QuES&T
Quality Environmental Solutions & Technologies, Inc.

HAZARD EVALUATION
UNIVERSAL/HAZARD/REGULATED WASTES

For

PVE LLC
48 Springside Avenue
Poughkeepsie, NY 12603

At

58 Parker Avenue
Poughkeepsie, NY 12601

Project Number: Q20-3106
Report Date: February 3, 2020
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1.0 Introduction

Quality Environmental Solutions & Technologies, Inc. was retained by PVE, LLC to conduct a Hazard Evaluation at the seven (7) buildings located at 58 Parker Ave, Poughkeepsie NY 12601. Additional spaces within the building include, but are not limited to, restrooms, mechanical spaces, and storage areas.

The evaluation was conducted by **QuES&T** personnel on January 23rd, 2020 in anticipation of the planned demolition of the structure. The inspection of the facility included an evaluation of the building and related systems, building contents and immediately surrounding property. The inspection was conducted to identify the presence of various hazardous and/or regulated materials, and consisted of the following Tasks;

1) **Mercury/Polychlorinated Biphenyl (PCB) Survey**
   - The intent of this survey was to provide a limited visual inspection and survey identifying the potential presence of Mercury and/or PCBs in the following components:
     - Thermostats, Boiler Switch Controls
     - Fluorescent Light Tubes, Mercury Vapor Lamps
     - Miscellaneous Electronic Control Systems
     - Transformers, Oils
   - Concealed tanks, and historical chemical spills are not included as part of this limited visual inspection. Sampling and laboratory analysis of suspect PCB- containing oils and materials was not conducted as a portion of this survey.
   - **QuES&T** performed all inspections using existing routine access points. No demolition was performed to access concealed systems. Disassembly of building equipment, surfaces and/or components was excluded.

2) **Hazardous Waste/Materials Survey**
   - The intent of this survey was to provide a limited visual inspection and survey identifying the potential presence of Hazardous Materials such as:
     - Formaldehyde
     - Explosive and Reactive materials
     - Flammables
     - Oxidizers
     - Corrosives
     - Poisons
     - Gases
     - Otherwise Regulated Materials
   - Sampling of hazardous materials was not conducted as a portion of the visual inspection. Materials were identified and classified based on product labels.

3) **Universal/Miscellaneous Waste Materials**
   - The intent of this survey was to provide a visual inspection of the facility and to identify and quantify the presence of universal waste materials such as, but not limited to:
     - Fluorescent bulbs
     - Mercury vapor lamps
     - Strobe lights
     - Freon Containing items
     - Batteries
     - Fire Extinguishers
     - LED signs
     - Miscellaneous Consumer Items

2.0 Visual Inspection

The visual inspection of the building began in the basement of the structure and proceeded upward through the building to the roof. All accessible spaces were examined, including the interiors of readily accessible areas such as closets, cabinets, drawers, boxes and lockers. No destructive examination of the building was conducted as a portion of the inspection. In addition to the contents of the building, installed building components and fixtures were also evaluated. A spreadsheet was developed presenting the findings of the visual inspection. A copy of the spreadsheet is attached to this report. The findings of the visual inspection are as follows:

1) PCB Survey

A survey of the building was conducted to identify the presence of possible Polychlorinated Biphenyl (PCB) containing materials. PCBs are a man-made compound that was in common use until the late 1980's. PCBs can commonly be found in fluorescent light ballasts, and materials such as caulks and oils.

Much of the building is lighted by fluorescent light fixtures. These fixtures typically contain bulbs that contain Mercury and ballasts that would be suspected of containing Polychlorinated Biphenyls.

During the visual inspection, several items were identified as PCB containing materials. The following table provides a summary of the locations of these items. All items are assumed to be PCB containing materials, as no sample collection and/or analysis was performed.

Table 1.0 Suspected PCB-Containing Items Summary

Building	*Location*	*Quantity*	*Item*
1	First Floor	6	Fluorescent Bulbs
1	First Floor	2	Thermostat
1	Second Floor	43	Fluorescent Bulbs
1	Second Floor	2	Thermostat
1	Third Floor	198	Fluorescent Bulbs
1	Third Floor	2	Thermostat
2	Second Floor	94	Fluorescent Bulbs
2	Second Floor	7	Thermostat
3	First Floor	44	Fluorescent Bulbs
3	First Floor	5	Thermostat
3	Second Floor	45	Fluorescent Bulbs
3	Second Floor	3	Thermostat
4	First Floor	2	Thermostat

2) Hazardous Waste/Materials Survey

The visual inspection identified the presence of materials that may be classified as either hazardous materials or hazardous waste if disposed of. Table 2.0 below identifies the locations of materials within the facility. These materials included, but were not limited to;

- Corrosive / Non-Corrosive Solutions

3) Universal/Miscellaneous Waste Materials Survey

The visual inspection identified approximately 430 fluorescent tubes / bulbs: singular and dual; throughout the 7 buildings. These materials are detailed on table 2.0 below and should be disposed of in accordance with NYS DEC guidelines as Universal Wastes, as well as all other applicable Federal, State and Local Regulations.

4) Miscellaneous Environmental Issues

The visual inspection identified additional environmental issues which should be reviewed and/or addressed prior to the building demolition or construction activities:

a) One (1) hydraulic elevator machinery is in the elevator machine room on the roof of the building on the South side. As previously mentioned, the oil for this unit will have to be tested for PCB's prior to removal and disposal of the oil from the system. An additional concern regarding this unit is the potential for leakage from the cylinder into the staircase and floors below.

3.0 Conclusions

Based on the results of the visual inspection, the following conditions were observed which may present an environmental and/or regulatory liability if not managed properly:

- Suspect PCB and Mercury-containing materials (light fixtures, thermostats, etc.) are present within the building.
- Universal/Miscellaneous Waste Materials are present within the building: including, but not limited to, fluorescent tubes, emergency lights, exit signs, fire extinguishers, etc.

4.0 Recommendations

The following recommendations are provided for review and consideration by PVE, LLC:

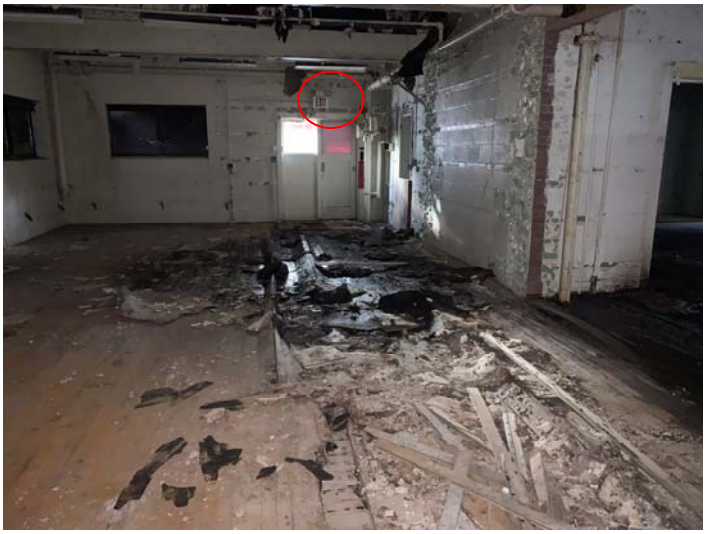
- All Mercury-containing devices should be properly disposed of in accordance with all Federal, State and Local Regulations.
- Suspect PCB-containing items should be tested to determine if they are classified as a PCB-containing material prior to removal and disposal.
- All Universal/Miscellaneous Waste Materials should be recycled/disposed of in accordance with the requirements of the Universal Waste rule of the EPA and NYSDEC.
- Oil containing devices such as generators, pumps, elevator machinery that will be removed and disposed of, should be tested for PCB's.
- Soil sampling for VOC's and SVOC's should be conducted around the roofing tar contamination at the rear of the building.
- Sampling of unidentified materials should be performed, as needed, to characterize the materials for disposal.
- A comprehensive building decommissioning plan should be developed to address the environmental issues identified during the Hazard Evaluation. This plan should include 1) a list of the activities to be conducted, 2) specific actions to be taken for each identified environmental issue, 3) designated responsible parties for implementing the specific actions and 4) a schedule for implementation.

Table 2.0 Quantities of Inventoried Materials

Floors	Classification of Waste / Total Approximate Quantities
Building 1	6 Thermostats, 247 Fluorescent Light Bulbs, 2 Emergency Lights, 1 Exit Sign
Building 2	7 Thermostats, 94 Fluorescent Light Bulbs, 3 Exit Signs,
Building 3	8 Thermostats, 89 Fluorescent Light Bulbs, 4 Emergency Lights, 3 Exit Signs, 1 Fire Extinguisher, 2 Buckets (Unknown Contents)
Building 4	2 Thermostats, 1 Emergency Light, 2 Exit Signs, 1 Fire Extinguisher, 3 Buckets (Unknown Contents)

(See Appendix A for Inventory Photos)

Appendix A:
MATERIAL PHOTOS



Picture 1.0-1.1: Emergency Light & Exit Sign

Picture 2.0-2.1: Thermostats

Picture 3.0: Fluorescent Bulbs in Ballasts