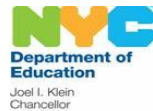


**ANNUAL SITE MANAGEMENT REPORT  
FROM FEBRUARY 2012 TO MARCH 2013  
METROPOLITAN AVENUE CAMPUS (Q686)  
92-34 METROPOLITAN AVENUE  
FOREST HILLS, NY  
VCP AGREEMENT # V-00500**

**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 25<sup>th</sup> Street, 10<sup>th</sup> Floor  
New York, New York 10010-2917

Date of Issue: March 20, 2013

Cardno ATC Project No. 015.19125.1561

**TABLE OF CONTENTS**

Table of Contents ..... i

Project Directory ..... 1

Executive Summary ..... 2

1.0 Introduction ..... 3

2.0 Engineering Controls ..... 3

    2.1 Gas Vapor Barrier ..... 3

    2.2 Sub-Slab Depressurization System ..... 3

    2.3 Composite Cover System ..... 4

3.0 Institutional Controls ..... 4

4.0 Site Inspections and SSDS Repairs ..... 5

    4.1 Document Review ..... 5

        4.1.1 Review of Custodian’s Inspection Logs ..... 5

        4.1.2 Review of Weekly and Biweekly Inspection Logs ..... 5

    4.2 ATC’s Visual Observations ..... 5

        4.2.1 SSDS Vent Inspection ..... 5

        4.2.2 Basement Inspection ..... 6

        4.2.3 Exterior Inspection ..... 6

5.0 Conclusions and Recommendations ..... 6

6.0 Standards of Care ..... 7

**Attachments:**

- Attachment 1: Institutional and Engineering Controls Certification Form
- Attachment 2: Custodian Monthly or Severe Condition Inspection Forms
- Attachment 3: Biweekly Inspection Logs
- Attachment 4: Photographic Documentation
- Attachment 5: Annual Inspection Form
- Attachment 6: Training Acknowledgments

## PROJECT DIRECTORY

<b>CLIENT:</b>	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
<b>PROJECT LOCATION:</b>	Metropolitan Avenue Campus (Q686) 92-34 Metropolitan Avenue Forest Hills, New York (718) 275-2593
<b>PROJECT TECHNICAL SUPPORT</b>	New York State Department of Environmental Conservation One Hunters Point Plaza 47-40 21 <sup>st</sup> 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, 10 <sup>th</sup> Floor New York, NY 10018 (212) 221-7822
<b>DESCRIPTION OF WORK:</b>	Review site management plan; walk-through visual inspection; review Vapor Barrier, Subslab Depressurization System and Cap Logbook; review prior reports.
<b>ATC REPRESENTATIVES:</b>	Gilbert Gedeon, PE, Division Manager Husam Zeidan, Inspector

## **EXECUTIVE SUMMARY**

This Annual Site Management Report (SMR) for Metropolitan Avenue Campus (Q686), located at 92-34 Metropolitan Avenue, Forest Hills, NY covers the period from February 2012 to March 2013. This SMR addresses the requirements of the Site Management Plan (SMP) dated April 2010. The SMR also documents most recent annual site refresher training and annual site inspection conducted on March 5 and March 12, 2013 pursuant to the New York State Department of Environmental Conservation (NYSDEC) approved SMP.

Following the events of Hurricane Sandy and at the request of the NYSDEC, ATC conducted a Severe Condition Inspection on November 6, 2012. ATC did not observe any issues with the Engineering Controls (ECs) and Institutional Controls (ICs), as previously submitted to NYSDEC.

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. In addition, Cardno ATC (ATC) reviewed the custodial inspection logs and SSDS biweekly inspection logs prepared by others.

Based on the results of the annual site inspection and document review, ATC concludes that the ECs and ICs remain unchanged, are effective, and protect public health and the environment. See Attachment 1 for the Institutional and Engineering Controls Certification Form.

## 1.0 INTRODUCTION

On behalf of the NYCDOE Office of Environmental Health and Safety (DOE/EHS), ATC is pleased to provide this SMR to NYSDEC for PS Q167 (Q686) located at 92-34 Metropolitan Avenue in Forest Hills, NY. The school opened in September 2010 and is currently attended by approximately 350 students. 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 Vent Inspection, Basement Inspection and Exterior Inspection;
3. Review of SMP, Operations and Maintenance Plan (O&M Plan) and Weekly and Biweekly Inspection Logs; and
4. 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. Mr. Gilbert Gedeon, P.E. and Mr. Husam Zeidan of ATC conducted the annual site inspection on March 5 and March 12, 2013. ATC met with and was accompanied by Mr. William Rice, the school's Custodian, and Mr. Eric Jackson, the school's Fireman.

## 2.0 ENGINEERING CONTROLS

The Metropolitan Avenue Campus contains engineering controls that include a Gas Vapor Barrier and an SSDS constructed beneath the concrete floor slab of the school to prevent residual soil vapors from entering the buildings. In addition, a Composite Surface Cover System consisting of asphalt, concrete, pavers 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 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 schedule 80 PVC piping located beneath the basement floor slab and extending to the 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 and in a matter defined in the SMP;
- Report data and information relevant to Site Management for the Property at the frequency and in a manner defined in the SMP;
- Protect and replace groundwater monitoring wells as necessary to ensure the devices function in the manner specified in the SMP.
- 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 an alternate period of time that NYSDEC may allow. This annual statement must be certified by an expert that the NYSDEC finds acceptable.

## 4.0 SITE INSPECTIONS AND SSDS REPAIRS

### 4.1 Document Review

#### 4.1.1 *Review of Custodian's Inspection Logs*

ATC reviewed the daily inspection logs and monthly inspection forms with the custodial staff from March 2012 to February 2013. Several monthly forms indicate that the SSDS fan unit was functioning at a lower air flow than previously observed. ATC did not observe this issue during the Severe Condition Inspection on November 6, 2012 and Annual Inspections on March 5 and March 12, 2013. ATC advised the custodial staff to continue to complete the Monthly Inspection Forms on a monthly basis and immediately after a severe condition. The Monthly Inspection Forms completed by the custodial staff are included in Attachment 2. As part of the annual inspection, ATC provided refresher training. The training acknowledgement letters are included in Attachment 6.

#### 4.1.2 *Review of Biweekly Inspection Logs*

ATC reviewed the biweekly logs prepared by TRC Engineers, Inc. (TRC) from February 29, 2012 to February 21, 2013. The biweekly inspections are performed by TRC at the request of the New York City School Construction Authority (SCA) to verify the SSDS operation until the Building Management System (BMS) is fully commissioned. These reports present the activity performed by TRC during their inspections of the SSDS (See Attachment 3). ATC noted that the SSDS fan unit was operating at the time of the inspections.

### 4.2 ATC's Visual Observations

On March 5 and March 12, 2013, ATC conducted visual observations and photographic documentation while accompanied by the custodial staff. Site photographs are included in Attachment 4 and the Annual Inspection Form is included in Attachment 5. During the inspection, ATC noted the following:

- Work on connecting and programming the fan unit to the BMS is in progress; and
- A spare fan unit is available at the school.

#### 4.2.1 *SSDS Inspection*

1. The BMS was not installed at the time of inspection but efforts are underway to commission the BMS. (Please note that the SCA has authorized the completion of a Bulletin to monitor the SSDS with a differential pressure switch. SCA will confirm that the BMS accurately reflects blower operation when bulletin work is completed).
2. The SSDS fan unit and indicator lights were operational;
3. Rust or other debris in the vicinity of the post, sleeve and discharge cap at the SSDS stack vent were not observed;
4. Rust or other debris in the vicinity of the inline filter was not observed; and
5. All gauges were observed to be functioning.

#### **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.

The custodial staff advised that minor flooding occurs during heavy rainstorms in the Music Room (Room 0091). This room is in the basement level and has a foundation wall (covered by sheetrock). The sheetrock was "spongy" to the touch suggesting potential moisture impacts. ATC did not observe any evidence of mold.

#### **4.2.3 Exterior Inspection**

ATC inspected the composite cover system around the perimeter of the property including the paved and unpaved areas. ATC observed hairline cracks on the paved areas; however these cracks do not compromise the cover system. 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. There were no signs of intrusive activities such as drilling, digging, trenching, grading or excavating. ATC also inspected the artificial turf and observed no apparent holes, cracks or deterioration. All exterior cover systems were intact.

### **5.0 CONCLUSIONS AND RECOMMENDATIONS**

Based on visual observations, ATC concludes the following:

1. The SSDS fan unit is operational. Biweekly SSDS inspections are being performed to verify operation of the SSDS and work on installing the BMS is continuing;
2. No visible concrete cracks penetrating into the basement floors or walls were observed during the annual inspection;
3. The ICs and ECs are in place and remain effective;
4. The O&M Plan is being implemented;
5. No changes have occurred that would reduce the ability of the controls to protect public health and the environment; and
6. Access is available to the Site by NYSDEC and NYSDOH to evaluate continued maintenance of such controls.

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

1. Continue biweekly SSDS inspections until the BMS is properly installed and connected;
2. Continue documenting all operation and maintenance activities on ECs;
3. Conduct preventative maintenance and document accordingly;
4. Monthly inspections should be conducted and monthly inspection logs should be completed by the custodial staff; and
5. Mitigate the minor flooding and water impacts in the music room.



### **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,  
***CARDNO ATC***

Gilbert Gedeon, P.E.  
Division Manager

cc: B. Orlan  
Y. Efstathiou  
H. Zeidan

**Attachment 1**  
**Institutional and Engineering Controls Certification Form**

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**New York State Department of Environmental Conservation**  
**Division of Environmental Remediation, 11th Floor**  
625 Broadway, Albany, New York 12233  
Phone: (518) 402-9553 Fax: (518) 402-9577  
Website: www.dec.ny.gov



Joe Martens  
Commissioner

1/8/2013

Ms. Lee Guterman  
Deputy Director  
NYC School Construction Authority  
30-30 Thompson Avenue  
Long Island City, NY 11101

**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 Ms. Lee Guterman:

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 **March 20, 2013**. 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. 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, are to be submitted in electronic format to the Department of Environmental Conservation. The Department will not approve the PRR unless all documents and data generated in support of that report have been submitted in accordance with the electronic submissions protocol. In addition, the certification forms are required to be submitted in both paper and electronic formats.

Information on the format of the data submissions can be found at:  
<http://www.dec.ny.gov/regulations/2586.html>

The signed certification forms should be sent to Ioana Munteanu-Ramnic, 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

Phone number: 718-482-4065. E-mail: [ixmuntea@gw.dec.state.ny.us](mailto:ixmuntea@gw.dec.state.ny.us)

The contact information above is also provided so that you may notify the project manager about upcoming inspections, or for any other questions or concerns that may arise in regard to the site.

Enclosures

PRR General Guidance  
Certification Form Instructions  
Certification Forms

cc: w/ enclosures

City of New York, SCA

ec: w/ enclosures

Ioana Munteanu-Ramnic, Project Manager  
Jane O'Connell, Hazardous Waste Remediation Engineer, Region 2  
Krista Anders, DOH

## Enclosure 1

### Certification Instructions

#### I. Verification of Site Details (Box 1 and Box 2):

Answer the three questions in the Verification of Site Details Section. The Owner and/or Qualified Environmental Professional (QEP) may include handwritten changes and/or other supporting documentation, as necessary.

#### II. Certification of Institutional Controls/ Engineering Controls (IC/ECs)(Boxes 3, 4, and 5)

1.1.1. Review the listed IC/ECs, confirming that all existing controls are listed, and that all existing controls are still applicable. If there is a control that is no longer applicable the Owner / Remedial Party should petition the Department separately to request approval to remove the control.

2. In Box 5, complete certifications for all Plan components, as applicable, by checking the corresponding checkbox.

3. If you cannot certify "YES" for each Control listed in Box 3 & Box 4, sign and date the form in Box 5. Attach supporting documentation that explains why the Certification cannot be rendered, as well as a plan of proposed corrective measures, and an associated schedule for completing the corrective measures. Note that this Certification form must be submitted even if an IC or EC cannot be certified; however, the certification process will not be considered complete until corrective action is completed.

If the Department concurs with the explanation, the proposed corrective measures, and the proposed schedule, a letter authorizing the implementation of those corrective measures will be issued by the Department's Project Manager. Once the corrective measures are complete, a new Periodic Review Report (with IC/EC Certification) must be submitted within 45 days to the Department. If the Department has any questions or concerns regarding the PRR and/or completion of the IC/EC Certification, the Project Manager will contact you.

#### III. IC/EC Certification by Signature (Box 6 and Box 7):

If you certified "YES" for each Control, please complete and sign the IC/EC Certifications page as follows:

- For the Institutional Controls on the use of the property, the certification statement in Box 6 shall be completed and may be made by the property owner or designated representative.
- For the Engineering Controls, the certification statement in Box 7 must be completed by a Professional Engineer or Qualified Environmental Professional, as noted on the form.



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: 7.9			
Reporting Period: February 18, 2012 to February 18, 2013 <i>February 2012 to March 2013</i>			
		YES	NO
1. Is the information above correct?	<input type="checkbox"/>	<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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>
7. Are all ICs/ECs in place and functioning as designed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>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.</b>			
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	

SITE NO. V00500

Box 3

**Description of Institutional Controls**

Parcel

Owner

Institutional Control

3886-800

City of New York, SCA

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

3886-830

City of New York, SCA

Building Use Restriction

Ground Water Use Restriction

IC/EC Plan

Landuse Restriction

Monitoring Plan

O&M Plan

Site Management Plan

Soil Management Plan

Box 4

**Description of Engineering Controls**

Parcel

Engineering Control

3886-800

Cover System

Subsurface Barriers

Vapor Mitigation

3886-830

Cover System

Subsurface Barriers

Vapor Mitigation

**Engineering Control Details for Site No. V00500**

## Engineering Control Details for Site No. V00500

Parcel: 3886-800

### 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



## Engineering Control Details for Site No. V00500

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.

**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 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. If this site has an IC/EC Plan (or equivalent as required in the Decision Document), for each Institutional or Engineering control listed in Boxes 3 and/or 4, I certify by checking "YES" below that all of the following statements are true:

(a) the Institutional Control and/or 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

\_\_\_\_\_  
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 BERNARD P ORLAN at 44-36 Vernon Blvd, LIC, 1041101  
print name print business address

am certifying as OWNER (Owner or Remedial Party)

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

Bernard P Orlan  
Signature of Owner, Remedial Party, or Designated Representative  
Rendering Certification

3/19/13  
Date

IC/EC CERTIFICATIONS

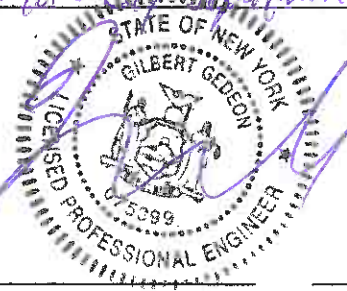
Box 7

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 Gilbert Gedeon at 104 E. 25th St, Manhattan, NY 10010  
print name print business address

am certifying as a New York City Department of Education for the  
(Owner or Remedial Party)



[Signature]  
Signature of \_\_\_\_\_, for the Owner or Remedial Party,  
Rendering Certification

Stamp  
(Required for PE)

3/19/13  
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: Eric Jackson

Inspection Date/Time: 3/6/12

Purpose: (circle one) Monthly Inspection      Severe Condition Inspection

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	1. Walk the entire basement floor	Yes	
	* 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.	N-A	
	* 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.	N-A	
<b>B. SSDS INSPECTION</b>	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?	YES	
	* Is the spare blower unit stored in the designated secure location in the school?	NO	
	* 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?		
<b>C. EXTERIOR INSPECTION</b>	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	
<b>D. ACTIONS TAKEN</b>			
	Inspector's Signature: <u>Eric Jackson</u>		

\* Any 'Yes' answers require immediate notification of Bernard Orian, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.



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

Inspector's Name: *Ernie Jackson*

Inspection Date/Time: *4-13-12*

Purpose: (circle one)    **Monthly Inspection**                      **Severe Condition Inspection**

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	<b>1. Walk the entire basement floor</b>		
	* Any visible cracks in the basement floor?	<i>Yes</i>	
	* Any visible cracks in the basement wall?	<i>No</i>	
	* Any other visible openings (unintended) in either the floor or walls?	<i>No</i>	
	* Draw approximate location of floor cracks/openings on site map.	<i>No</i>	
	* Any construction activities in basement affecting basement floor/ walls?	<i>N-A</i>	
	** 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.	<i>N-A</i>	
<b>B. SSDS INSPECTION</b>	<b>1. Inspect the SSDS Blower Enclosure.</b>		
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	<i>No</i>	
	* Is the rain cap missing on the Vent Stack?	<i>No</i>	
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?	<i>Yes</i>	
	* Is the spare blower unit stored in the designated secure location in the school?	<i>Yes</i>	
	* 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?		
<b>C. EXTERIOR INSPECTION</b>	<b>1. Walk and inspect the entire exterior property.</b>		
	* Are there any significant cracks or deterioration of the paved areas?	<i>No</i>	
	* Has there been any removal of any pavement?	<i>No</i>	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	<i>No</i>	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	<i>No</i>	
	* Have any structures been constructed on the unpaved areas?	<i>No</i>	
	* Are there any signs of intrusive activities?	<i>No</i>	
<b>D. ACTIONS TAKEN</b>			
	Inspector's Signature: <i>[Signature]</i>		

\* Any 'Yes' answers require immediate notification of Bernard Orlan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *2-12*

Purpose: (circle one)  Monthly Inspection       Severe Condition Inspection

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	<b>1. Walk the entire basement floor</b>	<i>Yes</i>	
	* Any visible cracks in the basement floor?	<i>No</i>	
	* Any visible cracks in the basement wall?	<i>No</i>	
	* Any other visible openings (unintended) in either the floor or walls?	<i>NO</i>	
	* Draw approximate location of floor cracks/openings on site map.	<i>N-A</i>	
	* 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.	<i>N-A</i>	
<b>B. SSDS INSPECTION</b>	<b>1. Inspect the SSDS Blower Enclosure.</b>		
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	<i>No</i>	
	* Is the rain cap missing on the Vent Stack?	<i>NO</i>	
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?	<i>Yes</i>	
	* Is the spare blower unit stored in the designated secure location in the school?	<i>Yes</i>	
	* 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?		
<b>C. EXTERIOR INSPECTION</b>	<b>1. Walk and inspect the entire exterior property.</b>		
	* Are there any significant cracks or deterioration of the paved areas?	<i>NO</i>	
	* Has there been any removal of any pavement?	<i>NO</i>	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	<i>NO</i>	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	<i>NO</i>	
	* Have any structures been constructed on the unpaved areas?	<i>NO</i>	
	* Are there any signs of intrusive activities?	<i>NO</i>	
<b>D. ACTIONS TAKEN</b>			
	Inspector's Signature: <i>[Signature]</i>		


\* Any 'Yes' answers require immediate notification of Bernard Orfan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: Eric Jackson

Inspection Date/Time: 6-7-12

Purpose: (circle one)    Monthly Inspection                      Severe Condition Inspection

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	1. Walk the entire basement floor	Yes	
	* 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?		
	** 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.	NA	
<b>B. SSDS INSPECTION</b>	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?	<del>Yes</del>	
	* Is the spare blower unit stored in the designated secure location in the school?	Yes	
	* 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?		
<b>C. EXTERIOR INSPECTION</b>	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	
<b>D. ACTIONS TAKEN</b>			
	Inspector's Signature: <u></u>		


\* Any 'Yes' answers require immediate notification of Bernard Orlan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: **IOANNIS GALATULAS**

Inspection Date/Time: **2/5/12 7:00**

Purpose: (circle one) **Monthly Inspection**      Severe Condition Inspection

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	<b>1. Walk the entire basement floor</b>	Yes	
	* 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.	N/A	
<b>B. SSDS INSPECTION</b>	<b>1. Inspect the SSDS Blower Enclosure.</b>		
	* 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?	Yes	
	* Is the spare blower unit stored in the designated secure location in the school?	Yes	
	* Can you rotate the blower wheel of the spare unit to verify it is properly lubricated?	Yes	
	* Does the Building Management System (BMS) indicate any SSDS failure?	N/A	
<b>C. EXTERIOR INSPECTION</b>	<b>1. Walk and inspect the entire exterior property.</b>		
	* 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	
<b>D. ACTIONS TAKEN</b>			
	Inspector's Signature: 		

\* Any 'Yes' answers require immediate notification of Bernard Orfan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *8-14-12*

Purpose: (circle one)    **Monthly Inspection**                      **Severe Condition Inspection**

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

\* Any 'Yes' answers require immediate notification of Bernard Oran, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *9-11-2*

Purpose: (circle one) **Monthly Inspection**                      **Severe Condition Inspection**

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

\* Any 'Yes' answers require immediate notification of Bernard Orian, DSF, at 718-301-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *10-9-12*

Purpose: (circle one)    Monthly Inspection                      Severe Condition Inspection

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

\* Any 'Yes' answers require immediate notification of Bernard Orfan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *11-1-12*

Purpose: (circle one)    **Monthly Inspection**                      **Severe Condition Inspection**

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

\* Any 'Yes' answers require immediate notification of Bernard Orlan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.



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

Inspector's Name: Gilbert Gedeon

Inspection Date/Time: 11/6/12 - 10<sup>00</sup>

Purpose: (circle one) Monthly Inspection

Severe Condition Inspection

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	1. Walk the entire basement floor	Y	
	* Any visible cracks in the basement floor?	N	
	* Any visible cracks in the basement wall?	N	
	* Any other visible openings (unintended) in either the floor or walls?	N	
	* Draw approximate location of floor cracks/openings on site map.	N/A	
	* Any construction activities in basement affecting basement floor/ walls?	N	
	** 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.	N/A	
<b>B. SSDS INSPECTION</b>	1. Inspect the SSDS Blower Enclosure.	Y	
	* Any rust or other debris (bird nest, etc.) in or on SSDS Vent Stack?	N	
	* Is the rain cap missing on the Vent Stack?	N	
	* Is the SSDS blower unit functioning at a lower air flow than previously observed?	N	
	* 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?	N/A	
<b>C. EXTERIOR INSPECTION</b>	1. Walk and inspect the entire exterior property.	Y	
	* Are there any significant cracks or deterioration of the paved areas?	N	
	* Has there been any removal of any pavement?	N	
	* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)?	N	
	* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)?	N	
	* Have any structures been constructed on the unpaved areas?	N	
	* Are there any signs of intrusive activities?	N	

**D. ACTIONS TAKEN**

Minor hairline cracks were observed around the sidewalk curbs. Custodial staff was advised to monitor and seal if they become significant.

Inspector's Signature: [Signature]

\* Any 'Yes' answers require immediate notification of Bernard Orlan, DSF, at 718-361-3808. If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *12-9-12*

Purpose: (circle one)    Monthly Inspection                      Severe Condition Inspection

		Yes / No*	Notified Person / Date
<b>A. VAPOR BARRIER INSPECTION</b>	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.	N/A	
	* 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.	N/A	
<b>B. SSDS INSPECTION</b>	1. Inspect the SSDS Blower Enclosure.	Y	
	* 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?	N/A	
<b>C. EXTERIOR INSPECTION</b>	1. Walk and inspect the entire exterior property.	Y	
	* 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	
<b>D. ACTIONS TAKEN</b>	<i>Minor hairline cracks around building</i>		
	Inspector's Signature: <i>Eric Jackson</i>		

\* Any 'Yes' answers require immediate notification of Bernard Orlan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *1-5-13*

Purpose: (circle one)    **Monthly Inspection**                      **Severe Condition Inspection**

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

\* Any 'Yes' answers require immediate notification of Bernard Orlan, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

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

Inspector's Name: *Eric Jackson*

Inspection Date/Time: *2-16-13*

Purpose: (circle one)    **Monthly Inspection**                      **Severe Condition Inspection**

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

\* Any 'Yes' answers require immediate notification of Bernard Orian, DSF, at 718-361-3808.  
 If no follow up inspection by DSF within 1 week of notification, re-inspection and re-notification required.

**Attachment 3**  
**Biweekly Inspection Logs**



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March 12, 2013

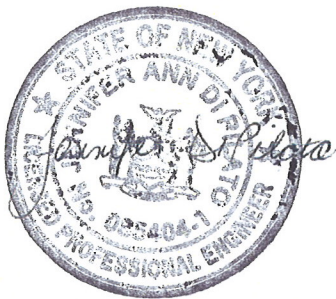
Ms. Lee Guterman, Deputy Director  
Industrial & Environmental Hygiene Division  
New York City School Construction Authority  
30-30 Thomson Avenue  
Long Island City, New York 11101

**Re: SSDS Certification  
Metropolitan Avenue Campus – Q686  
91-30 Metropolitan Avenue  
Queens, New York  
SCA LLW# 012545, Job# 16032**

Dear Ms. Guterman:

In connection with the Metropolitan Avenue Campus located at 91-30 Metropolitan Avenue, Queens, New York, please accept this letter as certification that TRC Engineers, Inc. (TRC) performed biweekly inspections of the sub-slab depressurization system (SSDS) between February 29, 2012 and February 21, 2013 on behalf of the New York City School Construction Authority, in accordance with the New York State Department of Environmental Conservation-approved April 2010 Site Management Plan. The SSDS fan was operating normally during each TRC inspection completed during the time period.

Sincerely,  
**TRC Engineers, Inc.**



Jennifer DiPilato, P.E.  
NYS Professional Engineer License No. 085404-1

Under New York State Education Law Article 145 (Engineering), Section 7209 (2), it is a violation of this law for any person, unless acting under the direction of a Licensed Professional Engineer, to alter this document.

Attachment A – TRC SSDS Inspection Reports (2/29/12 through 2/21/13)

ATTACHMENT A  
TRC SSDS INSPECTION REPORTS  
(2/29/12 through 2/21/13)



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## FIELD ACTIVITY DAILY LOG

**Date:** 2/29/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- S. Kline (SCA IEH) and K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- Met with the project officer (PO), Preston Worsham, to discuss outstanding issues regarding the SSDS installation. S. Kline informed the PO of outstanding issues.
- TRC and SCA inspected the SSDS suction fan and determined that it was operating normally.
- Informed the PO that K. Boger would be taking over for S. Kline for routine SSDS inspections and that the next one was scheduled in approximately two weeks.







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## FIELD ACTIVITY DAILY LOG

**Date:** 3/15/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- Met with the project officer (PO), Preston Worsham, to discuss outstanding issues regarding the SSDS installation. PO suggested that a Bulletin be issued for additional work requested outside of Contract.
- TRC inspected the SSDS suction fan and determined that it was operating normally.





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## FIELD ACTIVITY DAILY LOG

**Date:** 3/27/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- Met with the project officer (PO), Preston Worsham, to inspect the SSDS fan.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.





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## FIELD ACTIVITY DAILY LOG

**Date:** 4/11/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.





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## FIELD ACTIVITY DAILY LOG

**Date:** 4/25/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.





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## FIELD ACTIVITY DAILY LOG

**Date:** 5/8/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.





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## FIELD ACTIVITY DAILY LOG

**Date:** 5/22/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 6/1/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 6/20/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.







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## FIELD ACTIVITY DAILY LOG

**Date:** 7/6/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- G. Gatta (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 5" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 7/18/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 7/31/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 8/14/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 8/30/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- Checked in with custodian's office to sign in.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 9/11/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.
- Bulletin work to install a pressure switch in the system has not been completed.





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## FIELD ACTIVITY DAILY LOG

**Date:** 9/21/12

**Project Name:** NYCSCA Metropolitan High School

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.





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## FIELD ACTIVITY DAILY LOG

**Date:** 10/4/12

**Project Name:** NYCSCA Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- K. Boger (TRC) on-site.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be 1/4" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.







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10th Floor  
New York, NY 10018

212.221.7822 PHONE  
212.221.7840 FAX

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## FIELD ACTIVITY DAILY LOG

**Date:** 10/16/12

**Project Name:** NYCSCA Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** SSDS Bi-Weekly Inspection

**Description of Daily Activities and Events:**

- (TRC) on-site.
- TRC inspected the SSDS suction fan and determined that it was operating normally.
- The system is operating at approximately 10" water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.





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# FIELD ACTIVITY DAILY LOG

**Date:** 11/1/12

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

## Description of Daily Activities and Events:

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 11.5 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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## FIELD ACTIVITY DAILY LOG

**Date:** 11/16/12

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 8.5 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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## FIELD ACTIVITY DAILY LOG

**Date:** 11/28/12

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 9.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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## FIELD ACTIVITY DAILY LOG

**Date:** 12/13/12

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 9.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be  $\frac{1}{4}$ " O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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## FIELD ACTIVITY DAILY LOG

**Date:** 12/27/12

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 9.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be  $\frac{1}{4}$ " O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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212.221.7840 FAX

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## FIELD ACTIVITY DAILY LOG

**Date:** 01/08/2013

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 11.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be  $\frac{1}{4}$ " O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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## FIELD ACTIVITY DAILY LOG

**Date:** 01/23/2013

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- Pressure gauge installed near the suction fan inlet reads approximately 12.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.





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212.221.7840 FAX

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## FIELD ACTIVITY DAILY LOG

**Date:** 2/5/2013

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- The pressure gauge installed near the suction fan inlet reads approximately 12.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.



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## FIELD ACTIVITY DAILY LOG

**Date:** 2/21/2013

**Project Name:** Metropolitan High School  
LLW #: 012545  
Job #: 39578

**Field Activity Subject:** Sub-Slab Depressurization System (SSDS) Bi-Weekly Inspection

### **Description of Daily Activities and Events:**

- TRC on-site.
- TRC inspected the SSDS suction fan and determined that it was operating.
- The pressure gauge installed near the suction fan inlet reads as follows:  
SSDS – 1: Approximately 12.0 inches water column vacuum.

See below for a summary of Bulletin work completed and work remaining.

1. The Contractor has installed the specified pressure switch and provided a connection to the SSDS piping. However the S.S. tubing used to connect the pressure switch to the SSDS piping must be ¼" O.D. as specified in the Bulletin.
2. The pressure switch must be connected to the Building Management System (BMS). As stated in Bulletin No. 66, the Contractor must wire the pressure switch to alarm at the BMS on a low vacuum condition.
3. The Contractor must install a nameplate reading "Sub-Slab Depressurization System" to the unit. All reference to "SVE" must be removed.
4. Remove the non-functioning magnehelic gauge on the effluent side of the blower, as shown on Drawing SK-1.

**Attachment 4**  
**Photographic Documentation**

New York City Department of Education  
Metropolitan Avenue Campus  
91-30 Metropolitan Avenue  
Forest Hills, New York  
March 20, 2013



Photo 1: View of the SSDS fan unit.



Photo 2: View of SSDS vent stack.



Photo 3: View of SSDS vacuum gauge.



Photo 4: View of typical bare concrete floor (Room 0005).



Photo 5: View of typical baseball turf and tennis court cover.



Photo 6: View of typical concrete sidewalk and vegetation cover.

**Attachment 5**  
**Annual Inspection Form**

**Annual Inspection Form**  
**Metropolitan Avneue - 167Q**

Inspector's Name: G. I. Geddon  
Inspection Date: 3/5/13  
Inspection Time: 10 AM  
Comments:

Weather Conditions: Clear  
Air Temperature (°F): 45°F

**A. PRE INSPECTION CHECKLIST**

- \* Schedule Annual Inspection when school is not occupied by students. ✓
- \* Review 12 Previous Monthly Inspection Checklists. ✓
- \* 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? Yes, spare in Room 2005
- \* Is the inline filter differential pressure guage functioning properly? Yes
- \* Is the blower inlet vacuum indicator functioning properly? Yes
- \* Are the blower outlet pressure guage and temperature guage functioning properly? Yes
- \* Is the discharge flow element functioning properly? Yes
- \* Is the dilution air intake functioning properly? Yes
- \* Are the indicator lights on the BMS panel functioning properly? Yes
- \* Comments (see or hear anything unusual?): No

**C. BASEMENT INSPECTION - Walk Entire Basement Floor**

- \* Review all cracks or other openings indentified in ground floors during previous inspections.
- \* Any new visible cracks in the basement floor? No
- \* Any new visible cracks in the basement walls? No
- \* Any new visible opening (unintended) in either the floor or walls? No
- \* Any new visible cracks in elevator pit or other accessible pits? No
- \* Note the length of any new cracks/openings in the basement floor. N/A
- \* Note the length of any new cracks/openings in the basement walls. N/A
- \* Draw approximate location of floor cracks/openings that appear to have potential leak through vapor barrier. N/A
- Comments:

**D. EXTERIOR INSPECTION - Walk Entire Exterior Property**

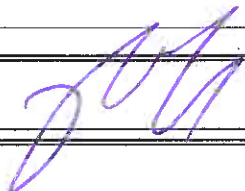
- \* Are there any significant cracks or deterioration of the paved areas? No
- \* Has there been any removal of any pavement? No
- \* Is there any soil washing or erosion (gullies, soil washed out onto the pavement)? No
- \* Has there been any vehicular use on the unpaved areas (tire tracks, rutting)? 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: \_\_\_\_\_



**Attachment 6**  
**Training Acknowledgements**

**Annual Training Acknowledgement**  
**Engineering Controls Operation and Maintenance**

Location: Q686

Custodian/Fireman: William Rice

I, William Rice, received annual refresher training on Engineering Controls Operation and Maintenance by Cardno ATC on 3/12/13. As part of the annual refresher training I conducted a walkthrough with Cardno 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:   
Custodian/Fireman

Date: 3/12/13

**Recommendations:**

- Repair the BMS
- Investigate minor flooding in the Music Room (Room 0091)

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104 East 25<sup>th</sup> St, 10<sup>th</sup> Floor  
New York, NY 10010-2917  
www.cardnoatc.com  
212-353-8280  
Fax 212-353-8306

**Annual Training Acknowledgement  
Engineering Controls Operation and Maintenance**

Location: Q686

Custodian/Fireman: Eric Jackson

I, Eric Jackson, received annual refresher training on Engineering Controls Operation and Maintenance by Cardno ATC on 3-12-13. As part of the annual refresher training I conducted a walkthrough with Cardno 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: Eric Jackson  
Custodian/Fireman

Date: 3-12-13

**Recommendations:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_