

**ANNUAL SITE MANAGEMENT REPORT
METROPOLITAN AVENUE CAMPUS (Q167)
9130 METROPOLITAN AVENUE
FORST HILLS, NY
VCP AGREEMENT # V-00500**

PREPARED FOR:



Department of
Education
Joel I. Klein
Chancellor

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: March 22, 2011

ATC Associates Inc. Project No. 015.19125.1108

Received 3/28/2011

TABLE OF CONTENTS

Table of Contents..... i

Project Directory1

1.0 Introduction.....2

2.0 Scope of Work2

3.0 Findings and Observations.....3

 3.1 Review Custodian’s Daily Log Observations

 3.2 ATC’s Visual Observations

 3.2.1 Roof Vent SSDS Inspection

 3.2.2 Basement Inspection

 3.2.3 Exterior Inspection

4.0 Conclusions and Recommendations5

5.0 Standard of Care6

Attachments:

Attachment 1: Site Pictures

Attachment 2: Custodian Monthly Inspection Forms

Attachment 3: Enclosure 1: Institutional and Engineering Controls Certification Form

Attachment 4: Annual Inspection Form

Attachment 5: Cellar Floor Plan and Exterior Plan

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

PROJECT LOCATION: Metropolitan Avenue Campus (Q167)
9130 Metropolitan Avenue
Forest Hill, New York

PROJECT TECHNICAL SUPPORT New York State
Department of Environmental Conservation
625 Broadway
Albany, New York 12233

New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101

Shaw Environmental, Inc.
92 North Avenue
New Rochelle, NY 10801

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

ATC REPRESENTATIVES: Wagdi Abdelshahid, IH, Project Manager
Gilbert Gedeon, PE, Division Manager

- Mr. Galatulas requested training regarding the SSDS system monitoring and BMS. Accordingly, ATC provided him with training on the monthly inspection activities.
- Mr. Galatulas is need of spare parts, fan, motor, belt, etc., as discussed in the initial training meeting on August 24, 2011.
- The BMS was not operating at the time of the inspection and was observed not to be connected to Mr. Galatulas' office computer.

3.2 ATC's Visual Observations

ATC performed visual observations during the walkthrough, collected photos, and noted the following:

3.2.1 *SSDS Blower Inspection*

1. The SSDS includes a network of perforated PVC piping beneath the building which is connected to the blower unit in the southern portion of the property located on ground level.
2. The blower's components are enclosed in a metal box with a stack for exhaust. No visible gages or light indicators proving that the system is working, except for the motor noise. The BMS was not operating at the time of the inspection.

3.2.2 *Basement Inspection*

ATC inspected the accessible areas of the basement floors and walls. ATC's observation of the basement concrete floors was limited due to architectural finishes such as ceramic floor tiles, vinyl floor tiles and wood flooring. ATC's observation of the basement walls was limited due to architectural finishes such as ceramic tiles and gymnasium wall pads. ATC's observation of the floors and walls was also limited by shelving, cabinets, equipment and furniture.

Observations:

1. ATC observed several hairline cracks on the basement floor of Rooms 0005 and 0021. In addition, ATC observed approximately 6 linear feet of ¼" crack on the floor of Room 0021.
2. If engineering controls are in effect and the SSDS is operational, the hairline surficial cracks are not a concern. However ¼" or more cracks may require engineering evaluation and repair.

3.2.3 *Exterior Inspection*

ATC inspected the perimeter of the property including paved and unpaved areas. There was no evidence of pavement removal. No structures have been constructed on the unpaved areas. There were no signs of soil washing or erosion.

ATC observed visible cracks ranging from ¼" to ½" on the exterior sidewalks in the following locations:

1. Exit District 75/Q233;

2. North sidewalk turf;
3. Side walk by Metropolitan Avenue School Entrance;
4. Spot-cut in the paved area of the tennis and volleyball court (to erect the poles of the nets);
5. Storm drain on paved roadway;
6. Between sidewalk edges on North and South to the artificial turf (noticeable separations); and
7. Sidewalk by the Queens Metropolitan HS Exit (raised and uneven sidewalks and floor tiles).

4.0 CONCLUSIONS AND RECOMMENDATIONS

Based on visual observations, ATC provides the following conclusions and recommendations:

1. ATC advised the custodian to complete the monthly inspection forms moving forward. Also, ATC provided the custodian with required training.
2. Cracks on the concrete floor of Rooms 0005 and 0021, as well as on the side walks of the school will need to be repaired;
3. The blower gage and indicators lights need to be visible for periodic inspections for general operation and pressure readings;
4. The Site should remain accessible for evaluation by the NYSDEC and NYSDOH.

5.0 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 ASSOCIATES INC.



Wagdi Abdelshahid, IH
Project Manager



Gilbert Gedeon, PE
Division Manager

cc: C. Tsentas, Y. Efstathiou

Attachment 1
Site Pictures



Photo 1: View of a schools entrance – Red Door



Photo 2: View of a schools entrance – Blue Door



Photo 3: View of blower unit in the southern portion of the property.



Photo 4: View of blower unit in the southern portion of the property.



Photo 5: View of entrance to Room # 0021 which has floor cracks.



Photo 6: View of hairline cracks in Room # 0021 floor hair.



Photo 7: View of hairline cracks in room # 0021 floor.



Photo 8: View of a minimum of 1/4" crack in Room 0021.



Photo 9: View of sidewalk cracks by district 75/Q233 exit.



Photo 10: View of sidewalk cracks by district 75/Q233.



Photo 11: View of volleyball court (spot cutting of the paved area to erect the net pole).



Photo 12: View of volleyball and tennis court paved area.

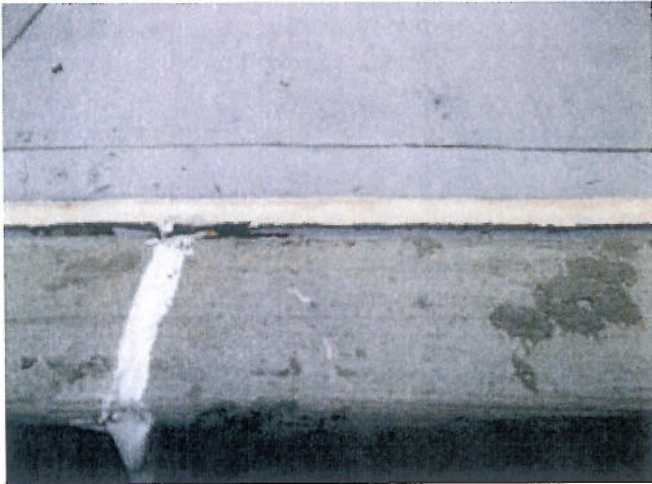


Photo 13: View of noticeable separation between a sidewalk and its edge by the artificial turf on North side.



Photo 14: View of noticeable separation between side walk and its edge by the artificial turf on North side.



Photo 15: View of raised side walk and separation by Queens Metropolitan HS entrance.



Photo 16: View of uneven side walk floor tiles by Queens Metropolitan HS entrance.

Attachment 2
Custodian Monthly Inspection Forms
(Not provided by the custodian)

Attachment 3
Enclosure 1 Institutional and Engineering Controls
Certification Form
(Not provided by NYSDEC yet – see attached correspondence)

Gil Gedeon

From: Vadim Brevdo [vxbrevdo@gw.dec.state.ny.us]
Sent: Wednesday, March 02, 2011 12:01 PM
To: Gil Gedeon
Cc: Yannis
Subject: Re: Mott Haven and Metropolitan Report Submissions
Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Gedeon,

I would like to reiterate that the reason you have not received NYSDEC Enclosure 1 - Instrumentation Controls and Engineering Controls Certification Form from the DEC is that it has been less than 18 months from the issue of COC. 18 months past COC issue is when you receive letter from DEC with NYSDEC Enclosure 1 - Instrumentation Controls and Engineering Controls Certification Form, Your proposed submission is an acceptable to DEC.
Vadim Brevdo

Vadim Brevdo, P.E.
Environmental Engineer
Section Chief
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
Remediation Section B
47-40 21st Street
Long Island City, NY 11101

Tel. 718-482-4928

Fax. 718-482-6358

e-mail: vxbrevdo@gw.dec.state.ny.us>>> "Gil Gedeon" <gedeon15@atc-enviro.com> 3/2/2011 11:12 AM >>>

Mr. Brevdo,

As per our conversation yesterday, I am confirming that we are ahead of schedule but nevertheless we will be submitting within a week's time the Mott Haven and Metropolitan Schools SSDS Annual Site Inspection reports to BOE for review and subsequently to NYSDEC. However, since we have not received todate the NYSDEC Enclosure 1 - Instrumentation Controls and Engineering Controls Certification Form, which is a site specific form that dictates specific parameters pertaining to that site, we have no choice but to submit these reports without this form. (It is not a blank form that gets edited as originally thought). Please advise if this would be an acceptable submission.

Regards,

Gil

Gilbert Gedeon | Division Manager | **ATC Associates Inc.** | **New York**
212-353-8280-239 | 917-418-0224 mobile

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3/22/2011

Attachment 4
Annual Inspection Form

Annual Inspection Form
Metropolitan Avneue - 167Q

Inspector's Name: WAGDI ABDELSHAMID Weather Conditions: Rainy
 Inspection Date: February 28, 2011 Air Temperature (°F): 50 °F
 Inspection Time: 2 pm
 Comments:

- A. PRE INSPECTION CHECKLIST**
- * Schedule Annual Inspection when school is not occupied by students. ✓
 - * Review 12 Previous Monthly Inspection Checklists. not available with custodian
 - * Meet with Custodian and Principal to solicit comments/concerns regarding the operation of the Engineering Controls over the last 12 months. ✓
 - * Conduct Annual Refresher Training with DOE EHS.
 - * Comments:

- B. SSDS SYSTEM INSPECTION - Inspect Interior and Exterior of Blower Enclosure**
- * Any rust or other debris in the vicinity of the post, sleeve and discharge cap at the SSDS stack vent? NO
 - * Any rust or other debris in the vicinity of the inline filter/bird screen? NO
 - * Is the SSDS blower unit functioning properly and is the spare blower unit available? spare not available
 - * Is the inline filter differential pressure guage functioning properly?
 - * Is the blower inlet vacuum indicator functioning properly?
 - * Are the blower outlet pressure guage and temperature guage functioning properly?
 - * Is the discharge flow element functioning properly?
 - * Is the dilution air intake functioning properly?
 - * Are the indicator lights on the BMS panel functioning properly?
 - * Comments (see or hear anything unusual?): BMS is not functioning.

- C. BASEMENT INSPECTION - Walk Entire Basement Floor**
- * Review all cracks or other openings identified in ground floors during previous inspections. ✓
 - * Any new visible cracks in the basement floor? ✓
 - * Any new visible cracks in the basement walls? ✓
 - * Any new visible opening (unintended) in either the floor or walls? ✓
 - * Any new visible cracks in elevator pit or other accessible pits? ✓
 - * Note the length of any new cracks/openings in the basement floor. ✓
 - * Note the length of any new cracks/openings in the basement walls. ✓
 - * Draw approximate location of floor cracks/openings that appear to have potential leak through vapor barrier. Room 0021 Basement (Main garage Room)
- Comments:

- D. EXTERIOR INSPECTION - Walk 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
- Comments:

D. Repair

Summarize needed/completed repairs to Engineering Controls:

Inspector's Signature: Wagdi Abdelshamid

Attachment 5
Cellar Floor Plan and Exterior Plan

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HAIRLINE CRACK LINE
2' CRACK LENGTH

HAIRLINE CRACK LINE
5' CRACK LENGTH

HAIRLINE CRACK LINE
10' CRACK LENGTH

HAIRLINE CRACK LINE
6' CRACK LENGTH

HAIRLINE CRACK LINE
4' CRACK LENGTH

HAIRLINE CRACK LINE
7' CRACK LENGTH

HAIRLINE CRACK LINE
12' CRACK LENGTH

1/4" CRACK LINE

6' CRACK LENGTH

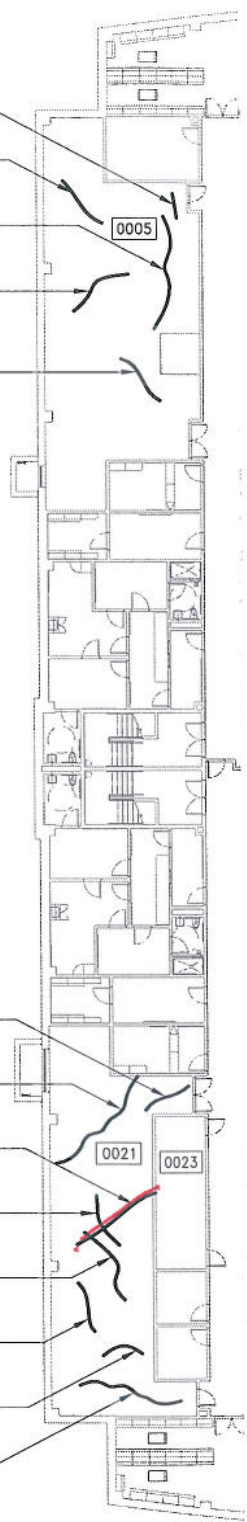
HAIRLINE CRACK LINE
5' CRACK LENGTH

HAIRLINE CRACK LINE
5' CRACK LENGTH

HAIRLINE CRACK LINE
4' CRACK LENGTH

HAIRLINE CRACK LINE
4' CRACK LENGTH

HAIRLINE CRACK LINE
10' CRACK LENGTH



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9130 METROPOLITAN AVENUE
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CELLAR PLAN

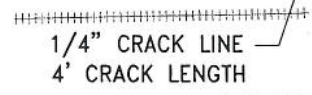
ATC PROJECT#: 15.19125.1108

DRAWN BY:	W. ABDELSHAHID	SCALE:	NOT TO SCALE
CHECKED BY:	G. GIDEON	DATE:	03.09.11 N-1

M:\CAD2000\2011\19125-BOE\1108-PS-167Q-METROPOLITAN\project-dwgs\N-1-N-2.dwg 03/22/11 - 4:07pm

1/2" CRACK LINE IN
EXPANSION JOINT
4' CRACK LENGTH

1/2" CRACK ON
PAVEMENT SIDE BY DRAIN
4' CRACK LENGTH



1/4" CRACK LINE
4' CRACK LENGTH

1/4" CRA
4' CRACK
1/4" CRA
4' CRACK
1/4" CRA
5' CRACK

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SITE PLAN

ATC PROJECT#: 15.19125.1108

DRAWN BY:	W. ABDELSHAHID	SCALE:	NOT TO SCALE
CHECKED BY:	G. CIDEON	DATE:	03.09.11 N-2