inspect, maintain, and certify the integrity of the cover system consisting of asphalt covered roads, concrete covered sidewalks, a resilient track surface, artificial turf, rubber surfacing, two feet of environmentally clean fill at landscaped areas and a concrete building floor slab as required by the SMP;
- Operate, inspect, maintain, and certify the soil vapor mitigation system consisting of a vapor barrier and an active SSDS under all enclosed building structures as required in the SMP;
- Inspect and certify all ECs at a frequency as defined in the SMP;
- Report data and information relevant to Site Management for the Property at the frequency and as defined in the SMP;
- Protect and replace groundwater monitoring wells as necessary to ensure the devices function in the manner specified in the SMP.¹
- Refrain from discontinuing the ECs without an amendment or the extinguishment of the DCR;
- Prohibit farming and vegetable gardens on the Property;
- Prohibit the use of groundwater underlying the Property unless treatment is used rendering it safe for its intended purpose;
- Prohibit all future activities on the Property that will disturb underlying native soils unless conducted as defined in the soil management provisions of the SMP;
- Use the Property as a school campus or other commercial use provided all long-term ECs and ICs included in the SMP are employed;
- Prohibit the Property from being used for purposes other than a school without an amendment or the extinguishment of the DCR approved in writing by the NYSDEC; and
- Agree to submit to NYSDEC a written statement that certifies that: (1) controls employed at the Property are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Property at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or at an alternate period of time that NYSDEC may allow. This annual statement must be certified by an expert that the NYSDEC finds acceptable.

¹ NYSDEC approved the decommissioning of the groundwater monitoring wells on 5/1/13. The three (3) monitoring wells were decommissioned in accordance with NYSDEC Commissioner Policy 43 (CP-43).

4.0 SITE INSPECTIONS AND SSDS REPAIRS

4.1 Document Review

4.1.1 *Review of Custodian's Inspection Logs*

ATC reviewed the monthly inspection forms with the custodial staff from January 2024 through January 2025. ATC also was provided with the semi-annual inspection forms for the months of June and December 2024. The monthly forms indicated “loose pavers” by the lighting pole at the entrance to the school. ATC observed these pavers and noted that such condition does not appear to impact the cover system’s functionality. However, ATC advised the custodian to monitor the conditions of the loose pavers. Any significant changes in the current conditions of the loose pavers must be addressed immediately by repairing or replacing them.

The Custodian’s Monthly or Severe Inspection Forms completed by the custodial staff are included in Attachment 2. The Routine and Preventive Maintenance Checklists are included in Attachment 3. The Training Acknowledgement Letter is included in Attachment 4.

4.2 ATC's Visual Observations

ATC conducted visual observations and photographic documentation while accompanied by Mr. Eric Jackson. Site photographs are included in Attachment 5. The Annual Inspection Form is included in Attachment 6. During the inspection, ATC noted the following:

- The BMS was functional but indicating false alarm of the SSDS fan unit;
- The SSDS fan was operational; and
- A spare fan unit is available at the school.

4.2.1 *SSDS Inspection*

1. The SSDS fan was operational.
2. The SSDS indicator lights were operational;
3. The outlet pressure gauge and vacuum/pressure gauge were functional;
4. The foam ceiling pad within the SSDS fan unit housing was sagging but subsequently restored on January 23, 2025;
5. Rust or other debris in the vicinity of the post, sleeve and discharge cap at the SSDS stack vent were not observed; and
6. Rust or other debris in the vicinity of the inline filter was not observed.

4.2.2 *Basement Inspection*

ATC inspected the accessible areas of the basement floors and walls. ATC did not observe any visible concrete cracks penetrating into the basement floor during the annual inspection.

ATC’s observation of the basement concrete floors was limited due to architectural finishes such as ceramic floor tiles, vinyl floor tiles, wood flooring and miscellaneous equipment and furniture.

4.2.3 Exterior Inspection

ATC inspected the composite cover system around the perimeter of the property including the paved and unpaved areas. ATC did not observe any significant visible cracks on the roadway, sidewalk, artificial turf and playground. Although loose pavers were identified by school staff on by the lighting pole near the entrance to the school complex, they did not appear to affect the functionality of the cover system. However, ATC advised the custodian to monitor the conditions of the loose pavers. Any significant changes in the current conditions of the loose pavers must be addressed immediately by repairing or replacing them. No other areas of loose paver conditions were observed throughout the remaining school exterior.

ATC did observe at the tennis courts, which were previously repaired for moderate cracks in April 2024, had once again developed the same moderate cracking in the same locations.

ATC inquired with the NYCDOE about the implementation status of the capital project, as stated in an email from Mark Harri, Borough Director of Facilities, back on May 7, 2024, which called for the full replacement of the tennis courts cover system, in accordance with the SMP requirements. Accordingly, the NYCDOE advised ATC (based on information obtained from the SCA) of the following developments: 1) The contract for the tennis court repairs has been awarded; 2) The Notice to Proceed (NTP) was issued on June 16, 2025; and 3) The estimated construction duration is one year.

In collaboration with the NYCDOE to obtain an understanding of the nature of the cover system replacement project, ATC had developed the Corrective Measures Work Plan (CMWP) which describes the steps to be taken by NYCDOE to permanently fix the tennis court cover system in accordance with the NYSDEC-approved SMP. This CMWP is included in Attachment 7.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on visual observations, ATC concludes the following:

1. The BMS was indicating false alarm of the SSDS fan unit;
2. The SSDS fan was operational;
3. The outlet pressure gauge and vacuum/pressure gauge were operational;
4. Moderate cracking of the tennis courts top cover was observed;
5. Loose pavers indicated by the custodial staff are minor and do not affect the functionality of the cover system;
6. No significant visible cracks on the roadway, sidewalk, artificial turf and playground;
7. No visible concrete cracks penetrating into the basement foundation floors and walls;
8. Monthly and semi-annual inspection forms were provided;
9. The ICs are in place and remain effective;
10. The O&M Plan is being implemented; and
11. Access is available to the Site by NYSDEC and New York State Department of Health to evaluate continued maintenance of such controls.

Based on document review and visual observations, ATC recommends the following:

1. Correct the BMS accessibility;
2. Permanently repair or replace the tennis court top cover;
3. Continue to conduct monthly and semi-annual inspections and document the findings in the Custodian's Monthly or Severe Inspection Forms as well as the Routine and Preventative Maintenance Checklists, respectively; and
4. Continue documenting all operation and maintenance activities on ECs.

6.0 STANDARDS OF CARE

ATC's work was performed in a professional manner with the best interest of our client in mind. Our objective was to perform our work with care, exercising the customary skills and competence of consulting professionals in the relevant disciplines. The conclusions presented in this report are professional opinions based upon visual observations and site documents review. The conclusions expressed in this report reflect only the limited inspections of specific locations. The opinions and recommendations presented herein apply to site conditions existing at the time of our observations. ATC cannot act as insurers, and no expressed or implied representation or warrant is included or intended in our report except that our work was performed, within the limits prescribed by our clients, with the customary thoroughness and competence of our profession at the time and place the services were rendered.

It is our pleasure to provide our consultative services to the NYCDOE. If you have any questions about this report, please call (212) 353-8280.

Sincerely,
ATC GROUP SERVICES, LLC



Gilbert Gedeon, P.E.
Principal Engineer

cc: D. Balota
cc: D. Cosenza



Attachment 1
Institutional and Engineering Controls Certification Form

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation

625 Broadway, 11th Floor, Albany, NY 12233-7020

P: (518)402-9543 | F: (518)402-9547

www.dec.ny.gov

11/26/2024

Saritha Thumma

Director

NYC DOE - Division of School Facilities

44-36 Vernon Blvd.

Long Island City, NY 11101

SThumma@schools.nyc.gov

Re: Reminder Notice: Site Management Periodic Review Report and IC/EC Certification Submittal

Site Name: Metropolitan Avenue Site

Site No.: V00500

Site Address: 87-01 69th Avenue & 92-34 Metropolitan Avenue
Forest Hills, NY 11375

Dear Saritha Thumma:

This letter serves as a reminder that sites in active Site Management (SM) require the submittal of a periodic progress report. This report, referred to as the Periodic Review Report (PRR), must document the implementation of, and compliance with, site-specific SM requirements. Section 6.3(b) of DER-10 *Technical Guidance for Site Investigation and Remediation* (available online at <http://www.dec.ny.gov/regulations/67386.html>) provides guidance regarding the information that must be included in the PRR. Further, if the site is comprised of multiple parcels, then you as the Certifying Party must arrange to submit one PRR for all parcels that comprise the site. The PRR must be received by the Department no later than **February 12, 2025**. Guidance on the content of a PRR is enclosed.

Site Management is defined in regulation (6 NYCRR 375-1.2(at)) and in Chapter 6 of DER-10. Depending on when the remedial program for your site was completed, SM may be governed by multiple documents (e.g., Operation, Maintenance, and Monitoring Plan; Soil Management Plan) or one comprehensive Site Management Plan.

A Site Management Plan (SMP) may contain one or all of the following elements, as applicable to the site: a plan to maintain institutional controls and/or engineering controls ("IC/EC Plan"); a plan for monitoring the performance and effectiveness of the selected remedy ("Monitoring Plan"); and/or a plan for the operation and maintenance of the selected remedy ("O&M Plan"). Additionally, the technical requirements for SM are stated in the decision document (e.g., Record of Decision) and, in some cases, the legal agreement directing the remediation of the site (e.g., order on consent, voluntary agreement, etc.).

When you submit the PRR (by the due date above), include the enclosed forms documenting that all SM requirements are being met. The Institutional Controls (ICs) portion of the form (Box 6) must be signed by you or your designated representative. The Engineering Controls (ECs) portion of the form (Box 7) must be signed by a Professional Engineer (PE). If you cannot certify that all SM requirements are being met, you must submit a Corrective Measures Work Plan that identifies the actions to be taken to restore compliance. The work plan must include a schedule to be approved by the Department. The Periodic Review process will not be considered complete until all necessary corrective measures are completed and all required controls are certified. Instructions for completing the certifications are enclosed.



All site-related documents and data, including the PRR, must be submitted in electronic format to the Department of Environmental Conservation. The required format for documents is an Adobe PDF file with optical character recognition and no password protection. Data must be submitted as an electronic data deliverable (EDD) according to the instructions on the following webpage:

<https://www.dec.ny.gov/chemical/62440.html>

Documents may be submitted to the project manager either through electronic mail or by using the Department's file transfer service at the following webpage:

<https://fts.dec.state.ny.us/fts/>

The Department will not approve the PRR unless all documents and data generated in support of the PRR have been submitted using the required formats and protocols.

You may contact Christopher Allan, the Project Manager, at 718-482-4065 or christopher.allan@dec.ny.gov with any questions or concerns about the site. Please notify the project manager before conducting inspections or field work. You may also write to the project manager at the following address:

New York State Department of Environmental Conservation
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101

Enclosures

PRR General Guidance
Certification Form Instructions
Certification Forms

ec: w/ enclosures

NYC DOE - Division of School Facilities - Hasan Siddiqui - HSiddiqui2@schools.nyc.gov

ec: w/ enclosures

Christopher Allan, Project Manager
Cris-Sandra Maycock, Chief, Region 2 - Remediation Section A
Jane O'Connell, Hazardous Waste Remediation Supervisor, Region 2
Cardno ATC - Denise Cosenza - denise.cosenza@atcgs.com
ATC GROUP SERVICES, LLC - Gilbert Gedeon - gilbert.gedeon@atcgs.com

The following parcel owner did not receive an ec:

City Of New York, SCA - Parcel Owner



Enclosure 2
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Site Management Periodic Review Report Notice
Institutional and Engineering Controls Certification Form



Site Details

Box 1

Site No. **V00500**

Site Name **Metropolitan Avenue Site**

Site Address: 87-01 69th Avenue & 92-34 Metropolitan Avenue Zip Code: 11375
City/Town: Forest Hills
County: Queens
Site Acreage: 7.880

Reporting Period: January 13, 2024 to January 13, 2025

- | | YES | NO |
|--|-------------------------------------|-------------------------------------|
| 1. Is the information above correct? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If NO, include handwritten above or on a separate sheet. | | |
| 2. Has some or all of the site property been sold, subdivided, merged, or undergone a tax map amendment during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Has there been any change of use at the site during this Reporting Period (see 6NYCRR 375-1.11(d))? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Have any federal, state, and/or local permits (e.g., building, discharge) been issued for or at the property during this Reporting Period? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| If you answered YES to questions 2 thru 4, include documentation or evidence that documentation has been previously submitted with this certification form. | | |
| 5. Is the site currently undergoing development? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Box 2

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 6. Is the current site use consistent with the use(s) listed below?
Commercial and Industrial | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are all ICs in place and functioning as designed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**IF THE ANSWER TO EITHER QUESTION 6 OR 7 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.

Signature of Owner, Remedial Party or Designated Representative

Date

Description of Institutional Controls

<u>Parcel</u>	<u>Owner</u>	<u>Institutional Control</u>
3886-800	City of New York, SCA	Ground Water Use Restriction Soil Management Plan Landuse Restriction Building Use Restriction Monitoring Plan Site Management Plan O&M Plan IC/EC Plan

2.2 ENGINEERING CONTROL COMPONENTS**2.2.1 Engineering Control Systems****2.2.1.1 Composite Cover System**

The composite cover system is a required engineering control of the SMP.

Installation of a composite cover system at the Site will prevent exposure to subsurface native soils.

The composite cover system will be comprised of asphalt-covered roads, concrete-covered sidewalks, two feet of environmentally clean fill at landscaped areas, and a concrete building floor slab. In addition, recreational areas will be constructed which will consist of a resilient track surface, synthetic turf, and rubber surfacing. Figure 11 shows the location of each of the principal cover types to be built at the Site. Details of the principal cover types are provided in Figure 11A. A Soil Management Plan is included in Appendix F of the SMP, and outlines the procedures required in the event the composite cover system is disturbed. The Soil Management Plan is also discussed in 23

detail in Section 2.3.2 of the SMP. Issues related to maintenance of this cover are provided in the Monitoring Plan included in Section 4 of the SMP.

2.2.1.2 Vapor Barrier

A 60 mil vapor barrier will be installed beneath the school building as an added precaution to prevent any residual soil gas vapors from entering the school building in the future. The fluid applied vapor barrier will consist of Liquid Boot® or an approved NYSCSA equivalent which will be installed above the gravel layer containing the SSDS. Specifications and drawings regarding the installation of the vapor barrier are included in Appendix G of this SMP.

2.2.1.3 Sub Slab Depressurization System (SSDS)

A SSDS will also be installed beneath the school as an added precaution to prevent any residual soil gas vapors from entering the school building in the future. The SSDS will be installed beneath the vapor barrier and will be operated in an active mode until such time as it can be demonstrated to the satisfaction of the NYSDOH, that the system can be converted to the passive mode. Specifications and drawings regarding the installation of the SSDS are included as Appendix H of this SMP.

Procedures for operating and maintaining the SSDS system are documented in the Operation and Maintenance Plan (Section 4 of this SMP). Procedures for monitoring the system are included in the Monitoring Plan (Section 3 of this SMP). The Monitoring Plan also addresses severe condition inspections in the event that a severe condition, which may affect controls at the Site, has occurred.

2.2.2 Criteria for Completion of Remediation/Termination of Remedial Systems**2.2.2.1 Vapor Barrier**

The vapor barrier is a permanent control which will be installed beneath the school building as an added precaution to prevent any residual soil gas vapors from entering the school building in the future. The vapor barrier will be placed above the gravel layer containing the SSDS. There is no monitoring or maintenance associated with the vapor barrier.

2.2.2.2 Sub Slab Depressurization System (SSDS)

An active SSDS system will also be installed beneath the school building as an added precaution to prevent any residual soil gas vapors from entering the school

building in the future. The SSDS will be installed beneath the vapor barrier and will be operated in an active mode until such time as it can be demonstrated to the satisfaction of the NYSDEC and the NYSDOH, that the system can be converted to the passive mode. The active SSDS will not be discontinued without written approval by NYSDEC and NYSDOH. A proposal to discontinue the active SSDS may be submitted by the property owner based on confirmatory data that justifies such request. Systems will remain in place and operational until permission to discontinue use is granted in writing by NYSDEC and NYSDOH.

2.2.2.3 Composite Cover System

The composite cover system is also a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

2.2.2.4 Monitored Natural Attenuation

Groundwater monitoring activities to assess natural attenuation will continue, as determined by NYSDOH and NYSDEC, until residual groundwater concentrations are found to be below NYSDEC standards or to verify continued asymptotic conditions over an extended period. Monitoring will continue until permission to discontinue is granted in writing by NYSDEC and NYSDOH. Monitoring activities are outlined in the Monitoring Plan of the SMP.

2.3 INSTITUTIONAL CONTROLS COMPONENTS

2.3.1 Institutional Controls

A series of Institutional Controls are required under the SMP to: (1) implement, maintain and monitor Engineering Control systems and (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination. Adherence to these Institutional Controls on the Site (Controlled Property) is required under the Environmental Easement and will be implemented under this Site Management Plan. These Institutional Controls are:

- . Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of this SMP;

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- . All Engineering Controls must be operated and maintained as specified in this SMP;

- . A composite cover system consisting of asphalt covered roads, concrete covered sidewalks, a resilient track surface, synthetic turf, rubber surfacing, two feet of environmentally clean fill at landscaped areas, and a concrete building floor slab must be inspected, certified and maintained as required in this SMP;

- . A soil vapor mitigation system consisting of a vapor barrier and an active SSDS under all enclosed building structures must be inspected, certified, operated and maintained as required in this SMP;

- . All Engineering Controls on the Site must be inspected and certified at a frequency and in a manner defined in the SMP;

- . Data and information pertinent to Site Management for the Site must be reported at the frequency and in a manner defined in this SMP;

- . Groundwater and soil vapor monitoring must be performed as defined in this SMP;

- . Groundwater monitor wells and soil vapor monitoring points must be protected and replaced as necessary to ensure the devices function in the manner specified in this SMP, and;

- . Engineering Controls may not be discontinued without an amendment or the extinguishment of this Environmental Easement.

The Site has a series of Institutional Controls in the form of Site restrictions.

Adherence to these Institutional Controls is required by the Environmental Easement.

Site restrictions that apply to the Site are:

- . Vegetable gardens and farming on the Site are prohibited;

- . The use of the groundwater underlying the Site is prohibited without treatment rendering it safe for intended purpose;

- . All future activities on the Site that will disturb underlying soils are prohibited unless they are conducted in accordance with the soil management provisions in this SMP;

- . The Site may only be used for a school campus provided that the long-term Engineering and Institutional Controls included in this SMP are employed;

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- . The Site may not be used for purposes other than a school without an

amendment or the extinguishment of this Environmental Easement approved in writing by the NYSDEC, and;

. Grantor agrees to submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Site at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow. This annual statement must be certified by an expert that the NYSDEC finds acceptable.

3886-830

City of New York, SCA

Ground Water Use Restriction
Soil Management Plan
Landuse Restriction
Building Use Restriction
Monitoring Plan
Site Management Plan
O&M Plan
IC/EC Plan

2.2 ENGINEERING CONTROL COMPONENTS

2.2.1 Engineering Control Systems

2.2.1.1 Composite Cover System

The composite cover system is a required engineering control of the SMP.

Installation of a composite cover system at the Site will prevent exposure to subsurface native soils.

The composite cover system will be comprised of asphalt-covered roads, concrete-covered sidewalks, two feet of environmentally clean fill at landscaped areas, and a concrete building floor slab. In addition, recreational areas will be constructed which will consist of a resilient track surface, synthetic turf, and rubber surfacing. Figure 11 shows the location of each of the principal cover types to be built at the Site. Details of the principal cover types are provided in Figure 11A. A Soil Management Plan is included in Appendix F of the SMP, and outlines the procedures required in the event the composite cover system is disturbed. The Soil Management Plan is also discussed in 23

detail in Section 2.3.2 of the SMP. Issues related to maintenance of this cover are provided in the Monitoring Plan included in Section 4 of the SMP.

2.2.1.2 Vapor Barrier

A 60 mil vapor barrier will be installed beneath the school building as an added precaution to prevent any residual soil gas vapors from entering the school building in the future. The fluid applied vapor barrier will consist of Liquid Boot® or an approved NYCSCA equivalent which will be installed above the gravel layer containing the SSDS. Specifications and drawings regarding the installation of the vapor barrier are included in Appendix G of this SMP.

2.2.1.3 Sub Slab Depressurization System (SSDS)

A SSDS will also be installed beneath the school as an added precaution to prevent any residual soil gas vapors from entering the school building in the future. The SSDS will be installed beneath the vapor barrier and will be operated in an active mode until such time as it can be demonstrated to the satisfaction of the NYSDOH, that the system can be converted to the passive mode. Specifications and drawings regarding the installation of the SSDS are included as Appendix H of this SMP.

Procedures for operating and maintaining the SSDS system are documented in the Operation and Maintenance Plan (Section 4 of this SMP). Procedures for monitoring the system are included in the Monitoring Plan (Section 3 of this SMP). The Monitoring Plan also addresses severe condition inspections in the event that a severe condition, which may affect controls at the Site, has occurred.

2.2.2 Criteria for Completion of Remediation/Termination of Remedial Systems

2.2.2.1 Vapor Barrier

The vapor barrier is a permanent control which will be installed beneath the

school building as an added precaution to prevent any residual soil gas vapors from entering the school building in the future. The vapor barrier will be placed above the gravel layer containing the SSDS. There is no monitoring or maintenance associated with the vapor barrier.

2.2.2.2 Sub Slab Depressurization System (SSDS)

An active SSDS system will also be installed beneath the school building as an added precaution to prevent any residual soil gas vapors from entering the school
24

building in the future. The SSDS will be installed beneath the vapor barrier and will be operated in an active mode until such time as it can be demonstrated to the satisfaction of the NYSDEC and the NYSDOH, that the system can be converted to the passive mode. The active SSDS will not be discontinued without written approval by NYSDEC and NYSDOH. A proposal to discontinue the active SSDS may be submitted by the property owner based on confirmatory data that justifies such request. Systems will remain in place and operational until permission to discontinue use is granted in writing by NYSDEC and NYSDOH.

2.2.2.3 Composite Cover System

The composite cover system is also a permanent control and the quality and integrity of this system will be inspected at defined, regular intervals in perpetuity.

2.2.2.4 Monitored Natural Attenuation

Groundwater monitoring activities to assess natural attenuation will continue, as determined by NYSDOH and NYSDEC, until residual groundwater concentrations are found to be below NYSDEC standards or to verify continued asymptotic conditions over an extended period. Monitoring will continue until permission to discontinue is granted in writing by NYSDEC and NYSDOH. Monitoring activities are outlined in the Monitoring Plan of the SMP.

2.3 INSTITUTIONAL CONTROLS COMPONENTS

2.3.1 Institutional Controls

A series of Institutional Controls are required under the SMP to: (1) implement, maintain and monitor Engineering Control systems and (2) prevent future exposure to residual contamination by controlling disturbances of the subsurface contamination. Adherence to these Institutional Controls on the Site (Controlled Property) is required under the Environmental Easement and will be implemented under this Site Management Plan. These Institutional Controls are:

- . Compliance with the Environmental Easement by the Grantor and the Grantor's successors and assigns with all elements of this SMP;

25

- . All Engineering Controls must be operated and maintained as specified in this SMP;

- . A composite cover system consisting of asphalt covered roads, concrete covered sidewalks, a resilient track surface, synthetic turf, rubber surfacing, two feet of environmentally clean fill at landscaped areas, and a concrete building floor slab must be inspected, certified and maintained as required in this SMP;

- . A soil vapor mitigation system consisting of a vapor barrier and an active SSDS under all enclosed building structures must be inspected, certified, operated and maintained as required in this SMP;

- . All Engineering Controls on the Site must be inspected and certified at a frequency and in a manner defined in the SMP;

- . Data and information pertinent to Site Management for the Site must be reported at the frequency and in a manner defined in this SMP;

- . Groundwater and soil vapor monitoring must be performed as defined in this SMP;

- . Groundwater monitor wells and soil vapor monitoring points must be protected and replaced as necessary to ensure the devices function in the manner specified in this SMP, and;

- . Engineering Controls may not be discontinued without an amendment or the extinguishment of this Environmental Easement.

The Site has a series of Institutional Controls in the form of Site restrictions.

Adherence to these Institutional Controls is required by the Environmental Easement.

Site restrictions that apply to the Site are:

- . Vegetable gardens and farming on the Site are prohibited;

- . The use of the groundwater underlying the Site is prohibited without treatment rendering it safe for intended purpose;

. All future activities on the Site that will disturb underlying soils are prohibited unless they are conducted in accordance with the soil management provisions in this SMP;

. The Site may only be used for a school campus provided that the long-term Engineering and Institutional Controls included in this SMP are employed;
26

. The Site may not be used for purposes other than a school without an amendment or the extinguishment of this Environmental Easement approved in writing by the NYSDEC, and;

. Grantor agrees to submit to NYSDEC a written statement that certifies, under penalty of perjury, that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by the NYSDEC; and, (2) nothing has occurred that impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. NYSDEC retains the right to access such Site at any time in order to evaluate the continued maintenance of any and all controls. This certification shall be submitted annually, or an alternate period of time that NYSDEC may allow. This annual statement must be certified by an expert that the NYSDEC finds acceptable.

Box 4

Description of Engineering Controls

Parcel

3886-800

Engineering Control

Vapor Mitigation
Cover System
Subsurface Barriers

3886-830

Vapor Mitigation
Cover System
Subsurface Barriers

Periodic Review Report (PRR) Certification Statements

1. I certify by checking "YES" below that:

a) the Periodic Review report and all attachments were prepared under the direction of, and reviewed by, the party making the Engineering Control certification;

b) to the best of my knowledge and belief, the work and conclusions described in this certification are in accordance with the requirements of the site remedial program, and generally accepted engineering practices; and the information presented is accurate and complete.

YES NO

☐ ☒

2. For each Engineering control listed in Box 4, I certify by checking "YES" below that all of the following statements are true:

(a) The Engineering Control(s) employed at this site is unchanged since the date that the Control was put in-place, or was last approved by the Department;

(b) nothing has occurred that would impair the ability of such Control, to protect public health and the environment;

(c) access to the site will continue to be provided to the Department, to evaluate the remedy, including access to evaluate the continued maintenance of this Control;

(d) nothing has occurred that would constitute a violation or failure to comply with the Site Management Plan for this Control; and

(e) if a financial assurance mechanism is required by the oversight document for the site, the mechanism remains valid and sufficient for its intended purpose established in the document.

YES NO

☐ ☒

**IF THE ANSWER TO QUESTION 2 IS NO, sign and date below and
DO NOT COMPLETE THE REST OF THIS FORM. Otherwise continue.**

A Corrective Measures Work Plan must be submitted along with this form to address these issues.


Signature of Owner, Remedial Party or Designated Representative

7/28/25
Date

**IC CERTIFICATIONS
SITE NO. V00500**

Box 6

SITE OWNER OR DESIGNATED REPRESENTATIVE SIGNATURE

I certify that all information and statements in Boxes 1,2, and 3 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as _____ (Owner or Remedial Party)

for the Site named in the Site Details Section of this form.

Signature of Owner, Remedial Party, or Designated Representative
Rendering Certification

Date

EC CERTIFICATIONS

Box 7

Professional Engineer Signature

I certify that all information in Boxes 4 and 5 are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

I _____ at _____,
print name print business address

am certifying as a Professional Engineer for the _____
(Owner or Remedial Party)

Signature of Professional Engineer, for the Owner or
Remedial Party, Rendering Certification

Stamp
(Required for PE)

Date

Enclosure 3
Periodic Review Report (PRR) General Guidance

- I. Executive Summary: (1/2-page or less)
 - A. Provide a brief summary of site, nature and extent of contamination, and remedial history.
 - B. Effectiveness of the Remedial Program - Provide overall conclusions regarding;
 - 1. progress made during the reporting period toward meeting the remedial objectives for the site
 - 2. the ultimate ability of the remedial program to achieve the remedial objectives for the site.
 - C. Compliance
 - 1. Identify any areas of non-compliance regarding the major elements of the Site Management Plan (SMP, i.e., the Institutional/Engineering Control (IC/EC) Plan, the Monitoring Plan, and the Operation & Maintenance (O&M) Plan).
 - 2. Propose steps to be taken and a schedule to correct any areas of non-compliance.
 - D. Recommendations
 - 1. recommend whether any changes to the SMP are needed
 - 2. recommend any changes to the frequency for submittal of PRRs (increase, decrease)
 - 3. recommend whether the requirements for discontinuing site management have been met.
- II. Site Overview (one page or less)
 - A. Describe the site location, boundaries (figure), significant features, surrounding area, and the nature and extent of contamination prior to site remediation.
 - B. Describe the chronology of the main features of the remedial program for the site, the components of the selected remedy, cleanup goals, site closure criteria, and any significant changes to the selected remedy that have been made since remedy selection.
- III. Evaluate Remedy Performance, Effectiveness, and Protectiveness
Using tables, graphs, charts and bulleted text to the extent practicable, describe the effectiveness of the remedy in achieving the remedial goals for the site. Base findings, recommendations, and conclusions on objective data. Evaluations and should be presented simply and concisely.
- IV. IC/EC Plan Compliance Report (if applicable)
 - A. IC/EC Requirements and Compliance
 - 1. Describe each control, its objective, and how performance of the control is evaluated.
 - 2. Summarize the status of each goal (whether it is fully in place and its effectiveness).
 - 3. Corrective Measures: describe steps proposed to address any deficiencies in ICECs.
 - 4. Conclusions and recommendations for changes.
 - B. IC/EC Certification
 - 1. The certification must be complete (even if there are IC/EC deficiencies), and certified by the appropriate party as set forth in a Department-approved certification form(s).
- V. Monitoring Plan Compliance Report (if applicable)
 - A. Components of the Monitoring Plan (tabular presentations preferred) - Describe the requirements of the monitoring plan by media (i.e., soil, groundwater, sediment, etc.) and by any remedial technologies being used at the site.
 - B. Summary of Monitoring Completed During Reporting Period - Describe the monitoring tasks actually completed during this PRR reporting period. Tables and/or figures should be used to show all data.
 - C. Comparisons with Remedial Objectives - Compare the results of all monitoring with the remedial objectives for the site. Include trend analyses where possible.
 - D. Monitoring Deficiencies - Describe any ways in which monitoring did not fully comply with the monitoring plan.
 - E. Conclusions and Recommendations for Changes - Provide overall conclusions regarding the monitoring completed and the resulting evaluations regarding remedial effectiveness.
- VI. Operation & Maintenance (O&M) Plan Compliance Report (if applicable)
 - A. Components of O&M Plan - Describe the requirements of the O&M plan including required activities, frequencies, recordkeeping, etc.
 - B. Summary of O&M Completed During Reporting Period - Describe the O&M tasks actually completed during this PRR reporting period.
 - C. Evaluation of Remedial Systems - Based upon the results of the O&M activities completed, evaluated

the ability of each component of the remedy subject to O&M requirements to perform as designed/expected.

- D. O&M Deficiencies - Identify any deficiencies in complying with the O&M plan during this PRR reporting period.
- E. Conclusions and Recommendations for Improvements - Provide an overall conclusion regarding O&M for the site and identify any suggested improvements requiring changes in the O&M Plan.

VII. Overall PRR Conclusions and Recommendations

- A. Compliance with SMP - For each component of the SMP (i.e., IC/EC, monitoring, O&M), summarize;
 - 1. whether all requirements of each plan were met during the reporting period
 - 2. any requirements not met
 - 3. proposed plans and a schedule for coming into full compliance.
- B. Performance and Effectiveness of the Remedy - Based upon your evaluation of the components of the SMP, form conclusions about the performance of each component and the ability of the remedy to achieve the remedial objectives for the site.
- C. Future PRR Submittals
 - 1. Recommend, with supporting justification, whether the frequency of the submittal of PRRs should be changed (either increased or decreased).
 - 2. If the requirements for site closure have been achieved, contact the Departments Project Manager for the site to determine what, if any, additional documentation is needed to support a decision to discontinue site management.

VIII. Additional Guidance

Additional guidance regarding the preparation and submittal of an acceptable PRR can be obtained from the Departments Project Manager for the site.

Attachment 2
Custodian Monthly or Severe Condition Inspection Forms

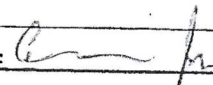
Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 1-20-24

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor		
	* Any visible cracks in the basement floor?	Y	
	* Any visible cracks in the basement wall?	NO	
	* Any other visible openings (unintended) in either the floor or walls?	NO	
	* Draw approximate location of floor cracks/openings on site map.	NO	
	* Any construction activities in basement affecting basement floor/ walls?	NO	
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
	B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.	NO
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?		NO	
* Is the rain cap missing on the Vent Stack?		NO	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?		Y	
* Is the spare blower unit stored in the designated secure location in the school?		Y	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?		Y	
* Does the Building Management System (BMS) indicate any SSDS failure?		NO	
C. EXTERIOR INSPECTION		1. Walk and inspect the entire exterior property.	NO
	* Are there any significant cracks or deterioration of the paved areas?	NO	
	* Has there been any removal of any pavement?	NO	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
	* Have any structures been constructed on the unpaved areas?	NO	
	* Are there any signs of intrusive activities?	NO	
	D. ACTIONS TAKEN	Paver by the Blue Minn to the Auditorium are loose	
Inspector's Signature: 			

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 2-17-24

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

A. VAPOR BARRIER INSPECTION

1. Walk the entire basement floor	Yes / No*	Notified Person / Date
* Any visible cracks in the basement floor?	X	
* Any visible cracks in the basement wall?	NO	
* Any other visible openings (unintended) in either the floor or walls?	NO	
* Draw approximate location of floor cracks/openings on site map.	NO	
* Any construction activities in basement affecting basement floor/ walls?	NO	
** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.	NO	

B. SSDS INSPECTION

1. Inspect the SSDS Blower Enclosure.	
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO
* Is the rain cap missing on the Vent Stack?	NO
* Is the SSDS blower unit functioning at a lower air flow than previously observed?	NO
* Is the spare blower unit stored in the designated secure location in the school?	Y
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Y
* Does the Building Management System (BMS) indicate any SSDS failure?	Y

C. EXTERIOR INSPECTION

1. Walk and inspect the entire exterior property.	
* Are there any significant cracks or deterioration of the paved areas?	NO
* Has there been any removal of any pavement?	NO
* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO
* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO
* Have any structures been constructed on the unpaved areas?	NO
* Are there any signs of intrusive activities?	NO

D. ACTIONS TAKEN

Paver by the Blue Main to the Auditorium are loose

Inspector's Signature: [Signature]

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 3-16-24

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

A. VAPOR BARRIER INSPECTION

	Yes / No*	Notified Person / Date
1. Walk the entire basement floor		
* Any visible cracks in the basement floor?	Y	
* Any visible cracks in the basement wall?	NO	
* Any other visible openings (unintended) in either the floor or walls?	NO	
* Draw approximate location of floor cracks/openings on site map.	NO	
* Any construction activities in basement affecting basement floor/ walls?	NO	
** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		

B. SSDS INSPECTION

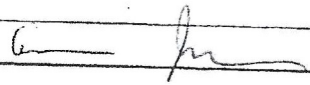
1. Inspect the SSDS Blower Enclosure.		
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO	
* Is the rain cap missing on the Vent Stack?	NO	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?	NO	
* Is the spare blower unit stored in the designated secure location in the school?	Y	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Y	
* Does the Building Management System (BMS) indicate any SSDS failure?	Y	
	NO	

C. EXTERIOR INSPECTION

1. Walk and inspect the entire exterior property.		
* Are there any significant cracks or deterioration of the paved areas?	NO	
* Has there been any removal of any pavement?	NO	
* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
* Have any structures been constructed on the unpaved areas?	NO	
* Are there any signs of intrusive activities?	NO	
	NO	

D. ACTIONS TAKEN

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Inspector's Signature: 

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 4-20-94

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

A. VAPOR BARRIER INSPECTION

1. Walk the entire basement floor	Yes / No*	Notified Person / Date
* Any visible cracks in the basement floor?	X	
* Any visible cracks in the basement wall?	NO	
* Any other visible openings (unintended) in either the floor or walls?	NO	
* Draw approximate location of floor cracks/openings on site map.	NO	
* Any construction activities in basement affecting basement floor/walls?	NO	
** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.	NO	

B. SSDS INSPECTION

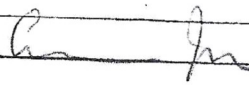
1. Inspect the SSDS Blower Enclosure.		
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO	
* Is the rain cap missing on the Vent Stack?	NO	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?	NO	
* Is the spare blower unit stored in the designated secure location in the school?	X	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	X	
* Does the Building Management System (BMS) indicate any SSDS failure?	X	

C. EXTERIOR INSPECTION

1. Walk and inspect the entire exterior property.		
* Are there any significant cracks or deterioration of the paved areas?	NO	
* Has there been any removal of any pavement?	NO	
* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
* Have any structures been constructed on the unpaved areas?	NO	
* Are there any signs of intrusive activities?	NO	

D. ACTIONS TAKEN

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Inspector's Signature: 

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

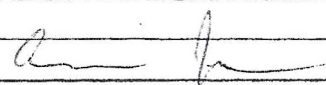
Inspector's Name:

Inspection Date/Time:

6-22-24

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor	Y	
	* Any visible cracks in the basement floor?	NO	
	* Any visible cracks in the basement wall?	NO	
	* Any other visible openings (unintended) in either the floor or walls?	NO	
	* Draw approximate location of floor cracks/openings on site map.	NO	
	* Any construction activities in basement affecting basement floor/ walls?	NO	
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.	NO	
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO	
	* Is the rain cap missing on the Vent Stack?	NO	
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?	Y	
	* Is the spare blower unit stored in the designated secure location in the school?	Y	
	* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Y	
	* Does the Building Management System (BMS) indicate any SSDS failure?	NO	
C. EXTERIOR INSPECTION	1. Walk and inspect the entire exterior property.	NO	
	* Are there any significant cracks or deterioration of the paved areas?	NO	
	* Has there been any removal of any pavement?	NO	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
	* Have any structures been constructed on the unpaved areas?	NO	
	* Are there any signs of intrusive activities?	NO	
D. ACTIONS TAKEN	Paver by the Blue Man to the notification are loose		
Inspector's Signature:			

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time:

7. 27.24

Purpose: (circle one) Monthly Inspection

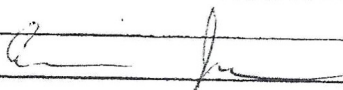
Severe Condition Inspection

	Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor	
	* Any visible cracks in the basement floor?	Y
	* Any visible cracks in the basement wall?	NO
	* Any other visible openings (unintended) in either the floor or walls?	NO
	* Draw approximate location of floor cracks/openings on site map.	NO
	* Any construction activities in basement affecting basement floor/ walls?	NO
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.	
B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.	NO
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO
	* Is the rain cap missing on the Vent Stack?	NO
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?	Y
	* Is the spare blower unit stored in the designated secure location in the school?	Y
	* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Y
	* Does the Building Management System (BMS) indicate any SSDS failure?	NO
C. EXTERIOR INSPECTION	1. Walk and inspect the entire exterior property.	NO
	* Are there any significant cracks or deterioration of the paved areas?	NO
	* Has there been any removal of any pavement?	NO
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO
	* Have any structures been constructed on the unpaved areas?	NO
	* Are there any signs of intrusive activities?	NO

D. ACTIONS TAKEN

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Inspector's Signature:

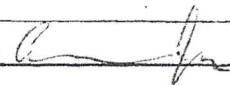


Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 8-29-24

Purpose: (circle one) Monthly Inspection Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor	Y	
	* Any visible cracks in the basement floor?	NO	
	* Any visible cracks in the basement wall?	NO	
	* Any other visible openings (unintended) in either the floor or walls?	NO	
	* Draw approximate location of floor cracks/openings on site map.	NO	
	* Any construction activities in basement affecting basement floor/ walls?	NO	
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
	B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.	NO
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?		NO	
* Is the rain cap missing on the Vent Stack?		NO	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?		Y	
* Is the spare blower unit stored in the designated secure location in the school?		Y	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?		Y	
* Does the Building Management System (BMS) indicate any SSDS failure?		NO	
C. EXTERIOR INSPECTION		1. Walk and inspect the entire exterior property.	NO
	* Are there any significant cracks or deterioration of the paved areas?	NO	
	* Has there been any removal of any pavement?	NO	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
	* Have any structures been constructed on the unpaved areas?	NO	
	* Are there any signs of intrusive activities?	NO	
	D. ACTIONS TAKEN	Paver by the Blue Main to the Auditorium are loose	
Inspector's Signature: 			

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time:

9-21-29

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

A. VAPOR BARRIER INSPECTION

	Yes / No*	Notified Person / Date
1. Walk the entire basement floor		
* Any visible cracks in the basement floor?	Y	
* Any visible cracks in the basement wall?	NO	
* Any other visible openings (unintended) in either the floor or walls?	NO	
* Draw approximate location of floor cracks/openings on site map.	NO	
* Any construction activities in basement affecting basement floor/ walls?	NO	
** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.	NO	

B. SSDS INSPECTION

1. Inspect the SSDS Blower Enclosure.		
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO	
* Is the rain cap missing on the Vent Stack?	NO	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?	NO	
* Is the spare blower unit stored in the designated secure location in the school?	Y	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Y	
* Does the Building Management System (BMS) indicate any SSDS failure?	Y	

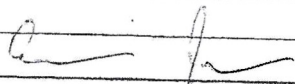
C. EXTERIOR INSPECTION

1. Walk and inspect the entire exterior property.		
* Are there any significant cracks or deterioration of the paved areas?	NO	
* Has there been any removal of any pavement?	NO	
* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
* Have any structures been constructed on the unpaved areas?	NO	
* Are there any signs of intrusive activities?	NO	

D. ACTIONS TAKEN

Paver by the Blue Man to the Auditorium are loose

Inspector's Signature:



Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

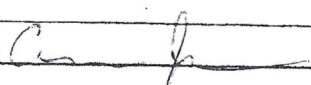
Inspection Date/Time:

10-19-27

Purpose: (circle one)

Monthly Inspection

Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor		
	* Any visible cracks in the basement floor?	X	
	* Any visible cracks in the basement wall?	NO	
	* Any other visible openings (unintended) in either the floor or walls?	NO	
	* Draw approximate location of floor cracks/openings on site map.	NO	
	* Any construction activities in basement affecting basement floor/ walls?	NO	
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
	B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.	NO
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?		NO	
* Is the rain cap missing on the Vent Stack?		NO	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?		Y	
* Is the spare blower unit stored in the designated secure location in the school?		Y	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?		Y	
* Does the Building Management System (BMS) indicate any SSDS failure?		NO	
C. EXTERIOR INSPECTION	1. Walk and inspect the entire exterior property.	NO	
	* Are there any significant cracks or deterioration of the paved areas?	NO	
	* Has there been any removal of any pavement?	NO	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
	* Have any structures been constructed on the unpaved areas?	NO	
	* Are there any signs of intrusive activities?	NO	
	D. ACTIONS TAKEN	Paver by the Blue Main to the Auditorium are loose	
Inspector's Signature: 			

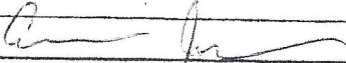
Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 11-16-24

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor		
	* Any visible cracks in the basement floor?	Y	
	* Any visible cracks in the basement wall?	NO	
	* Any other visible openings (unintended) in either the floor or walls?	NO	
	* Draw approximate location of floor cracks/openings on site map.	NO	
	* Any construction activities in basement affecting basement floor/ walls?	NO	
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.		
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	NO	
	* Is the rain cap missing on the Vent Stack?	NO	
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?	NO	
	* Is the spare blower unit stored in the designated secure location in the school?	Y	
	* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Y	
	* Does the Building Management System (BMS) indicate any SSDS failure?	Y	
		NO	
C. EXTERIOR INSPECTION	1. Walk and inspect the entire exterior property.		
	* Are there any significant cracks or deterioration of the paved areas?	NO	
	* Has there been any removal of any pavement?	NO	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	NO	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	NO	
	* Have any structures been constructed on the unpaved areas?	NO	
	* Are there any signs of intrusive activities?	NO	
		NO	
D. ACTIONS TAKEN	Paver by the Blue Main to the Auditorium are loose		
Inspector's Signature: 			

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name: _____

Inspection Date/Time: 12-21-24

Purpose: (circle one) Monthly Inspection Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor		
	* Any visible cracks in the basement floor?	<u>Y</u>	
	* Any visible cracks in the basement wall?	<u>NO</u>	
	* Any other visible openings (unintended) in either the floor or walls?	<u>NO</u>	
	* Draw approximate location of floor cracks/openings on site map.	<u>NO</u>	
	* Any construction activities in basement affecting basement floor/ walls?	<u>NO</u>	
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
	B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.	
* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?		<u>NO</u>	
* Is the rain cap missing on the Vent Stack?		<u>NO</u>	
* Is the SSDS blower unit functioning at a lower air flow than previously observed?		<u>NO</u>	
* Is the spare blower unit stored in the designated secure location in the school?		<u>Y</u>	
* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?		<u>Y</u>	
* Does the Building Management System (BMS) indicate any SSDS failure?		<u>NO</u>	
C. EXTERIOR INSPECTION		1. Walk and inspect the entire exterior property.	
	* Are there any significant cracks or deterioration of the paved areas?	<u>NO</u>	
	* Has there been any removal of any pavement?	<u>NO</u>	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	<u>NO</u>	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	<u>NO</u>	
	* Have any structures been constructed on the unpaved areas?	<u>NO</u>	
	* Are there any signs of intrusive activities?	<u>NO</u>	
	D. ACTIONS TAKEN	<u>Refer by the Blue Map to the location where are lease</u>	
Inspector's Signature: <u>[Signature]</u>			

Custodial Engineer Monthly or Severe Condition Inspection Form
Vapor Barrier and SSDS

Inspector's Name:

Inspection Date/Time: 1/15/05

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

		Yes / No*	Notified Person / Date
A. VAPOR BARRIER INSPECTION	1. Walk the entire basement floor		
	* Any visible cracks in the basement floor?		
	* Any visible cracks in the basement wall?		
	* Any other visible openings (unintended) in either the floor or walls?		
	* Draw approximate location of floor cracks/openings on site map.		
	* Any construction activities in basement affecting basement floor/ walls?		
	** Notification of DSF is required if cracks are noted. Include the following information: - Draw approximate location of floor and/or wall cracks/openings on site map. - Note the length of the crack/opening. Note the width of the crack/opening.		
B. SSDS INSPECTION	1. Inspect the SSDS Blower Enclosure.		
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?		
	* Is the rain cap missing on the Vent Stack?		
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?		
	* Is the spare blower unit stored in the designated secure location in the school?		
	* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?		
	* Does the Building Management System (BMS) indicate any SSDS failure?		
C. EXTERIOR INSPECTION	1. Walk and inspect the entire exterior property.		
	* Are there any significant cracks or deterioration of the paved areas?		
	* Has there been any removal of any pavement?		
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?		
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?		
	* Have any structures been constructed on the unpaved areas?		
	* Are there any signs of intrusive activities?		
D. ACTIONS TAKEN	Reviewed by the PE 1/15/05 at the 1st A.C. meeting		
Inspector's Signature:			

Attachment 3
Routine and Preventive Maintenance Forms

Routine and Preventative Maintenance Checklist

SSDS Fan

Inspector's Name:

Inspection Date/Time:

6 22 29

Purpose: (circle one)

Semiannual Inspection

Fan Malfunction (describe)

SSDS Fan Maintenance Checklist	Perform the steps below for every SSDS fan during a biannual inspection, or for any SSDS fan experiencing issues	Completed Y/N	List Any Issues or Unusual Behavior
	1. Disconnect, lock out, and tag fan electrical power source	✓	
	2. Check all SSDS fan bearings	NA	
	3. Inspect SSDS fan drive belt for tightness and wear. Adjust/replace if required	NA	
	4. Clean/blow down centrifugal fan wheel, inlet, fan, and motor housing	✓	
	5. Grease fan shaft bearing pillow blocks	NA	
	6. Inspect fan inlet and outlet ductwork flex joints	✓	
	7. Inspect fan stack guy wires	NA	
	8. Inspect fan mounting and vibration isolators	NA	

*Notify the DOE EHS of any fan unit/component failure. In the event that a fan component fails, the component will be replaced by DOE EHS. DOE EHS will make appropriate arrangements in advance with suppliers to provide SSDS replacement parts within 12 hours notice. In the event that a fan unit fails, the fan unit will be replaced by DOE EHS. A spare fan will be available on-site for immediate replacement in case of fan failure.

Inspector's Signature:

[Signature]

Routine and Preventative Maintenance Checklist

SSDS Fan

Inspector's Name:

Inspection Date/Time:

12-21-29

Purpose: (circle one)

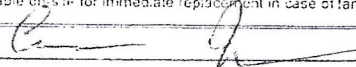
Semiannual Inspection

Fan Malfunction (describe)

SSDS Fan Maintenance Checklist	Perform the steps below for every SSDS fan during a biannual inspection, or for any SSDS fan experiencing issues	Completed Y/N	List Any Issues or Unusual Behavior
	1. Disconnect, lock out, and tag fan electrical power source	✓	
	2. Check all SSDS fan bearings	NA	
	3. Inspect SSDS fan drive belt for tightness and wear. Adjust/replace if required	NA	
	4. Clean/blow down centrifugal fan wheel, inlet, fan, and motor housing	✓	
	5. Grease fan shaft bearing pillow blocks	NA	
	6. Inspect fan inlet and outlet ductwork flex joints	✓	
	7. Inspect fan stack guy wires	NA	
	8. Inspect fan mounting and vibration isolators	NA	

*Notify the DOE EHS of any fan unit component failure. In the event that a fan component fails, the component will be replaced by DOE EHS. DOE EHS will make appropriate arrangements in advance with suppliers to provide SSDS replacement parts within 12 hours notice. In the event that a fan unit fails, the fan unit will be replaced by DOE EHS. A spare fan will be available on site for immediate replacement in case of fan failure.

Inspector's Signature



Attachment 4
Training Acknowledgement Letter

Annual Training Acknowledgement
Engineering Controls Operation and Maintenance

Location:

Q 686

Custodian/Fireman:

I, Eric Jackson, received annual refresher training on Engineering Controls Operation and Maintenance by ATC Group Services, LLC (ATC) on 1-13-25. As part of the annual refresher training I conducted a walkthrough with ATC during which all elements covered by the Operation and Maintenance Plan were explained to me including the completion of the daily logs and monthly inspection form.

Signed by:

[Signature]
Custodian/Fireman

Date:

1-13-25

Recommendations:

- 1) Repair cracks in tennis courts. Moderate cracks of $\frac{1}{8}$ " width and 2.5" in depth were observed for approximately 150 LF.
- 2) ~~Secure ceiling foam insulation pad on the inside of the SSJS enclosure.~~
- 3) Correct false alarm on the BMS system.

Ceiling was secured by
Custodian on January 23,
2025. Photo Verified. GG

Attachment 5
Photographic Documentation

New York City Department of Education
Metropolitan Avenue Campus
91-30 Metropolitan Avenue
Forest Hills, New York 11375



Photo 1: View of SSDS.

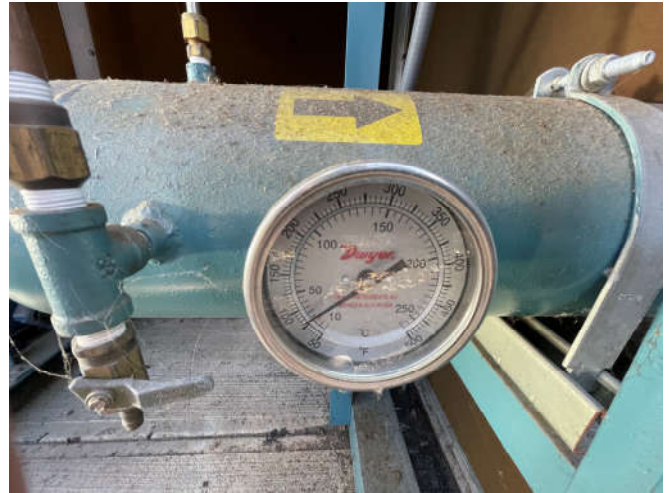


Photo 2: View of the SSDS temperature gauge.



Photo 3: View of the active SSDS fan motor.



Photo 4: View of the SSDS vacuum gage.



Photo 5: View of the spare SSDS motor unit in Room 0005.



Photo 68: View of typical bare concrete floor in Room 0005

New York City Department of Education
Metropolitan Avenue Campus
91-30 Metropolitan Avenue
Forest Hills, New York 11375



Photo 7: View of typical artificial turf on the playground.



Photo 8: View of typical artificial turf around the tennis courts.



Photo 9: View of typical exterior pavement.

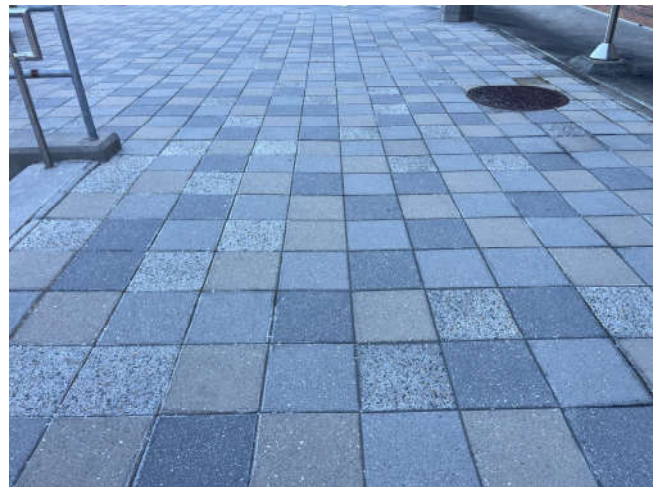


Photo 10: View of typical exterior pavers.

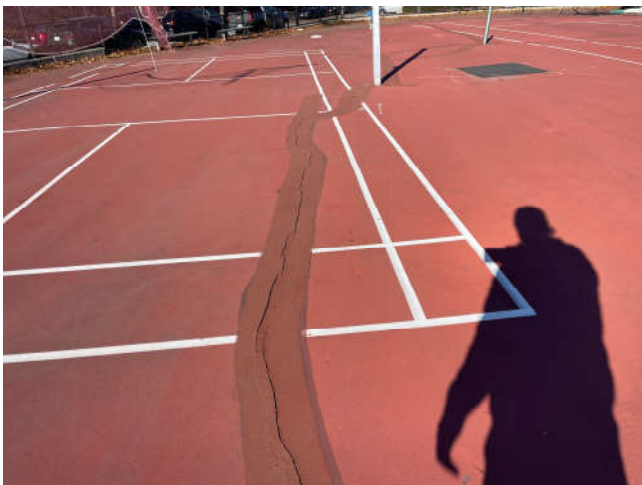


Photo 11: View of crack repairs on the tennis court.

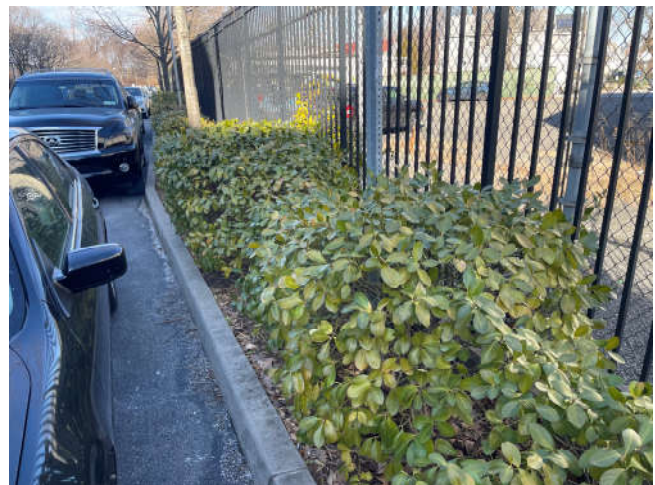


Photo 12: View of typical vegetative cover.

Attachment 6
Annual Inspection Form

CR 686

Annual Inspection Form/Checklist	
Metropolitan Avenue Site	
37-01 69th Avenue and 92-34 Metropolitan Avenue, Forest Hills, New York 11375	
Inspector's Name: <u>Albert Tain</u>	Weather Conditions: <u>SUNNY</u>
Company Name: <u>ATHAS</u>	Air Temperature (°F): <u>25°F</u>
Inspector's Position: <u>Geologist</u>	
Inspection Date: <u>1/15/25</u>	
Inspection Time:	
A. SSDS SYSTEM INSPECTION	
1. Walk the entire roof surface of system enclosure shed and inspect interior of shed.	
1.1 Any rust or other debris in the vicinity of the post, sleeve and discharge cap at the SSDS stack vent? Yes (Explain below in Comments Section) <u>NO</u>	
1.2 Any rust or other debris in the vicinity of the inline filter/bird screen? Yes (Explain below in Comments Section) <u>NO</u>	
1.3 Are the SSDS blower unit functioning properly and spare blower unit available? <u>Yes</u> (Explain below in Comments Section) <u>NO</u>	
1.4 Is the inline filter differential pressure gauge functioning properly? <u>Yes</u> <u>NO</u> (Explain below in Comments Section)	
1.5 Is the blower inlet vacuum indicator functioning properly? <u>Yes</u> <u>NO</u> (Explain below in Comments Section)	
1.6 Are the blower outlet pressure gauge and temperature gauge functioning properly? <u>Yes</u> <u>NO</u> (Explain below in Comments Section)	
1.7 Is the discharge flow element functioning properly? <u>Yes</u> <u>NO</u> (Explain below in Comments Section)	
1.8 Is the dilution air intake functioning properly? <u>Yes</u> <u>NO</u> (Explain below in Comments Section)	
1.9 Are the indicator lights on the BMS panel functioning properly? <u>Yes</u> <u>NO</u> (Explain below in Comments Section)	
* Comments: <u>5 days present. Foam insulation requires adjustment. BMS false alarm noted.</u>	
B. BASEMENT INSPECTION	
2. Walk the entire basement floor	
2.1 Any visible cracks in the basement floor? Yes (See 2.4, 2.5, 2.6) <u>NO</u>	
2.2 Any visible cracks in the basement wall? Yes (See 2.4, 2.5, 2.6) <u>NO</u>	
2.3 Any other visible openings (unintended) in either the floor or walls? Yes (See 2.4, 2.5, 2.6) <u>NO</u>	
2.4 Draw approximate location of floor and/or wall cracks/openings on site map.	
2.5 Note the length of the crack/opening.	
2.6 Note the width of the crack/opening.	
* Comments: <u>Some hairline cracks ~25 linear feet, no concerns. Room 0005.</u>	
C. EXTERIOR INSPECTION	
3. Walk and inspect the entire perimeter of the property. <u>Yes</u> <u>NO</u> (Explain below in Comment Section)	
4. Walk and inspect all of the paved areas of the property.	
4.1 Are there significant cracks or deterioration of the paved areas? Yes (Explain in Comment Section) <u>NO</u>	
4.2 Removal of any pavement? Yes (Explain in Comment Section) <u>NO</u>	
4.3 Soil washing or erosion (gullies, soil washed out onto the pavement) Yes (Explain in Comment Section) <u>NO</u>	
5. Walk and inspect all of the unpaved areas of the property.	
5.1 Vehicular use on the unpaved areas (tire tracks, rutting, etc.)? Yes (Explain in Comment Section) <u>NO</u>	
5.2 Any structures been constructed on the unpaved areas? Yes (Explain in Comment Section) <u>NO</u>	
5.3 Are signs of intrusive activities? Yes (Explain in Comment Section) <u>NO</u>	
* Comments: <u>cracks observed on tennis court ~150 linear feet. Cracks about 2.5 inch deep, 1/8 mm wide.</u>	
D. SEVERE CONDITION INSPECTION	
6. Walk and inspect the entire perimeter of the property.	
7. Walk and inspect all of the paved areas of the property.	
8. Walk and inspect all of the unpaved areas of the property.	
8.1 Note type of severe condition (i.e., severe erosion or flooding). Yes (Explain in Comment Section) <u>NO</u>	
8.2 Note impacts from severe condition. Yes (Explain in Comment Section) <u>NO</u>	
* Comments:	
Inspector's Signature: <u>[Signature]</u>	

Attachment 7
Corrective Measures Work Plan



July 23, 2025

Mr. Christopher Allan, PE
New York State Department of Environmental Conservation
Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101

Subject: Corrective Measures Work Plan
Site Name: Metropolitan Avenue Campus / Public School X686
Site Address: 92-34 Metropolitan Avenue, Forest Hills, NY
VCP Agreement: V-00500-2

Dear Mr. Allan:

ATC Group Services LLC (ATC) doing business as (dba) Atlas Engineering Inc. (Atlas) on behalf of the New York City Department of Education Office of Environmental Health and Safety (NYCDOE) is pleased to submit this Corrective Measures Work Plan (CMWP) to the New York State Department of Environmental Conservation (NYSDEC) for Metropolitan Avenue Campus (Q686) located at 92-34 Metropolitan Avenue, Forest Hills, New York (Site).

The Site was remediated in accordance with the Voluntary Cleanup Agreement (VCA) Index# W2-0897-01-08, Site # V-00500-2, which was issued on June 27, 2002. A Site Management Plan (SMP) was generated to ensure operation, maintenance, and effectiveness of the Engineering Controls (ECs) and Environmental Easement (institutional controls). The VCP Area and the remainder of the property are addressed by the SMP. The ECs include a Gas Vapor Barrier, a sub-slab depressurization system (SSDS) constructed beneath the school to prevent residual soil vapors from entering the Campus buildings, and an exterior cover system that encompasses the associated campus playground, artificial turf, tennis courts, sidewalks, adjacent roadway, and parking spaces.

Atlas conducted the annual inspection of Q686 on January 13, 2025 pursuant to the New York State Department of Environmental Conservation (NYSDEC) approved SMP for the Site Management Periodic Review Report Period from January 13, 2024 to January 13, 2025. During the inspection, ATC observed that the tennis courts, which were previously repaired for moderate cracking in April 2024, had once again developed the same moderate cracking in the same locations.

ATC immediately brought this matter to the attention of the NYCDOE who inquired with the School Construction Authority (SCA) regarding the implementation status of the capital project which calls for the full replacement of the tennis courts cover system.

On July 9, 2025, the NYCDOE informed ATC (based on information obtained from the SCA) of the latest developments pertaining to the capital project as follows:

- The contract for the tennis court repairs has been awarded;
- The Notice to Proceed (NTP) was issued on June 16, 2025; and
- The estimated construction duration is one year.

Subsequently, The SCA advised the NYCDOE that they will notify the NYSDEC and convene a pre-construction meeting prior to contractor mobilization in accordance with the SMP.

In collaboration with the SCA to obtain an understanding of the nature of the cover system replacement project, they have advised of the following corrective measures to be taken in an effort to permanently fix the tennis court cover system in accordance with the NYSDEC-approved SMP:

- Contractor will install to install temporary fence;
- Contractor will install erosion and sedimentation control measures to manage soil disturbing activities;
- Contractor will remove asphalt down to subgrade and expose soil beneath;
- Contractor will prepare and compact subgrade and install 6" granular base, 3" binder course, and 1/2" asphalt wearing course to final grade;
- Contractor will install pavers as designed in allocated locations; and
- Contractor will remove erosion and sedimentation control measures.

In performing the aforementioned services, an SCA consultant will be assigned to provide full time oversight and community air monitoring plan (CAMP) implementation during all ground-intrusive work below the composite cover system consistent with the approved Site Management Plan (SMP) dated July 2010. The SMP will be shared with the contractor via a design bulletin, which will become part and parcel of the contract documents prior to contractor mobilization.

The proposed schedule for this effort as advised by the SCA is as follows:

- Contractor is currently working on preliminary documents and permits;
- Estimated mobilization will start in mid-September 2025 and installation of new asphalt surface is estimated to be completed by the end of November 2025; and
- The overall project is estimated to be completed in the summer of 2026 although these dates are subject to change.

Should you have any questions or comments regarding this CMWP please do not hesitate to contact the undersigned.

Sincerely,



Gilbert Gedeon, P.E.
Principal Engineer



Denise Cosenza
Project Manager

Attachment 8
Work Order

Facility: DSF DIVISION OF SCHOOL FACILITIES
Unit : Q Project :
W/O Type: CO Priority: 71 W/O Dspln: H
Planner : SBIJU BIJU
W/O Title : 77/30/Q801 - SSDS ANNUAL INSPECTION
W/O Task Title: 77/28/Q686 - SSDS ANNUAL INSPECTION
Written To : METROPOLITAN HIGH SCHOOL CAMPUS
Task Dspln : Completed By:



Work Order Package

00977387 04

Rpt : TIPMC11
Date: 01/16/2025



NEW YORK CITY
DEPT. OF EDUCATION

Page: 1

Work Order Task Written To

Facility : DSF	Unit : Q	Op Sys : GEO-28
Division : ABLDG Q686	Area : ISC2	Sys/Cls: Q686
Equipment : ABLDG Q686	Component:	
Work Item :	Eqt. List:	Ops Review Req'd: N
Equip. Tag:	Alt:	
UTC :	Tbl/Brkdwn:	(Past 12 mo)
Catalog ID:	Job Type : CO	UCR: GN25
Client/Act:		
Location : Q00 Q686 000001 9130 METROPOLITAN AV, REGO PARK, NY 11374		
Cost Centr: G839	Activity :	User Def:
Percentage: 100.000	Acct No. : GL	

Work Order Task Instructions

SSDS O&M TRANING & INSPECTION 2025
ASSIGNED TO ATC

Contract and Outside Services

Contract	Rel	Vendor	Title
00011082	00823	460399408	77/28/Q686 - SSDS ANNUAL INSPECTION 202

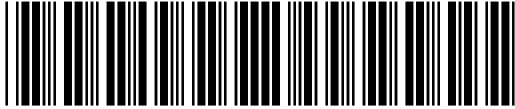
Completion Comments on Work Performed

Completion Comments Required : N

Comments:

Comments:

Facility: DSF DIVISION OF SCHOOL FACILITIES
Unit : Q Project :
W/O Type: CO Priority: 71 W/O Dspln: H
Planner : SBIJU BIJU
W/O Title : 77/30/Q801 - SSDS ANNUAL INSPECTION
W/O Task Title: 77/28/Q686 - SSDS ANNUAL INSPECTION
Written To : METROPOLITAN HIGH SCHOOL CAMPUS
Task Dspln : Completed By:



Work Order Package

00977387 04

Rpt : TIPMC11
Date: 01/16/2025



NEW YORK CITY
DEPT. OF EDUCATION

Page: 2

Comments:

Continued on Additional Sheets? : _____